Appendix A-1
Notice of Preparation

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

DATE: October 16, 2023

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations, Interested Parties

SUBJECT: Notice of Preparation of a Draft Program Environmental Impact Report and Public Scoping Meeting

The County of Los Angeles (County), as Lead Agency pursuant to the California Environmental Quality Act (CEQA), will prepare a Draft Program Environmental Impact Report (PEIR) for the proposed Los Angeles County South Bay Area Plan (South Bay Area Plan or Project). The County has prepared this Notice of Preparation (NOP) to provide agencies, organizations, and other interested parties with sufficient information describing the Project and its potential environmental effects to enable meaningful response to this NOP.

All interested parties, including the public, responsible agencies, and trustee agencies, are invited to provide comments and input on the scope and content of the environmental information contained in the Draft PEIR. Trustee and responsible agencies should provide comments and input related to the agencies' respective areas of statutory responsibilities in connection with the proposed Project. As a responsible or trustee agency, your agency may need to use the PEIR prepared by the County when considering any permits that your agency must issue, or other approval for the Project.

PROJECT NAME: Los Angeles County South Bay Area Plan

PROJECT/PERMIT NUMBERS: Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
Zone Change No. RPPL2023004725

PROJECT APPLICANT: Los Angeles County

PROJECT LOCATION: The South Bay Planning Area, located in the southwest portion of the County, is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The South Bay Planning Area includes the following unincorporated communities of the County: Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. Collectively, these communities are referred to as the "Project area." The South Bay Planning Area and its associated communities are identified on ***Figure 1, Project Location***.

PROJECT DESCRIPTION. The South Bay Area Plan is a new community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the Project area. The Project area is currently subject to the goals and policies of the General Plan and Title 22 (Planning and Zoning) code regulations. The Project would amend the General Plan to establish both areawide and community-specific goals and policies to address local land use concerns and issues. The Project would also implement land use and zoning updates based on recommendations from the recently approved General Plan's 6th Cycle Housing Element 2021-2029 (Housing Element) as well as new land use and zone changes to

facilitate additional housing opportunities and ensure consistency between zoning and land use designations. The South Bay Area Plan includes goals and policies that address topics such as sustainable development, equity and environmental justice, mobility options aside from single-occupancy vehicles, and recognition of community identity and culture. The South Bay Area Plan would execute these goals through the following three primary Project components:

General Plan Amendment No. RPPL2023004724. The General Plan Amendment would establish the South Bay Area Plan as part of the County General Plan. The South Bay Area Plan would create goals and policies for the unincorporated area communities of Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. This new area plan includes the following:

- Areawide goals and policies with respect to the following topics, including but not limited to: Land Use, Public Space and Recreation, Mobility, Environmental Justice, Climate Adaptation and Resiliency, Cultural and Historic Resources, and Economic Development;
- Areawide Implementation Programs;
- Community chapters, as needed, with additional goals, policies, and implementation programs that are community-specific, addressing planning issues that are unique to a particular geographic community and cannot be addressed through areawide goals, policies, and programs.
- Updates to the land use policy map that utilizes the General Plan Land Use Legend, which, at the minimum, would:
    1) Incorporate the proposed land use policy changes as identified in the Housing Element;
    2) Maintain consistency between zoning and land use policy;
    3) Redesignate certain residential and commercial areas to facilitate additional housing, including areas within West Carson (Transit Oriented District) TOD Specific Plan; and
    4) Redesignate certain Light Industrial [IL] parcels in West Carson to facilitate new commercial uses and reflect changing development patterns.

Zone Change No. RPPL2023004725. The Zone Change would:

- Update the zoning map for the Project area, including zones within the West Carson TOD Specific Plan, to maintain consistency with the updated land use policy map and incorporate the proposed rezoning as identified in the Housing Element to meet the Regional Housing Needs Assessment goals for Los Angeles County. In addition, the South Bay Area Plan would rezone certain A-1 parcels that are not currently used for agricultural purposes to R-1 (Single-Family Residence), R-2 (Two-Family Residence), or OS (Open Space).

Advance Planning Case No. RPPL2022014508 and RPPL2022014509. The Advance Planning Case would:

- Amend Title 22 (Planning and Zoning) to:
    1) Establish a Planning Area Standards District to create development standards that are applicable to all unincorporated communities in the South Bay Planning Area, and include community-specific standards on an as-needed basis;
    2) Amend the West Carson TOD Specific Plan to reorganize various components of the Specific Plan so that only regulations are codified in Title 22 and the non-regulatory chapters would be streamlined with some technical clean-up;
    3) Revise existing and create new development and/or design standards, including those in the existing West Carson TOD Specific Plan, to:

- Facilitate well-designed multi-family residential and mixed-use developments with high-quality public and recreational spaces where residents feel safe and comfortable to walk and have social interactions;
- Preserve existing naturally-occurring affordable housing supply, such as existing apartments; and
- Encourage neighborhood scale retail and commercial, such as corner stores and neighborhood markets to promote the sale of healthy food within walking distance of residential areas.

The South Bay Area Plan anticipates a buildout horizon of 2045, meaning that the capacity for additional growth anticipated through the implementation of the South Bay Area Plan is anticipated to be fully developed by 2045.

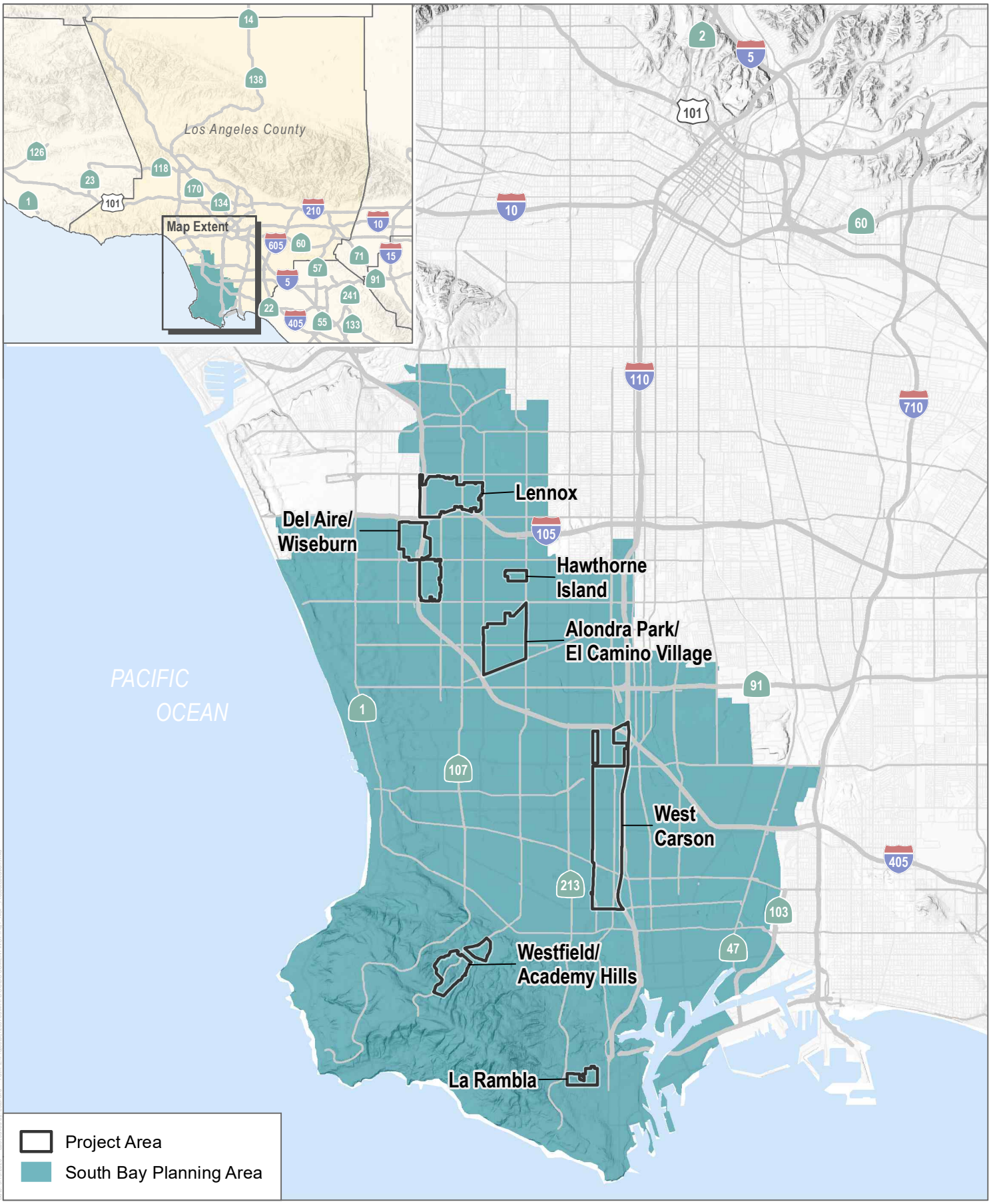
POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT. As permitted by State CEQA Guidelines Section 15060(d), the County decided not to prepare an Initial Study and will begin work directly on the Draft PEIR because it has determined that a PEIR is required for the proposed Project. The PEIR will evaluate potentially significant environmental effects of the proposed Project, identify feasible mitigation measures that may lessen or avoid such impacts, and identify a range of reasonable alternatives to the proposed Project. Potentially significant Project impacts that will be analyzed in the PEIR will include the following environmental topics: Aesthetics, Agriculture/Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire.

NOTICE OF PUBLIC SCOPING MEETING. Consistent with Assembly Bill 361, which allows teleconference provisions for local agency meetings, the County will conduct one virtual public scoping meeting to inform the public and interested agencies about the Project and solicit oral and written comments as to the appropriate scope and content of the PEIR. All interested parties are invited to attend the virtual scoping meeting to assist in identifying issues to be addressed in the PEIR. The Scoping Meeting will involve a presentation about the South Bay Area Plan, the environmental review process, and schedule. The Project's Scoping Meeting will be held virtually, online via Zoom Webinar on **Thursday, November 2, 2023, starting at 6:00 PM.**

Though email is the preferred form of communication, you may direct your written comments via email, and/or U.S. Postal Services to:

Thomas Dearborn, AICP, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

SouthBayAreaPlan@planning.lacounty.gov



SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

Appendix A-2

Notice of Preparation Comment Letters

Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Yana Garcia
Secretary for
Environmental Protection

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

October 18, 2023

Thomas Dearborn AICP, Senior Planner
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, CA 90012
SouthBayAreaPlan@planning.lacounty.gov

RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE LOS ANGELES COUNTY SOUTH BAY AREA PLAN, DATED OCTOBER 16, 2023 STATE CLEARINGHOUSE # 2023100445

Dear Thomas Dearborn,

The Department of Toxic Substances Control (DTSC) received an NOP of a DEIR for the Los Angeles County South Bay Area Plan. The proposed South Bay Area Plan is a new community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the Project area. The Project area is currently subject to the goals and policies of the General Plan and Title 22 (Planning and Zoning) code regulations. The Project would amend the General Plan to establish both areawide and community-specific goals and policies to address local land use concerns and issues. The Project would also implement land use and zoning updates based on recommendations from the recently approved General Plan's 6th Cycle Housing Element 2021-2029 as well as new land use and zone changes to facilitate additional housing and ensure consistency between zoning and land use

designations. The South Bay Area Plan includes goals and policies that address topics such as sustainable development, equity and environmental justice, mobility options aside from single-occupancy vehicles, and recognition of community identity and culture. The County, as lead agency, would execute these goals through a General Plan Amendment, Zone Change, and Advance Planning Case. DTSC has identified that this project may affect multiple sites within the project boundaries therefore, based on our project review, we request the consideration of the following comments:

1. The proposed Project encompasses multiple active and nonactive mitigation and clean-up sites where DTSC has conducted oversight that may be impacted as a result of this Project. This may restrict what construction activities are permissible in the proposed Project areas in order to avoid any impacts to human health and the environment.
2. Due to the broad scope of the Project, DTSC is unable to determine the locations of the proposed Project site, whether they are listed as having documented contamination, land use restrictions, or whether there is the potential for the Project site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, DTSC recommends providing further information on the Project site and areas that may fall under DTSC's oversight within the DEIR. Once received, DTSC may provide additional comments on the DEIR as further information becomes available. Please review the project area in Envirostor; DTSC's public-facing database.
3. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed, evaluated, and addressed for mining waste. Please visit the DTSC Abandoned Mine Lands webpage for reference or further guidance.

DTSC believes the Los Angeles County Department of Regional Planning must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends the department connect with our unit if any hazardous waste projects managed or overseen by DTSC are discovered. Please refer to the Los Angeles County EnviroStor Map for additional information about the areas of potential contamination

DTSC appreciates the opportunity to comment on the Los Angeles County South Bay Area Plan. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via email for additional guidance.

Sincerely,

Dave Kereazis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Ms. Tamara Purvis
Associate Environmental Planner
HWMP – Permitting Division - CEQA Unit
Department of Toxic Substances Control
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NATIVE AMERICAN HERITAGE COMMISSION

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Oct 27 2023
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October 24, 2023

Thomas Dearborn, AICP
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 13662
Los Angeles, CA 90012

Re: 2023100445, Los Angeles County South Bay Area Plan Project, Los Angeles County

Dear Mr. Dearborn:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements**. If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- **a.** A brief description of the project.
- **b.** The lead agency contact information.
- **c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- **d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- **a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- **a.** Alternatives to the project.
- **b.** Recommended mitigation measures.
- **c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- **a.** Type of environmental review necessary.
- **b.** Significance of the tribal cultural resources.
- **c.** Significance of the project's impacts on tribal cultural resources.
- **d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- **a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
- **b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or

b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

a. Avoidance and preservation of the resources in place, including, but not limited to:

i. Planning and construction to avoid the resources and protect the cultural and natural context.

ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

i. Protecting the cultural character and integrity of the resource.

ii. Protecting the traditional use of the resource.

iii. Protecting the confidentiality of the resource.

c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).

e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).

f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.

b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).

2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.

3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).

4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:

- **a.** The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
- **b.** Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:

- **a.** If part or all of the APE has been previously surveyed for cultural resources.
- **b.** If any known cultural resources have already been recorded on or adjacent to the APE.
- **c.** If the probability is low, moderate, or high that cultural resources are located in the APE.
- **d.** If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.

- **a.** The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
- **b.** The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:

a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.

b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.

b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.

c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

LOS ANGELES COUNTY SANITATION DISTRICTS
Converting Waste Into Resources

Robert C. Ferrante
Chief Engineer and General Manager

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Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

October 24, 2023

Ref. DOC 7052777

VIA EMAIL SouthBayAreaPlan@planning.lacounty.gov

Mr. Thomas Dearborn, AICP, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Dearborn:

NOP Response to Los Angeles County South Bay Area Plan

The Los Angeles County Sanitation Districts (Districts) received a Notice of Preparation (NOP) of a Draft Program Environmental Impact Report (DPEIR) for the subject project on October 13, 2023. The South Bay Area Plan is located within the jurisdictional boundaries of District Nos. 05, 08 and 09. We offer the following comments regarding sewerage service:

1. The Districts own, operate, and maintain the large trunk sewers that form the backbone of the regional wastewater conveyance system. Local collector and/or lateral sewer lines are the responsibility of the jurisdiction in which they are located. As such, the Districts cannot comment on any deficiencies in the sewerage system in the project area except to state that presently no deficiencies exist in Districts' facilities that serve the project area.

2. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits and select Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.

3. The Districts should review all future individual developments within the project area to determine whether or not sufficient trunk sewer capacity exists to serve each development and if Districts' facilities will be affected by the development.

4. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 million gallons per day (mgd) and currently processes an average flow of 243.1 mgd. Please note that the wastewater generated by the proposed project within District #9, unincorporated area of La Rambla, will discharge to local sewer lines, which are not maintained by the Districts, for conveyance to the City of Los Angeles Terminal Island Water Reclamation Plant for treatment. Questions regarding local sewer lines and treatment plant capacities should be directed to the City's Department of Public Works.

5. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before future individual development is permitted

to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, please contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2742, or phorsley@lacsd.org.

Very truly yours,

Patricia Horsley

Patricia Horsley
Environmental Planner
Facilities Planning Department

PLH:plh

Los Angeles County
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

Metro

November 2, 2023

Thomas Dearborn, AICP
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Sent by Email: southbayareaplan@planning.lacounty.gov

RE: Los Angeles County South Bay Area Plan
Notice of Preparation of Environmental Impact Report (EIR)

Dear Mr. Dearborn:

Thank you for coordinating with the Los Angeles County Metropolitan Transportation Authority (Metro) regarding the proposed Los Angeles County South Bay Area Plan (Plan) located in the seven unincorporated communities of Los Angeles County (County). Metro's mission is to provide a world-class transportation system that enhances quality of life for all who live, work, and play within Los Angeles County. As the County's mass transportation planner, builder and operator, Metro is constantly working to deliver a regional system that supports increased transportation options and associated benefits, such as improved mobility options, air quality, health and safety, and access to opportunities.

Per Metro's area of statutory responsibility pursuant to sections 15082(b) and 15086(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA: Cal. Code of Regulations, Title 14, Ch. 3), the purpose of this letter is to provide the County with specific detail on the scope and content of environmental information that should be included in the Environmental Impact Report (EIR) for the Project. Effects of a project on transit systems and infrastructure are within the scope of transportation impacts to be evaluated under CEQA.[1]

Project Description

The Project includes communities of Del Aire/Wiseburn, Lennox, Hawthorne Island, Alondra Park/El Camino Village, West Carson, Westfield/Academy Hills, and La Rambla. The Project would amend the General Plan to establish both areawide and community specific goals and policies to address local land use concerns and issues. The Project includes goals and policies that address topics such as sustainable development, equity and environmental justice, mobility options aside from single-occupancy vehicles, and recognition of community identity and culture.

Recommendations for EIR Scope and Content

Transit Services and Facilities
The Plan and EIR should include updated information on existing and planned transit services and facilities within the Plan area. In particular, Metro's NextGen Bus Plan (completed in December 2021) should be used as a resource to determine the location of high-frequency bus services and stops within the Plan area. For more information, visit the NextGen Bus Plan's website at https://www.metro.net/projects/nextgen/. In addition, the Plan and EIR should include stations for all rail lines that are existing and under construction. Please refer to Metro's 2020 Long Range Transportation Plan and Measure M Expenditure Plan.

Adjacency to Metro-owned Right-of-Way (ROW) and Facilities
The Plan area includes Metro-owned ROW and transit facilities for Metro Rail and Metro Bus. These lines include the K Line, C Line, and J Line. Buses and trains operate 24 hours a day, seven days a week in these facilities.

The EIR's transportation section should analyze potential impacts on Metro and Metrolink facilities within the Plan area, and identify mitigation measures or project design features as appropriate. Metro recommends reviewing the Metro Adjacent Development Handbook (available at https://www.metro.net/devreview) to identify issues and best practices for development standards arising from adjacency to Metro infrastructure. In addition, Metro recommends that the Plan include a policy encouraging applicants to coordinate with Metro during County Planning review if the subject parcel is within a 100-foot buffer of Metro infrastructure. Such projects should also comply with the Adjacent Development Handbook.

Transit Supportive Planning: Recommendations and Resources

Considering the Plan area's inclusion or proximity to several Metro Stations and key bus lines, Metro would like to identify the potential synergies associated with transit-oriented development:

1. Land Use: Metro supports development of commercial and residential properties near transit stations and understands that increasing development near stations represents a mutually beneficial opportunity to increase ridership and enhance transportation options for the users of developments. Metro encourages the County and Applicant to be mindful of the Project's proximity to Metro rail stations, including orienting pedestrian pathways towards the station.

2. Transit Connections and Access: Metro strongly encourages the County to install Project features that help facilitate safe and convenient connections for pedestrians, people riding bicycles, and transit users to/from the Project site and nearby destinations. The County should consider requiring the installation of such features as part of the conditions of approval for the Project, including:

    a. Walkability: The provision of wide sidewalks, pedestrian lighting, a continuous canopy of shade trees, enhanced crosswalks with ADA-compliant curb ramps, and other amenities along all public street frontages of the development site to improve pedestrian safety and comfort to access Metro Rail stations and Metro Bus stops.

    b. Bicycle Use and Micromobility Devices: The provision of adequate short-term bicycle parking, such as ground-level bicycle racks, and secure, access-controlled, enclosed long-term bicycle parking for residents, employees, and guests. Bicycle parking

facilities should be designed with best practices in mind, including highly visible siting, effective surveillance, ease to locate, and equipment installation with preferred spacing dimensions, so bicycle parking can be safely and conveniently accessed. Similar provisions for micro-mobility devices are also encouraged.

c. First & Last Mile Access: The Project should address first-last mile connections to transit and is encouraged to support these connections with wayfinding signage inclusive of all modes of transportation. For reference, please review the First Last Mile Strategic Plan, authored by Metro and the Southern California Association of Governments (SCAG), available on-line at: http://media.metro.net/docs/sustainability_path_design_guidelines.pdf

3. Parking: Metro encourages the incorporation of transit-oriented, pedestrian-oriented parking provision strategies such as the reduction or removal of minimum parking requirements and the exploration of shared parking opportunities. These strategies could be pursued to reduce automobile-orientation in design and travel demand.

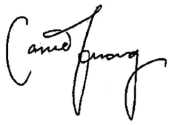
4. Wayfinding: Any temporary or permanent wayfinding signage with content referencing Metro services or featuring the Metro brand and/or associated graphics (such as Metro Bus or Rail pictograms) requires review and approval by Metro Signage and Environmental Graphic Design.

5. Art: Metro encourages the thoughtful integration of art and culture into public spaces and will need to review any proposals for public art and/or placemaking facing a Metro ROW. Please contact Metro Arts & Design staff for additional information.

If you have any questions regarding this letter, please contact me by phone at 213.418.3489, by email at DevReview@metro.net, or by mail at the following address:

Metro Development Review
One Gateway Plaza, MS 99-22-1
Los Angeles, CA 90012-2952

Sincerely,



Cassie Truong
Senior Transportation Planner, Development Review Team
Transit Oriented Communities

Attachment and link:

- Adjacent Development Handbook: https://www.metro.net/devreview

OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF

November 2, 2023

Mr. Thomas Dearborn, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Dear Mr. Dearborn:

NOTICE OF PREPARATION
OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT
AND PUBLIC SCOPING MEETING
SOUTH BAY AREA PLAN
REVIEW COMMENTS

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to review and comment on the October 2023 Notice of Preparation (NOP) of a Draft Program Environmental Impact Report (Draft PEIR) for the South Bay Area Plan (Project). The South Bay Area Plan aims to address land use and policy issues specific to Project area which includes seven unincorporated communities, Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. The Project would amend the General Plan to establish areawide and community specific goals and policies, implement land use and zoning update to accommodate additional housing opportunities. The proposed Project consists of three primary components including General Plan Amendment, Zone Change, and Advanced Planning Case.

Our Department's South Los Angeles, Carson, and Lomita Stations service the Project area and will be affected by the three primary components. Although these changes do not reflect on a specific project at this time, the proposed

amendments may significantly affect the level of service required by our Station personnel when a proposed project within the proposed South Bay Area Plan is contemplated. A significant population increase might arise from the redesignation of specific residential and commercial areas to accommodate additional residential, commercial, and mixed-use developments, as well as public and recreational spaces. This includes areas within the West Carson (Transit Oriented District) TOD Specific Plan, which will lead to an increased demand for law enforcement services at the anticipated buildouts.

The Station expects the future EIR document to describe potential impacts to our resources and operations and to identify measures that will mitigate these impacts to a level of insignificance. The Department has no other comments to submit at this time, but we reserve the right to do so should additional new information be provided for the proposed Project.

For future reference, the Department provides the following updated address and contact information for all requests for reviews comments, law documents, and other related correspondence:

Tracey Jue, Director
Facilities Planning Bureau
Los Angeles County Sheriff's Department
211 West Temple Street
Los Angeles, California 90012

Attention: Planning Section

Should you have any questions regarding this matter, please contact me at (323) 526-5657, or your staff may contact Mr. Kyu Ho Lee, of my staff, at (323) 526-5561.

Sincerely,

ROBERT G. LUNA, SHERIFF

Tracey Jue, Director
Facilities Planning Bureau

Samantha Robinson

To: Kristin Starbird
Subject: RE: Project No. PRJ2022-004615 NOP

From: Allen, Michael <mallen@elsegundo.org>
Sent: Monday, October 23, 2023 4:27 PM
To: South Bay Area Plan <SouthBayAreaPlan@planning.lacounty.gov>
Cc: Sassoon, Elias <esassoon@elsegundo.org>
Subject: Project No. PRJ2022-004615 NOP

CAUTION: External Email. Proceed Responsibly.

Good afternoon Mr. Dearborn,

In response to the Notice of Preparation for the subject project, please note the following:

- For our further consideration and comment, please provide an exhibit illustrating all street segments and intersections to be analyzed during the Program EIR.
- Please include all projects in the following City of El Segundo Active Projects in the Program EIR's cumulative analysis.

Thank you,

Michael Allen, AICP | Community Development Director

City of El Segundo

350 Main Street, El Segundo, California 90245-3895

(o) 310-524-2345

(c) 310-529-0227

www.elsegundo.org | ElSegundoBusiness.com | DestinationElSegundo.com

EL SEGUNDO
Where big ideas take off.

From: Blake Silvers
To: South Bay Area Plan
Subject: Response to Notice of Preparation of a Draft EIR for the Los Angeles County South Bay Area Plan Project
Date: Wednesday, November 29, 2023 4:37:48 PM
Attachments: image001.png
EIR NOP.pdf

CAUTION: External Email. Proceed Responsibly.

Attached please find Wiseburn Unified School District's Response to the Notice of Preparation of a Draft EIR for the Los Angeles County South Bay Area Plan Project.

Blake Silvers, Ed.D.
Superintendent, Wiseburn Unified School District
Engage. Empower. Elevate.

Office: (310) 725-2101 ex. 5105
Email: bsilvers@wiseburn.org
Website: wiseburn.org

WUSD E-Mail Confidentiality Notice:
This e-mail communication and any attachments, including documents, files, or previous e-mail messages, constitute electronic communications within the scope of the Electronic Communications Privacy Act, 18 USCA 2510 et al. This e-mail communication may contain non-public, confidential or legally privileged information intended for the sole use of the designated recipient(s). The unauthorized and intentional interception, use, copy or disclosure of such information, or attempt to do so, is strictly prohibited and may be unlawful under applicable laws. If you have received this e-mail communication in error, please immediately notify the sender by return e-mail and delete the original e-mail from your system.

WISEBURN UNIFIED SCHOOL DISTRICT

Blake Silvers, Ed.D., Superintendent

Board of Trustees
Nelson Martinez, President · Roger Bañuelos, Vice President/Clerk
Neil Goldman, Member · Rebecca Hamburg Cappy, Member · JoAnne Kaneda, Member

November 30, 2023

Thomas Dearborn, AICP, Senior Planner
County of Los Angeles Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Via E-Mail: southbayareaplan@planning.lacounty.gov

Re: Response to Notice of Preparation of a Draft Environmental Impact Report for the Los Angeles County South Bay Area Plan Project

Dear Mr. Dearborn:

The Wiseburn Unified School District appreciates the opportunity to provide input on the environmental review process for the proposed South Bay Area Plan Project. Based on the Notice of Preparation for the proposed environmental impact report, we understand the Project will implement land use and zone changes throughout the Project area with an emphasis on increasing housing opportunities. As a local school district overlapping the Del Aire/Wiseburn portion of the Project area, the District will be uniquely affected by the Project, potentially for decades to come. The District operates five school sites in the Project area serving approximately 4,500 students. Not only is the District responsible for educating students generated by the Project, it has an obligation to ensure the health and safety of its students and staff and the quality of its learning environment.

Below we outline our concerns and provide comments on the Notice of Preparation.

Comment Period on Draft Environmental Impact Report and Community Outreach. Because of the complexity of the proposed Project and the potential to disproportionately affect District schools, we are requesting in advance that the draft environmental impact report public review period be extended to 60 days rather than 45 days.

Consistent with state legislation for environmental justice (e.g. SB 1000), outreach should be conducted with the District and surrounding neighborhoods in English and Spanish. Outreach is needed in order to provide residents affected the by the Project the opportunity to understand the adverse environmental effects the Project may have on our community, schools, and the environment, and the opportunity to engage in government decisions that affect residents and District students and staff. Translation services should be provided at all meetings and hearings, even if those hearings are conducted remotely. Given that not all residents in the surrounding community may have equal access to internet, information should also be provided in writing (English and Spanish) to all residents and businesses within a mile of the various Project areas.

Air Quality. An air quality/greenhouse gas analysis should assess the Project's stationary emissions and mobile source emissions and how they may impact surrounding sensitive receptors, including the District's schools, students, and surrounding residences.

The Project is located in a community with some of the highest pollution burden in all of California. Pollution burden represents the potential exposure to pollutants and the adverse environmental conditions caused by pollution. CalEnviroScreen 4.0 identifies the Project area as an environmental justice community that is disproportionately affected by and vulnerable to poor air quality. Increased motor vehicle traffic associated with higher density development has the potential to increase emissions and adversely affect sensitive populations, especially school-aged children, attending schools and living in and near the Project area. The Project's air quality analysis should evaluate the cumulative health risks for affected residents in order to disclose the Project's cumulative contribution to the health risks and allow decision makers to make findings regarding potential air quality impacts.

We are requesting that the environmental impact report provide clear, easy to understand information on how the proposed Project affects air quality impacts and associated health risk and health impacts. The technical assessments should consider emissions from all phases of the Project based on the allowed uses under the Area Plan as well as the cumulative effects from other surrounding projects.

Noise and Vibration. The noise analysis should identify residential uses and District schools as sensitive receptors and evaluate noise generated by increased traffic and development in and around the Project area. The proposed Project has the potential to increase ambient noise and vibration levels and adversely affect sensitive populations, including school-aged children living proximate to the Project area and attending District schools.

Exposure to high noise levels affects the entire system, with prolonged noise exposure in excess of 75 dBA increasing body tensions, thereby affecting blood pressure and functions of the heart and the nervous system. In addition, elevated ambient noise levels can result in noise interference (e.g., speech interruption/masking, sleep disturbance, disturbance of concentration) at schools, residences, and other noise-sensitive receptors.

Population Growth and Public Services. The proposed Project would induce population growth in the area and increase the residential density. These new residents are likely to include school-aged children that would attend District schools. The Population and Housing and Public Services sections should quantify population growth from the Project and analyze how the increase in students would impact the schools serving the area.

Traffic and Pedestrian Safety. The District has concerns regarding increased motor vehicle traffic in and around the Project area. The increase in traffic has the potential to disrupt and delay school drop-off and pick-

up for schools in the area. The District requests that the environmental analysis prepared for the Project address these issues. The study should also consider the cumulative effects from other surrounding projects.

The increase in traffic can also impact pedestrian safety and the safety of our students and staff at District schools. We request that the environmental impact report address pedestrian safety measures and safe routes to school.

The District appreciates the opportunity to submit these comments. We look forward to working with the County to ensure the Project's impacts on schools and student health and safety are fully mitigated. Pursuant to Public Resources Code section 21092.2, we request that all notices concerning the Project be sent to my attention.

Sincerely,

Blake Silvers, Ed.D., Superintendent

201 North Douglas Street, El Segundo, CA 90245 • Phone: (310) 725-2101 • Fax: (424) 277-1590

Thomas Dearborn

From: Jessica Daugherty <jnolandaugherty@gmail.com>
Sent: Wednesday, November 15, 2023 10:25 AM
To: Thomas Dearborn; Patricia Hachiya; Arturo Jacobo; Miriam Thompson; Andrew Dvash-Banks; An, Ara; O'Brien, Lilly; Shamdasani, Karishma; Del Aire Neighborhood
Cc: to: Mike VanLancker 🍸🍔; Sergio Paz; Jessica Daugherty; Eddie Urenda; Eddie Urenda; Don Garstang; Chan, Josh; Leroybrown3112@att.net; Cynthia Babich
Subject: Del Aire's Response to the PEIR- Urgent Guidance from South Bay Unincorporated Area Plan's Del Aire CAC Members and Partners
Attachments: South Bay Are Plan Proposed Rezoning of Del Aire.pdf

CAUTION: External Email. Proceed Responsibly.

Los Angeles County Department of Regional Planning,

Attention: Thomas Dearborn,

320 West Temple Street, Rm. 1362,

Los Angeles, CA 90012,

SouthBayAreaPlan@planning.lacounty.gov.

Dear LA County Department of Regional Planning,

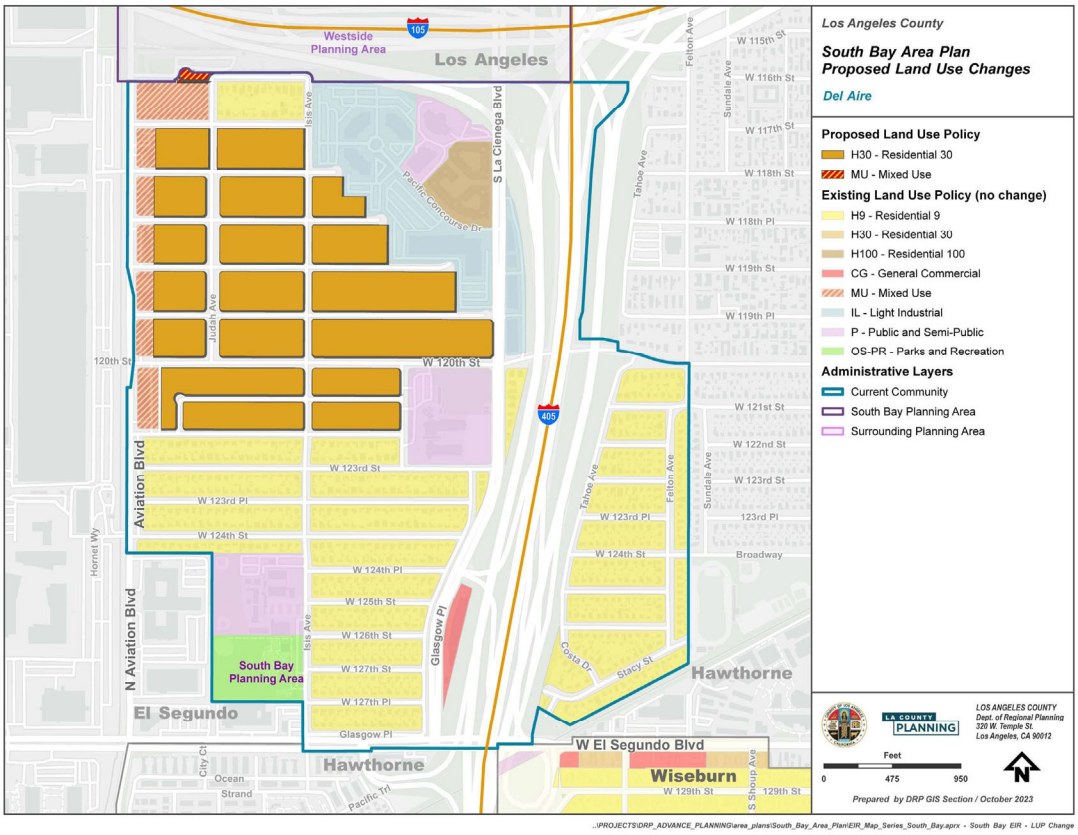
We are writing to express our frustration with the South Bay Unincorporated Area Plan's Draft Program Environmental Impact Report (PEIR) for the Del Aire Community.

The plan shows a proposed rezoning of over half of our entire Unincorporated Community of Del Aire that currently has single-family one-story homes to 30-unit apartments. We are writing to inform our partners that we do not want any portions of our South Bay Unincorporated Community of Del Aire that are currently zoned as residential to be changed to residential 30. **You can see the proposed map on page 20 here .** The Del Aire drafted zoning changes are extreme, unwarranted, and undesired across the community. They are also extremely different than the changes proposed in ANY other unincorporated community. We know that we are next to a Metro station but this development cannot be supported by our small community.

This proposed zoning change will impact the foundation of our multi-generational family community by:

- reducing community cohesion;
- adding 4X the number of people than who currently live in this community;
- increasing traffic, congestion, and parking challenges;
- causing strain on local infrastructure- namely the few arterial streets coming to Del Aire

- endangering students who attend our two schools due to increased pollution and congestion (Del Aire elementary and Da Vinci Connect);
- straining local schools that do not have the resources to serve students;
- straining public safety resources (Sheriff's) who already have a slow response time due to limited resources;
- causing gentrification and pushing out residents whose families have lived here for decades;
- straining our already non-existent retail and shopping,
- reducing parking;



While zoning changes do not develop the property, they do set the stage for developer's desire to make money.

The Del Aire Neighborhood Association feels blindsided by this proposed change**.** We have been passionate advocates of the County's Unincorporated Area Planning and have facilitated multiple meetings to ensure our community's voice and desires are represented in this plan.

<u>Our engagement to date:</u>

- Two members of our Board- Jessica Daugherty and Andrew Dvash-Banks sit on the Community Advisory Committee (CAC) and have participated in 4 CAC meetings
- The Del Aire Neighborhood Association pushed out the DRP's survey to residents to gather input on what is needed across the community.

- On June 22nd, the Del Aire Neighborhood Association facilitated a community information gathering session that 42 residents attended along with DRP's Thomas Dearborn to share our desires and concerns.
- On September 26, 2023 DRP staff attended a meeting hosted by LA County District 2 and Parks and Rec along with the Del Aire Neighborhood Association to provide updates on the project.
- On October 19th The Del Aire Neighborhood Association did a community walk-around with three members of DRP's staff- Patricia Hachiya, Thomas Dearborn, and Arturo Jacobo.

Community engagement takes a community's desires and needs into consideration and invites the community to co-create plans and visions for the future. The needs and concerns that our community mentioned in the survey, community meetings, and walk about are not mentioned, referenced, or recognized in the PEIR. The survey data and the consolidated notes from the neighborhood meeting on June 22nd elevated the following needs:

- Zoning standardization along Aviation Blvd. to prevent more apartments that are out to the curb to be developed
- More green space including a Greenway along Aviation Blvd.
- Zoning for mixed use retail along Aviation because we need retail in Del Aire
- Street safety along 120th street, Judah, and Isis where there are no safe routes to school yet 2 schools.
- Space for community to gather to commune
- Improved pedestrian and biking infrastructure

When asked, "what is the most important asset of the Del Aire Community", residents overwhelmingly stated:

"single family homes and family", the Del Aire park, our schools, and access to street parking.

Please amend the Draft PEIR to not rezone half of our entire community to residential 30. Additional housing stock can be developed along Aviation Blvd.

Jessica Nolan Daugherty, President of the del Aire Neighborhood Association
Andrew D'vash Banks, Vice President of the del Aire Neighborhood Association
cell: 714.390.6301

From:	Cynthia Babich
To:	South Bay Area Plan
Subject:	Comments
Date:	Wednesday, November 29, 2023 6:29:22 PM
Attachments:	FinalDAACCommentsNOPPEIRNovember2023.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Thomas,
Please find attached comments from the Del Amo Action Committee on the Notice of Preparation of a Draft Program Environmental Impact Report.
Thank you for the opportunity to comment.
Cynthia

Cynthia Babich
Founder and Director, Del Amo Action Committee
Coordinator, Los Angeles Environmental Justice Network
P.O. Box 549, Rosamond, CA 93560
310 769-4813 661 256-7144
https://delamoactioncommittee.org/

Karma Disclaimer: If this email has come to you in error we apologize and ask that you let us know. If you feel compelled to act upon the information you have received in error please ensure your actions have good intention, are just and morally aligned.

November 29, 2023

Thomas Dearborn, AICP, Senior Planner
County of Los Angeles, Department of Regional Planning
320 West Temple Street
Los Angeles, CA. 90012
Sent Via Email: SouthBayAreaPlan@planning.lacounty.gov

Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
Zone Change No. RPPL2023004725

Project name: Los Angeles County South Bay Area Plan

Comments on: Notice of Preparation of a Draft Program Environmental Impact Report

Thomas Dearborn and County Planning Team,

Thank you for the opportunity to comment on the Notice of Preparation of a Draft Program Environmental Impact Report (DPEIR) for the Los Angeles County South Bay Area Plan (SBAP). This is an opportunity to move the dial closer towards an equitable balance between legacy toxic waste sites, industrial areas that border environmental justice communities and AB1000. The Del Amo Action Committee has been engaged in area land use planning here, for decades.

The primary objective of the California Environmental Quality Act is to enhance the public's participation in the planning process.

We believe it is an injustice to the planning effort to combine seven distinct communities into one plan. It is a recipe for seven weak, nonspecific plans and really puts the pressure on the groups and individuals engaging to rally the community around a process many of them know very little about. Since we do not live in six of the seven communities, we will speak to our community in West Carson.

Environmental injustices are real in West Carson and have had health derailing consequences on many generations living in our community; low-income communities of color are in need of critical protections long overdue them; environmental justice laws especially around planning like AB1000 must be incorporated into this PEIR. A robust community grounded plan can further the steps needed towards the transformation of land use policies that do not protect the most vulnerable communities included in the SBPA. Environmental protections in planning are long overdue, this is what we mean by robust.

Staff
Cynthia Babich
Director

Cynthia Medina
Co-Director

Board of Directors
Florence Gharibian
Board Chair

Jan Kalani
Board Member
Homeowner/Resident

Bruce Bansen
Board Member
Homeowner/Resident

Bryan Castro
Board Member

Emeritus Board
Lizabeth Blanco
Homeowner/Resident

In Memoriam
Nick Blanco
Homeowner/Resident

Barbara Stockwell
Homeowner

Brenda Bibee
Board Member

Valerie Medina
Board Member

Lydia Valdez
Homeowner/Resident

967 Torrance Blvd., Torrance, CA 90502
P. O. Box 549, Rosamond, California 93560
Office: 661-256-7144

The PEIR needs be guided by environmental justice. We believe hard decisions need to be made so that today's plans do not lead us back down the same path that has been detrimental to our health and reflected by the alarming score the West Carson area receives from CalEnvrioScreen (a tool used to compare the pollution burden of communities across California) of 96% -100%, meaning that the West Carson planning area is 96% MORE saturated with pollution when compared to other communities across the State.

Los Angeles, with such a built-out environment, needs to require all new land use plans and any new projects to go through stringent planning evaluations and reviews. The competition is stiff between the needed green spaces, pocket parks, recreational areas and "by-right" (more of the same) industrial warehouses and a business-as-usual planning effort. Green zones, vegetation walls and open space need to become the buffer zones for our most damaged and vulnerable neighborhoods not more of the same "By-Right" pollution impacts.

We would like to underline the importance of addressing these issues in the PEIR that have been vocalized for decades by the community, specifically: air quality, greenhouse gas emissions, hazards/hazardous materials, land use/planning incompatibilities, noise, population/housing, recreation/open space, traffic/transportation corridors especially consistency with transportation and growth planning; all of which have **overarching** environmental justice protections that need to be afforded to us. These are issues dealing with life and death inequities, not merely cost of living inconveniences.

We offer our comments to strengthen the PEIR, which we hope will be a transition in planning to a more neighborhood equitable future and to support BOLD actions that must be taken to truly protect the health of resident's overburden by pollution for so very long in the West Carson area. We wish to support the hard decisions that must be made to bring this planning area into balance. We seek to continue to work with you as the plan is implemented in a spirit of partnership and collaboration, our community's future depends on it.

Next, we would like to offer specific comments to the goals to be executed through the outline of the three primary project components that were outlined in the Notice of Preparation dated October 16, 2023.

General Plan Amendment No. RPPL2023004724

The general plan amendment No. RPPL2023004724 contains language about goals and policies that can not be accomplished without robust community involvement. More work needs to be done by the planning department to create an inclusive and engaging environment for each of the areas to create a plan with you.

The Del Amo Action Committee would like to set up a series of meetings with planners and their contractors to understand proposed changes on specific elements planned for West Carson. These meetings would include hands on planning. We would like to have a detailed discussion on the following:

• Community chapters, as needed, with additional goals, policies, and implementation programs that are community-specific, addressing planning issues that are unique to a particular geographic community and cannot be addressed through areawide goals, policies, and programs.

3) Redesignate certain residential and commercial areas to facilitate additional housing, including areas within West Carson (Transit Oriented District) TOD Specific Plan; and
4) Redesignate certain Light Industrial [IL] parcels in West Carson to facilitate new commercial uses and reflect changing development patterns.

Zone Change No. RPPL2023004725
The Zone Change would:
• Update the zoning map for the Project area, including zones within the West Carson TOD Specific Plan, to maintain consistency with the updated land use policy map and incorporate the proposed rezoning as identified in the Housing Element to meet the Regional Housing Needs Assessment goals for Los Angeles County. In addition, the South Bay Area Plan would rezone certain A-1 parcels that are not currently used for agricultural purposes to R-1 (Single-Family Residence), R-2 (Two-Family Residence), or OS (Open Space).

Advance Planning Case No. RPPL2022014508 and RPPL2022014509
The Advance Planning Case would:
• Amend Title 22 (Planning and Zoning) to:
1) Establish a Planning Area Standards District to create development standards that are applicable to all unincorporated communities in the South Bay Planning Area, and include community-specific standards on an as-needed basis;
2) Amend the West Carson TOD Specific Plan to reorganize various components of the Specific Plan so that only regulations are codified in Title 22 and the nonregulatory chapters would be streamlined with some technical clean-up;
3) Revise existing and create new development and/or design standards, including those in the existing West Carson TOD Specific Plan, to:
o Facilitate well-designed multi-family residential and mixed-use developments with high-quality public and recreational spaces where residents feel safe and comfortable to walk and have social interactions;
o Preserve existing naturally-occurring affordable housing supply, such as existing apartments; and
o Encourage neighborhood scale retail and commercial, such as corner stores and neighborhood markets to promote the sale of healthy food within walking distance of residential areas. The South Bay Area Plan anticipates a buildout horizon of 2045, meaning that the capacity for additional growth anticipated through the implementation of the South Bay Area Plan is anticipated to be fully developed by 2045.

We look forward to meeting at your earliest convenience and appreciate the opportunity to comment on planning the we feel is critical to improving the living conditions in our unincorporated Los Angeles County Island; West Carson.

Sincerely,
Cynthia Babich
Director, Del Amo Action Committee
Coordinador, Los Angeles Environmental Justice Network
delamoactioncommittee@gmail.com
www.delamoactioncommittee.org

From: Cynthia Babich
To: South Bay Area Plan
Cc: Cynthia Babich
Subject: Re: Comments
Date: Thursday, November 30, 2023 11:39:39 AM
Attachments: image001.png
GristNoiseRedlining112023.docx

CAUTION: External Email. Proceed Responsibly.

Hello,
We would like the attached article on noise to be attached to our comments please.
Cynthia

Cynthia Babich
Founder and Director, Del Amo Action Committee
Coordinator, Los Angeles Environmental Justice Network
P.O. Box 549, Rosamond, CA 93560
310 769-4813 661 256-7144
https://delamoactioncommittee.org/

Karma Disclaimer: If this email has come to you in error we apologize and ask that you let us know. If you feel compelled to act upon the information you have received in error please ensure your actions have good intention, are just and morally aligned.

On Thu, Nov 30, 2023 at 9:19 AM South Bay Area Plan <SouthBayAreaPlan@planning.lacounty.gov> wrote:

> Hello,
>
> Thank you for contacting the South Bay Area Plan team. We are in receipt of your public comment. We will review your letter and be in touch to schedule a meeting to discuss the proposed changes in more detail.
>
> Thank you,
>
> **SOUTH BAY AREA PLAN TEAM**
>
> **General Plan and Transit-Oriented Communities**
>
> Office: (213) 974-6316 • Español: (213) 974-6427
>
> Email: SouthBayAreaPlan@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, G10, Los Angeles, CA 90012
https://planning.lacounty.gov/long-range-planning/south-bay-area-plan/

From: Cynthia Babich <delamoactioncommittee@gmail.com>
Sent: Wednesday, November 29, 2023 6:28 PM
To: South Bay Area Plan <SouthBayAreaPlan@planning.lacounty.gov>
Subject: Comments

CAUTION: External Email. Proceed Responsibly.

Dear Thomas,

Please find attached comments from the Del Amo Action Committee on the Notice of Preparation of a Draft Program Environmental Impact Report.

Thank you for the opportunity to comment.

Cynthia

Cynthia Babich
Founder and Director, Del Amo Action Committee
Coordinator, Los Angeles Environmental Justice Network
P.O. Box 549, Rosamond, CA 93560
310 769-4813 661 256-7144

https://delamoactioncommittee.org/

Karma Disclaimer: If this email has come to you in error we apologize and ask that you let us know. If you feel compelled to act upon the information you have received in error please ensure your actions have good intention, are just and morally aligned.

https://grist.org/health/where-is-noise-pollution-worst-redlined-neighborhoods/

Grist

Kate Yoder
Staff Writer

Published Nov 30, 2023

Topic Climate + Health

Where is noise pollution the worst? Redlined neighborhoods.

Nearly all of them are subject to noise levels linked with hearing loss, a study shows.

At the height of the Great Depression, when home foreclosures in the United States soared to 1,000 per day, the federal government adopted programs to keep people in their homes and make mortgages more affordable — just not for everybody. To determine who would get assistance, the Home Owners' Loan Corporation, created as part of President Franklin D. Roosevelt's New Deal, mapped out cities across the country in the 1930s. Appraisers ranked neighborhoods all over the country on a scale from Grade A to Grade D, drawing green lines around the neighborhoods deemed most desirable and red lines around the "hazardous" ones — essentially a code word for where ethnic minorities and especially Black people lived.

Even though "redlining" was banned in 1968, its legacy is still creating problems today, since urban planners saddled these neighborhoods with polluting industrial plants, airports, and highways. Historically redlined neighborhoods have fewer trees than richer neighborhoods and suffer more from air pollution and extreme heat. And according to a recent study published in Nature Ecology & Evolution, they are also subject to more noise pollution, often at volumes that pose risks to human health.

Researchers at Colorado State University, along with experts in New Mexico, New Hampshire, and the United Kingdom, analyzed how exposure to transportation noise aligned with maps of historically redlined neighborhoods, looking at the consequences for human health and urban wildlife. They found that the maximum noise levels in neighborhoods coded as Grade D by the Home Owners' Loan Corporation back in the 1930s were 10 times higher than in Grade A neighborhoods, in terms of sound intensity.

While you might expect that the more crowded the city, the louder it would be, the research found that redlining grades predicted noise levels from traffic, trains, and planes even better than population size did. “What was striking to me was how clear those patterns were,” said Sara Bombaci, an author of the study and a professor of conservation biology at Colorado State University. Previous studies have found that noise pollution is worse in Black neighborhoods and in segregated cities as a whole, but the new analysis is the first to look at redlining specifically.

The Environmental Protection Agency recommends that noise levels stay below 70 decibels in order to avoid hearing loss. Nearly all redlined neighborhoods across 83 cities had maximum noise levels above that threshold, according to the study, as did most Grade A through C neighborhoods. Several redlined areas had maximum noise levels above 90 decibels, roughly as loud as a blender or power tools — a threshold that’s associated with hearing damage, higher stress levels, and physical pain. Only a handful of Grade A neighborhoods were exposed to that level of sound.

Not all noise is bad for your health — the sound of crickets, for instance, can reach up to 100 decibels, yet people still fall asleep to it. What stresses people out is “unwanted sound,” according to Erica Walker, an epidemiology professor at Brown University. Unexpected noises can disrupt your sleep and your mood and even trigger a fight-or-flight reaction. “This stress response is the same stress response that you would have if you’re walking down a dark alleyway and out jumps a man with a knife,” Walker said. Confronted with an irritating noise, your body releases stress hormones that put you at greater risk for cardiovascular diseases, diabetes, and mental health problems.

‘Noise today is an artifact of poor urban planning policies,” Walker said, pointing to how governments built major highways right through longstanding Black communities.

According to data provided to Grist, the cities where redlined neighborhoods had the worst noise levels are Miami; New York; Austin, Texas; Chicago; San Francisco; and Denver, in that order. Some of those cities are just loud in general: In Miami and Chicago, even Grade A neighborhoods were subject to maximum noise levels above 95 decibels, Bombaci said.

Columbus, Georgia, had the quietest redlined neighborhoods, followed by Davenport, Iowa, and Jackson, Mississippi.

A freight train roars by homes outside of Los Angeles, March 28, 2002. ***Don Tormey / Los Angeles Times via Getty Images***

The researchers used data from the Department of Transportation that only considered noise from traffic, rail, and aviation. If noise from industry and construction were included, Bombaci suspects that the separation between Grade A and Grade D neighborhoods would be even more distinct.

Noise is often viewed as a first-world problem, Walker said, or simply a sacrifice of living near where things are happening. But there are plenty of ways that cities can reduce noise pollution, including lowering speed limits on roads and using quieter types of pavement to decrease friction with tires. Some cities, like Washington, D.C, have banned gas-powered leaf blowers, silencing their 80-decibel drone. The New York City Council is considering bills to minimize the blare of sirens on emergency vehicles.

But it's not easy to move a highway or airport. "Once we go back and look at how urban planning and policies contributed to this, then we need to do justice," Walker said. "And then we need to make sure that going forward, that we aren't implementing policies and procedures without considering noise."

From:	Armando Rodriguez
To:	South Bay Area Plan; delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Thursday, November 16, 2023 7:42:58 AM

CAUTION: External Email. Proceed Responsibly.

Attention: Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Armando Rodriguez
Resident on 119th St.& Aviation

From:	Tynesha Dorsey
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 2:04:04 PM

CAUTION: External Email. Proceed Responsibly.

I'm a Del Aire resident and recently learned of the proposed land use changes as part of the South Bay Area Plan Project.

I am writing to express my strong opposition to the plan to rezone over half of Del Aire to H30.

Our neighborhood has already been recently rezoned through SB 9 and ADU laws that allow duplexes and ADUs on a single lot. The additional proposed rezoning is unnecessary and does not provide what our community needs and deserves. I specifically bought in this neighborhood because of the atmosphere and character that Del Aire has been known for - these changes will cause irreparable damage to our community.

I have concerns about traffic/congestion, capacity of public resources (schools, parking, utilities, emergency services), impact on green space and overall quality of life.

I understand the need to address the homeless crisis, but there must be other options, such as undeveloped or underutilized commercial areas, that should be considered before disrupting existing communities.

Sincerely,

Tynesha Dorsey
5400 block of W 118th Pl

From:	ashton chanana
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 1:35:15 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Ashton Chanana
119th St

From:	Chelsea Morgan
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 10:47:17 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Tyler Morgan

From:	Helen Ngai
To:	South Bay Area Plan
Cc:	Del Aire Neighborhood Assn; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Friday, November 17, 2023 7:37:55 AM

CAUTION: External Email. Proceed Responsibly.

To: LA County Department of Regional Planning
Attn: Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Helen Ngai
5426 West 119th Place
Inglewood, CA 90304

Virus-free.www.avast.com

From:	Regina Lozano
To:	South Bay Area Plan
Cc:	South Bay Area Plan; delaireneighborhood@gmail.com; An, Ara
Subject:	!!URGENT PLEASE DO NOT IGNORE!! Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 2:44:24 PM

CAUTION: External Email. Proceed Responsibly.

Mr Thomas Dearborn

I am a Del Aire resident and I do NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

1) Our neighborhood is a small community of families and single-family homes sheltered by industry to the west and North, as well as the 405 freeway to the East. We provide a safe and quiet place for local and transfer students to attend Anza Elementary at the end of 122nd st. Traffic on these streets has been reduced with posted no turning into the neighborhood from Aviation during after work hours (thank you).

Rezoning over half of Del Aire to allow 30-unit residential apartments will negatively impact this sheltered and safe environment not only for residents but students attending Anza.

2) Del Aire is an unincorporated area, and as such there is no representation for our community. Our needs and concerns are overlooked because of this.

As any other citizen of fully incorporated cities, we would like our opinions heard when fulfilling the County's agenda. There must be alternative locations for 30-unit dwelling (such as the vacant old Hawthorne mall)

3) Why was this issue was presented to us the day before closure of the public comment period? Advanced notice would have been the right thing to do.

What can be done to remedy proper notification so our community does not further lose trust with implementation of community desires?

4) We would like the opportunity to provide alternative changes to our community that mirror other South Bay communities such as more green space, improved walking and bike infrastructure

Bottom line Mr Dearborn, I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Regina Lozano
5341 W 122nd st
Del Aire, 90250

Have a great day!

Have a great day!

From:	John Lozano
To:	South Bay Area Plan
Cc:	An, Ara; delaireneighborhood@gmail.com
Subject:	!!URGENT PLEASE DO NOT IGNORE!! Unincorporated Area Community Plan – Del Aire Feedback
Date:	Thursday, November 16, 2023 7:58:46 PM

CAUTION: External Email. Proceed Responsibly.

Mr Thomas Dearborn

I am a Del Aire resident and I do NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

1) Our neighborhood is a small community of families and single-family homes sheltered by industry to the west and North, as well as the 405 freeway to the East. We provide a safe and quiet place for local and transfer students to attend Anza Elementary at the end of 122nd st.Traffic on these streets has been reduced with posted no turning into the neighborhood from Aviation during after work hours (thank you).

Rezoning over half of Del Aire to allow 30-unit residential apartments will negatively impact this sheltered and safe environment not only for residents but students attending Anza.

2) Del Aire is an unincorporated area, and as such there is no representation for our community. Our needs and concerns are overlooked because of this.

As any other citizen of fully incorporated cities, we would like our opinions heard when fulfilling the County's agenda. There must be alternative locations for 30-unit dwelling (such as the vacant old Hawthorne mall)

3) Why was this issue was presented to us the day before closure of the public comment period? Advanced notice would have been the right thing to do.

What can be done to remedy proper notification so our community does not further lose trust with implementation of community desires?

4) We would like the opportunity to provide alternative changes to our community that mirror other South Bay communities such as more green space, improved walking and bike infrastructure

Bottom line Mr Dearborn, I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
John Lozano
5341 W 122nd st
Del Aire, 90250

Have a great day!

From John's apple

From: Brock Batten
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; aan@box.lacounty.gov
Subject: "No" to re-zoning of Del Aire neighborhood
Date: Tuesday, November 21, 2023 11:03:19 AM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Dearborn,

My family and I are Del Aire residents (120th St) and we do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is an engaged community of families and single-family homes, many with young children who attend Del Aire Elementary School (120th and La Cienega). Rezoning over half of Del Aire, including the street I live on, to allow 30-unit residential apartments will negatively impact this neighborhood that my family calls home.

What I would like this plan to include is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather—improvements that are supportive of the ethos of the neighborhood.

I live here and my community is not reflected in this document. I'm happy to chat further if you would like to contact me directly.

Thank you,
Brock Batten
310-415-6470

From: Jody S
To: South Bay Area Plan
Subject: 30 unit homeless planning
Date: Wednesday, November 15, 2023 10:30:24 PM

CAUTION: External Email. Proceed Responsibly.

I just can't believe you're wanting to tear up our nice quiet area to put in 30 unit apartments! I have lived here for over 42 years and I feel so upset your even thing about changing our area. This is such a negative action to our area. We are a wonderful area positive, hard working middle class. Clean no problem people little to no theft. Now you're bringing in not just homeless which is terrible to begin with because I know theft is going to go up and feel our government doesn't care about us at all!!! How about if you weee doing this to your neighborhood? How would you feel? It's the worse thing that has ever happened in our neighborhood to date!!!! I just don't understand why you want to keep making this negative impact to our nice quiet wonderful area!!!
Jody Stritzel

Sent from my iPhone

From:	Nicole Corrinet
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	AGAINST Draft PEIR for the Unincorporated Area Community Plan
Date:	Thursday, November 16, 2023 6:38:48 AM

CAUTION: External Email. Proceed Responsibly.

Hello Thomas Dearborn,

I am a Wiseburn resident and a Wiseburn Unified School District employee. I live in the Unincorporated Area of Los Angeles, and I strongly do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan.

Our neighborhood and schools are a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will negatively affect all of the residents in this community. I recommend a plan for more green space, improved walking and biking infrastructure that increases street safety, a grocery store, and a space for the community to gather. Listen to the residents and the community for what we need and want to see here. Again, the community is against rezoning to allow the development of 30-unit properties.

Thank you for your time and consideration for this important matter.
Respectfully,
Nicole Corrinet

From:	Tom Dumenjich
To:	South Bay Area Plan
Subject:	ATT"N: Thomas Dearborn RE: NO To Del Aire Re-Zone
Date:	Wednesday, November 15, 2023 5:11:47 PM

CAUTION: External Email. Proceed Responsibly.

As a Del Aire resident for over 20 years, I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

This is the County imposing a cookie-cutter approach to land use, lacking any meaningful involvement and input from people like me who actually live here. It's also an approach with little-to-no understanding of the neighborhood's character and assets.

Apartments and retail space may be the remedy for places like East Pasadena and Florence-Firestone, but a drive through Del Aire will easily show that urban neglect is not now and has never been a concern. There's no shortage of curbside appeal if my property taxes have a say in the matter.

Consider that Northrup-Grumann and the Los Angeles Air Force Base are also longtime residents of the area. It would better serve the County if the approach to Del Aire was sustainability and stability instead of growth and expansion. Rental units and commercial spaces encourage a cycle of tenancy that works against one of the defense industry's essential needs - that of employees and servicemen-servicewomen with a sense of dedication, commitment, and community stewardship.

There's even a word for folks who are just like that: homeowners.

I ask that this proposal be denied.

Thank you,
Thomas Dumenjich

From:	Maggie Kaplan
To:	South Bay Area Plan
Cc:	South Bay Area Plan
Subject:	ATTENTION: Thomas Dearborn
Date:	Wednesday, November 15, 2023 10:35:53 AM

CAUTION: External Email. Proceed Responsibly.

Please read!

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

I live here and my community is not reflected in this document.

Signed
Margaret Kaplan (and Family)

From: Jonathan Villapando
To: South Bay Area Plan; An, Ara; delaireneighborhood@gmail.com
Subject: ATTN: THOMAS DEARBORN
Date: Thursday, November 16, 2023 2:30:42 PM

CAUTION: External Email. Proceed Responsibly.

ATTN: THOMAS DEARBORN

I am a Del Aire resident and **I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30**. Our neighborhood is a community of families and single family homes. Rezoning over half of Del Aire to allow 30 unit residential apartments **will DESTROY the place we call home.**

Del Aire is an unincorporated area- an example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. In Del Aire, we already face safety concerns and the trash of drug paraphernalia from businesses on the Inglewood Ave stretch. There is already a pile up of cars from commuters that park here and throw their garbage out the window, leaving our own families without a place to park and cleaning up after them. We walk outside and evidence of their trash is everywhere (drinks, weed wrappers, tins, actual smoke devices like vapes, food wrappers, etc). Furthermore, non-residents that come into the area to visit the Inglewood stretch throw clothes, furniture, mattresses, even TOILETS on our street and it's left there for MONTHS because no one does anything about it. On street cleaning days, visitors don't care about ticketing. They don't even move their cars and our streets are left as dirty as they were all week. Having apartment buildings added to Del Aire will worsen the issues we already face here in our community.

Additionally, the timing of presenting this issue to us the day before the public comment period is closing is **UNACCEPTABLE.** This has led to our community losing trust in you. I live in the Del Aire community and this plan does not reflect the safety or peace we've created amongst our neighborhood and **I ask that this move be DENIED.**

Signed:
Jonathan Villapando
4823 W. 137th St.

From: Tatiana DaSilva
To: An, Ara; delaireneighborhood@gmail.com; South Bay Area Plan
Subject: ATTN: THOMAS DEARBORN
Date: Thursday, November 16, 2023 4:38:26 PM

CAUTION: External Email. Proceed Responsibly.

ATTN: THOMAS DEARBORN

I am a Del Aire resident and **I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30**. Our neighborhood is a community of families and single family homes. Rezoning over half of Del Aire to allow 30 unit residential apartments **will DESTROY the place we call home.**

Del Aire is an unincorporated area- an example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. In Del Aire, we already face safety concerns and the trash of drug paraphernalia from businesses on the Inglewood Ave stretch. There is already a pile up of cars from commuters that park here and throw their garbage out the window, leaving our own families without a place to park and cleaning up after them. We walk outside and evidence of their trash is everywhere (drinks, weed wrappers, tins, actual smoke devices like vapes, food wrappers, etc). Furthermore, non-residents that come into the area to visit the Inglewood stretch throw clothes, furniture, mattresses, even TOILETS on our street and it's left there for MONTHS because no one does anything about it. On street cleaning days, visitors don't care about ticketing. They don't even move their cars and our streets are left as dirty as they were all week. Having apartment buildings added to Del Aire will worsen the issues we already face here in our community.

Additionally, the timing of presenting this issue to us the day before the public comment period is closing is **UNACCEPTABLE.** This has led to our community losing trust in you. I live in the Del Aire community and this plan does not reflect the safety or peace we've created amongst our neighborhood and **I ask that this move be DENIED.**

Best Regards,
Tatiana DaSilva
4819 W 137th St
Hawthorne, CA 90250

From: FAVIEL AVENA
To: South Bay Area Plan
Cc: DelAireNeighborhood@gmail.com; An, Ara
Subject: Against Zoning to develop 30-unit properties
Date: Tuesday, November 21, 2023 9:24:11 AM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn,

I recently was informed by Del Aire Neighborhood Community counsel that there's a proposed zoning in our area between 117th, across 120th to 122nd street through Del Aire Elementary School. I was completely shocked with such initiative as our community was recently enforced to accept another 30-plus development complex dedicated to low income and homeless families affected by the recent crises. Our community tried in a joined effort to stop this complex to be built as we fear for our families and kids to be affected by a probably increase in homelessness and crime which is an expected projection after these projects take place. We care about other people who are struggling to survive this economic and social crisis but instead would propose a different area that are more optimal for such a development. Now, with this recent new of the new zoning proposal to eventually allowed 30 plus units to be built in our community, the red flag popped up again with more strength. I totally disagree and oppose to this new proposal and would do whatever legally takes to struggle against it. Please, stop this nonsense initiative as this puts our community at stake of spikes in crime and insecurity. I strongly believe this new development will increase the issue and will encourage our authorities to start working on better initiatives to stop crime and social inequality.

I STRONGLY OPPOSSE AND DISAGREE WITH THE 30 UNIT ZONING!!!!

Best,
Eduardo Torres
Resident at 5509 W. 119th Place
Inglewood CA 90304
310-963-4056

From:	C Cornejo
To:	An, Ara; South Bay Area Plan
Cc:	delaireneighboorhood@gmail.com
Subject:	Att. Thomas Dearborn: I DO NOT SUPPORT THE NEW DEL AIRE 30 UNIT APARTMENT ZONING!
Date:	Wednesday, November 22, 2023 11:21:57 AM

CAUTION: External Email. Proceed Responsibly.

Mr. Dearborn,

As a Del Aire resident of 25+ years I do not support the Draft Program Environmental Impact Report (PEIR) for the unincorporated area community plan to re-zone half of Del Aire: allowing 30-unit residential apartments in our close-knit community of single family homes will not preserve the safety and health or our community and it is not necessary at all other than to satisfy the greed of a few developers!

The timing of presenting this issue to our neighborhood the day before the public comment period closes is unacceptable and it appears very sneaky.

Sincerely,

Carlos A Cornejo
5256 W 124th St.
Del Aire, CA 90250

From: Adam Ford
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Attention Thomas Dearborn - NO TO PIER
Date: Thursday, November 16, 2023 5:13:09 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

I live here and my community is not reflected in this document.

Sincerely

Adam Ford

From: Daniel & Cherie
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Attention Thomas Dearborn - Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 12:19:01 PM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

  I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  Thank you,
  Daniel Smith & Cherie Austin
  5437 W 118 Place

  Del Aire, CA 90304

From: Diana Tangalakis
To: South Bay Area Plan
Subject: Attention Thomas Dearborn
Date: Wednesday, November 15, 2023 11:25:08 AM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

I live here and my community is not reflected in this document.

Thank you,

Diana Tangalakis
Cavanaugh Realtors
BRE #01813820

Direct 310-663-5145

From:	Neil Goldman
To:	South Bay Area Plan
Cc:	An, Ara
Subject:	Attention Thomas Dearborn re: PEIR for Del Aire
Date:	Wednesday, November 15, 2023 8:07:07 PM

CAUTION: External Email. Proceed Responsibly.

Hello Mr. Dearborn,

My name is Neil Goldman. I am a 30-year resident of Del Aire and a member of the school board for the Wiseburn Unified School District.

I do not support - and I'm highly concerned about - the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan.

Your presumably well intentioned plan to study a massive potential change to our community would usurp the local resident's desires, and burgeoning efforts, to build a more robust, more beautiful, and more connected community.

We do not need more density; we do not need more development. This is already happening significantly within the current zoning already. We *do* need more green space, improvements in infrastructure, and enhanced safety measures.

We can reference numerous examples of once prospering communities that were overrun with extensive development, and the subsequent increases in density, crime and community challenges.

We realize every community must play its part in supporting affordable housing. We are already doing our part with the conversion of the former motel to low income housing in Del Aire. And again, there is already significant development on our Aviation border.

As such, please don't take away our own community's efforts to further our communal bonds in improving our primarily single-family home neighborhood.

Please listen to our residents: revisit (and please scrap) your study and consider it elsewhere; and allow the residents of Del Aire to choose our own path — and build our own community — for the future.

Sincerely,

Neil

P.S. I have copied Ara Ano from Holly Mitchell's office here as the office knows the progress we are making in improving our community. Please don't do this.

Neil Goldman, Ed.D.
Direct: 310-968-2007

From: Heather Wood
To: South Bay Area Plan
Subject: Attention Thomas Dearborn
Date: Thursday, November 16, 2023 9:03:55 AM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. This plan should be reflective of what our community has evolved into and not what developers want. Following covid, lifestyles have changed as well as desires. Our community is looking for changes that improve and this would make it more chaotic. Updating archaic rules that don't allow for me to use my own property (driveway) to park a moveable object such as a travel trailer behind my gate should be included instead of adding more apartments and creating a parking/safety nightmare.

From: Carl Coloian
To: South Bay Area Plan
Subject: Attention Thomas Dearborn
Date: Wednesday, November 15, 2023 8:40:45 PM

CAUTION: External Email. Proceed Responsibly.

Thomas,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

I live here and my community is not reflected in this document.

From: Shannon Tupper
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Attention Thomas Dearborn
Date: Wednesday, November 15, 2023 5:34:22 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Shannon Tupper
5207 w. 120th Street
Del Aire, CA

From:	Rick
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Attention Thomas Dearborn, RE: Plan to change zoning in Del Aire
Date:	Thursday, November 16, 2023 4:54:43 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Dearborn,
When I purchased a home and moved into Del Aire 34 years ago, I was thrilled to raise a family in this fantastic neighborhood. The quality of life with friendly neighbors, great schools and parks, and safe and uncrowded streets made me proud to call this home.

To learn of the newest proposal to rezone our area and allow high density housing is a huge heartbreak to everyone who lives here now. I cannot imagine anything from a zoning perspective that could damage the quality of life more for existing residents.

We urge you to help us preserve the quality of life for our children and future generations and cancel this radical high density zoning proposal.

Sincerely,

Richard Cuesta
5521 W. 124th Street
Del Aire, CA 90250

From:	Tatiana Montes
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Attention Thomas Dearborn
Date:	Friday, November 17, 2023 9:06:17 PM

CAUTION: External Email. Proceed Responsibly.

Hello Mr Thomas,
I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we all call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

I live here and my community is not reflected in this document.

Please think about the safety of our kids.

Best!
Tatiana Montes
818.359.6673

From:	Perez, Luis
To:	South Bay Area Plan
Cc:	An, Ara; delaireneighborhood@gmail.com; Louie Perez
Subject:	Attention Thomas Dearborn: county Re-zone Del Aire
Date:	Wednesday, November 15, 2023 1:58:55 PM
Attachments:	image001.png

CAUTION: External Email. Proceed Responsibly.

Thomas Dearborn:

I am a Del Aire resident, and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

We purchased our home to move away from a high-density area of Hawthorne (Ramona Tract) that consisted of a mixture of single-family homes and several large apartments. Now, Del Aire will turn into the area we moved away from. None of my neighbors requested our community to be re-zoned, the last thing our community needs is money hungry investors to ruin our community by building large apartment complexes.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Luis Perez & Adriana Gutierrez
5252 W 126th St.

Luis (Louie) Perez
Luis.Perez@cshs.org

Cedars Sinai

CEDARS-SINAI
8700 Beverly Blvd Suite A813. : Los Angeles CA 90048

Office: 310-423-4701 : Mobile 310-923-2083 : cedars-sinai.org

IMPORTANT WARNING: This message is intended for the use of the person or entity to which it is addressed and may contain information that is privileged and confidential, the disclosure of which is governed by applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this information is strictly prohibited. Thank you for your cooperation.

Cedars
Sinai

From:	Julie
To:	South Bay Area Plan
Cc:	Neighborhood Del Aire
Subject:	Attention Thomas Dearborn//Draft Program Environmental Impact Report (PEIR)
Date:	Wednesday, November 15, 2023 11:24:37 AM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Dearborn,

My family and I are Del Aire residents (120th St) and we do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is an engaged community of families and single-family homes, many with young children who attend Del Aire Elementary School (120th and La Cienega). Rezoning over half of Del Aire, including the street I live on, to allow 30-unit residential apartments will negatively impact this neighborhood that my family calls home. What I would like this plan to include is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather—improvements that are supportive of the ethos of the neighborhood.

I live here and my community is not reflected in this document. I'm happy to chat further if you would like to contact me directly.

Thank you,
Julie Lee
310-995-0023

From:	Christina Velasco
To:	South Bay Area Plan
Subject:	Attention: Thomas Dearborn RE: Unincorporated Area Community Plan – Del Aire Feedback
Date:	Monday, November 20, 2023 8:41:35 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/ I ask that this proposal be denied.

Thank you,
Christina Velasco
5006 W. 120th street.

Kind Regards,
Christina Velasco

From: Stella Diaz
To: South Bay Area Plan
Subject: Attention: Thomas Dearborn changing planning/zones in Del Aire
Date: Wednesday, November 15, 2023 10:06:58 PM

CAUTION: External Email. Proceed Responsibly.

As a resident & homeowner in Del Aire I was NOT properly notified about the proposed changes to planning zoning to certain areas of Del Aire. Please allow me to better understand what is being proposed, I notified several of my neighbors and we would appreciate more time to review the details of the changes and the affects it may have in our community. Please respond via email or by cell phone at 310 330-6818.

From: Dr Patsy Mansfield
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara; hotrod2491@aol.com
Subject: Attention: Thomas Dearborn re Del Aire Resident Comment
Date: Thursday, November 16, 2023 4:17:29 PM

CAUTION: External Email. Proceed Responsibly.

Mr Dearborn and Committee Members,
My husband has lived in Del Aire since the 1980's and I joined him after our marriage in 1993. We love our community. People take pride in maintaining their homes, kids play In the streets, old folks recover safely from hip and knee surgeries, and our "dog-walk culture" is a real phenomenon.

We are opposed totally to any plan that changes our zoning laws. Some of our single family homes have already been modified to accommodate additional family members and that change has brought a few parking concerns. But our close-knit community has survived and its character has been maintained. The proposed development plan ignores the history and current desires of homeowners like us.

Please withdraw your proposal.

I notice that the comment period has been extended to 11/30/23. That allows us time to communicate with our neighbors who work on different schedules and would want to send input.

Regards,
Patricia and Rodney Mansfield

Sent from the all new AOL app for iOS

From: Rohan Kale
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Attention: Thomas Dearborn
Date: Thursday, November 16, 2023 11:07:25 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn

I am a Del Aire resident and I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of del Aire to allow 30-unity residential apartments will destroy the place that I call home. what I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, pop/paddle tennis and pickleball courts, a grocery store and a space for community to gather.

I live here and my community is NOT reflected in this document.

Sincerely,

--

Rohan K
Del Aire Resident

From: arsinbeatz@gmail.com
To: South Bay Area Plan
Subject: Attention: Thomas Dearborn
Date: Wednesday, November 15, 2023 8:35:43 PM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home.

I live here and my community is not reflected in this document.

From: Minoti Naik
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Attention: Thomas Dearborn
Date: Thursday, November 16, 2023 12:01:27 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn

I am a Del Aire resident and I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of del Aire to allow 30-unity residential apartments will destroy the place that I call home. what I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, pop/paddle tennis and pickleball courts, a grocery store and a space for community to gather.

I live here and my community is NOT reflected in this document.

Sincerely,

Mino N

From: dana marie page
To: AAn@bos.lacounty; delaireneighborhood@gmail.com; South Bay Area Plan
Subject: Attention: opposed to rezone Del Aire
Date: Wednesday, November 15, 2023 12:52:47 PM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I do not support the Draft program Environmental report (PEIR) for the unincorporated area community plan to rezone half of Del Aire to H30. Our neighborhood is a tight-knit community of single family homes and families. Rezoning over half of Del Aire to H30 will destroy the place we call home. What I do want included in this plan is more green space improved walking and biking infrastructure a grocery store and a place for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this.

- Dana Page west 122nd st resident.

From: Cristina Vigo
To: South Bay Area Plan
Subject: Attn: Thomas Dearborn - NO CHANGES! PEIR for Del Aire & Zoning
Date: Wednesday, November 15, 2023 10:30:14 AM

CAUTION: External Email. Proceed Responsibly.

Hello Mr. Dearborn,

I am a Del Aire resident and I DO NOT SUPPORT the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

I live here and my community is not reflected in this document. How can you propose to add more residents to a community that has been asking for street safety and more community space? My children walk to school and if you add more traffic to this neighborhood I fear for their safety. Our neighborhood already deals with speeders, our streets are filled with airport & stadium parkers, and our school is at capacity. How about we address the concerns that our current residents have before proposing to add more people? Where is our greenway? Why not add permit parking? Let's address these concerns instead of placating developers.

- Current resident of 122nd street and someone who will be DIRECTLY affected by this proposal.
Cristina Vigo

From: Cynthia Valadez
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Attn:Thomas Dearborn
Date: Wednesday, November 15, 2023 12:43:57 PM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

- I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, and a space for the community to gather.

- Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

- Thank you,
  Cynthia Valadez (123rd Place)

Sent from my iPhone

From: Daniel Roque
To: South Bay Area Plan
Subject: Changing Del Aire zoning
Date: Thursday, November 16, 2023 4:09:04 PM

CAUTION: External Email. Proceed Responsibly.

My name is Danny Roque

And my wife and I are homeowners in Del Aire part of the reason we bought here was the fact that large apartment complexes would not be able to take over the area thanks to our zoning I grew up a few miles away in the St. Francis Cabrini parish at
Imperial And Normandie and security concerns increase greatly at the school and church when apartments were allowed to be built on imperial at Normandie literally right down the hill from the school

Please help us continue to keep Del aire a safe area for our children and adults a change in the zoning will work adversely to this cause.

Sent from my iPhone

From:	Karen Bearns
To:	South Bay Area Plan
Cc:	Delaireneighborhoodassn@gmail.com
Subject:	County department of regional planning
Date:	Saturday, November 18, 2023 12:19:27 PM

CAUTION: External Email. Proceed Responsibly.

Me and my neighborhood friends are extremely upset about the proposed zoning changes in the Del Arie neighborhood, we've been here for many years and we vote . Stop this proposition now!!! James and Karen Bearns angry homeowners.
Sent from my iPhone

From:	Jason Seifert
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara; Katie Seifert
Subject:	DRP Re-zoning of Del Aire - Concerned Homeowner & Resident
Date:	Wednesday, November 15, 2023 1:20:03 PM

CAUTION: External Email. Proceed Responsibly.

Mr. Dearborn,

The planned re-zoning of Del Aire was brought to my attention by neighbors following last night's Del Aire community meeting, noting that public comment closes *tomorrow,* 11/16.

I'm extremely concerned with the communication from regional planning & our elected county officials for several reasons:

- **Lack of transparency** - these plans had not been shared at any point in time with *any* members of our community, including our community president Jessica Daugherty
- **Last minute notice** - sharing these plans in a community meeting with only 2 days for members to analyze and provide thoughtful feedback is a blatant attempt to force the will of the county on community members without input or consideration
    - Meeting agenda provided no detail whatsoever regarding plans
- **Insufficient planning** - by the county's own admission, the parks bureau and sheriffs are already understaffed to provide proper park management and public safety response times for the community as it stands right now

Specific to our community, there are several elements that give me great cause for concern regarding safety:

- **Proximity to 105 & 405 major freeway entrances & exits -** with influx of population, how will the Sheriffs police for diverse needs and the increasing potential for crimes to be committed and immediately hop on the freeway? How will this be safe for our elementary school my son attends?
- **Distance from nearest county Fire & Sheriffs stations** - with denser housing and greater population, what are current response times and how will the county ensure public safety without corresponding plans?
- **Cul de sacs** that cannot support population density with influx of autos

Please advise the county's next steps and how they will be done in accordance with public disclosure and consent to changes that directly impact us, our children, and neighbors.

Respectfully,
Jason

Jason & Katie Seifert
5327 W 126th St
Del Aire, CA 90250

858.735.8828

From: EGINIA FRANCO
To: South Bay Area Plan; delaireneighborhood@gmail.com
Subject: Del Air zoning : do NOT support re-zoning
Date: Wednesday, November 15, 2023 11:04:40 PM

CAUTION: External Email. Proceed Responsibly.

To whom this may concern. And or Attention Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan.

Our neighborhood is a tight-knit community of families and single-family homes.

Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home.

I Currently live at :

5345 W 118th Pl
Inglewood, CA 90304
United States

-Eginia Franco M.D.
(310)367-6809

Sent from my iPhone

From: Jacob Igoe
To: South Bay Area Plan
Subject: Del Air zoning expansion! Immediate action required
Date: Thursday, November 16, 2023 1:59:48 PM

CAUTION: External Email. Proceed Responsibly.

Good afternoon,
My name is Jacob Igoe and I am a home owner in Del Air. I have grown up I'm this beautiful city and can not believe the idea of expanding zoning to build apartment units. The effect it will have on the city and neighborhood will be catastrophic. Every home owner in this small part have worked very hard to be able to buy a home here because of the fact that it isn't over populated with high rise apartment units and big dwellings. There needs to be an immediate stop to this proposal and we as a community are ready to do anything to stop it from ruining this beautiful town, the school district is already over populated and with this expansion it will be devastating to the kids and schools. I personally have nothing but time on my hands and as many others in the city are willing to go the distance and do whatever it takes to stop this.

I'm still combing through everything on this, but I ran the numbers alone for the effect this will have on our school system. Based on the national average of 0.78 children per family. The difference between the 439 homes in the affected area and the 739 units they are planning on adding (not including any homes that would be remaining in the area) it would be approximately a 68% increase in children attending school. The school already has a high attendance rate (and the pick up line is already atrocious), so a 68% increase will have a significant impact.

Hopefully we can put a stop to this before it is too late and the city is ruined.

Sent from my iPhone

From: Monica Mansour
To: South Bay Area Plan
Cc: Neighborhood Del Aire
Subject: Del Aire
Date: Thursday, November 16, 2023 10:34:09 AM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather. Our home is a safe place for our children and we would like for it to remain safe.

Thank you,
Monica

From: Patricia Grundman
To: South Bay Area Plan
Subject: Del Aire
Date: Wednesday, November 15, 2023 3:24:33 PM

CAUTION: External Email. Proceed Responsibly.

Hello Mr. Dearborn,

My husband and I are homeowners in Del Aire, an unincorporated LA County neighborhood in the South Bay, where the LA County DRP is proposing changing the zoning regulation from H9 Residential to H30.

As a long-time homeowners, we have dedicated considerable funds to create a beautiful home as well has our neighbors. We have a growing majority of families that have school age children and close to schools age. Everyone of my neighbors and friends in the Del Aire community that have children have bought into Del Aire and improved the curb appeal of their homes. Their many objective's in buying into Del Aire is having their children attend Del Aire's excellent school district and the lack of density in the community.

Del Aire can't support high-density housing like the proposed zoning change will bring. It will have a detrimental effect on the character of the neighborhood, the people who live here, our school district, and our children's education.

I strongly urge the LA County Department of Regional Planning to reconsider its proposed zoning change.

Del Aire is a very close-knit neighborhood and everyone, which there are many have the same feeling that I hold. This community will speak out to protect what we hold precious in our community.

Please consider our community and the quiet and safety that we enjoy. Please do not vote to change the zoning plan for Del Aire and the family's that have sacrificed to live in an amazing neighborhood.

Sent from my iPhone

From: RAVEN S. J. ROSSETTI
To: South Bay Area Plan
Cc: RAVEN S. J. ROSSETTI; delairneighborhood@gmail.com
Subject: Del Aire
Date: Thursday, November 16, 2023 1:48:08 PM

CAUTION: External Email. Proceed Responsibly.

Mr. Dearborn,

It was brought to my attention that LA County Department of Regional Planning is proposing to change the zoning in the Del Are community in which I am a resident. I do not desire this change as I believe this will disrupt tight-knit community that we have built for our families and especially our children to thrive in and feel safe. By inundating our community with additional properties would not benefit the community but pose higher safety and health risks.

I was not aware of this community meeting and am very interested in attending as well as being notified of any future meetings concerning this matter or any changes in the Del Are community.

Thank you for taking a moment to review my concerns.

v/r

RAVEN S.J. ROSSETTI, Ed. D.

From: John Dye
To: South Bay Area Plan
Subject: Del Aire 30 Unit Project
Date: Thursday, November 16, 2023 10:52:12 PM

CAUTION: External Email. Proceed Responsibly.

Planning,

I am opposed to allowing 30Unit projects to be built on properties in Del Aire.

Late notice of this project is unacceptable. I am on vacation and just found out about it.

Stop trying to balance government incompetence on the backs on local residents. Dont turn our neighborhood into a slum.

Thank you!

John Dye
5528 W. 123rd Pl
Hawthorne, Ca. 90250

Sent from my iPad

From: Sandy Dye
To: South Bay Area Plan
Subject: Del Aire 30 Unit Project
Date: Thursday, November 16, 2023 11:08:33 PM

CAUTION: External Email. Proceed Responsibly.

> Planning,
>
> I am opposed to allowing 30Unit projects to be built on properties in Del Aire.
>
> Late notice of this project is unacceptable. I am on vacation and just found out about it.
>
> Stop trying to balance government incompetence on the backs on local residents. Dont turn our neighborhood into a slum.
>
> Thank you!
>
> Sandra Dye
> 5528 W. 123rd Pl
Hawthorne, Ca. 90250

From: Barbara Greene
To: South Bay Area Plan
Subject: Del Aire 30 Unit Proposal
Date: Wednesday, November 15, 2023 2:39:37 PM

CAUTION: External Email. Proceed Responsibly.

I'm a resident over 38 years and I've never been so disappointed in my life about how you have a proposal to abolish a close community of decent hard working young/elderly people. I'm sickened with this so called people (Who I don't know) to try to establish 30 unit apartments. Holly Mitchell our County Supervisor should have more respect for the residence of Del Aire. There has been no communication with our community until 11/13 at our association meeting of which I find very shady. This tells me and the people of del aire that she's doing wrong !
Sent from my iPad

From: Richard Rasmussen
To: An, Ara; delaireneighborhood@gmai.com; South Bay Area Plan
Subject: Del Aire 30 unit proposal
Date: Wednesday, November 15, 2023 10:28:37 AM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn,

I am a 13 year Del Aire resident and a lifetime South Bay resident. I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. This would ruin our family friendly neighborhood by over impacting the community, increasing dangerous traffic, over saturating our already impacted parking situation, father impact our schools, take away green space by eliminating front and back yards, ect. We currently have a new development going in at the corner of Aviation and 118 that will be 80 units with only 30 parking spots. I know they are close to the metro station but I would bet my house that everyone will still own at least one car per unit. This is Los Angeles not New York City. Everyone drives in LA. This one apartment building will already have a huge impact on our already impacted parking situation. More traffic in our neighborhood will also endanger our children that walk and ride bikes to school and around the neighborhood. There are already too many speeding cars cutting through our quiet streets. Please please please do not approve the rezoning to have 30 unit apartments. We need more green space, not sun blocking, view blocking, ugly big square multi level apartments maximizing square footage to maximise profits. Please take a walk around our neighborhood and see this is a single family home neighborhood. I believe our kids health and well-being depend on this.

Sincerely,

Richard Rasmussen

5329 w. 119th ST

Del Aire, CA 90304

From: Barbara Greene
To: South Bay Area Plan
Subject: Del Aire Community Outrage of your 30 Unit
Date: Wednesday, November 15, 2023 1:25:56 PM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

  I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied!

- Thank you,
  Barbara Greene (Concerned resident over 38 years) 123rd place

From: Marie & Stevie Spencer
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Del Aire Community Zoning
Date: Wednesday, November 15, 2023 7:51:43 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn,

My wife and I are homeowners in the unincorporated LA County neighborhood of Del Aire, writing to you with concern for the LA County DRP's proposal to change to the zoning regulation from H9 Residential to H30. While we understand there is a shortage of housing, the proposed plan to rezone Del Aire for 30 unit apartment buildings will put undue stress on the neighborhood schools and resources.

Increasing the density of our neighborhood will increase school class sizes putting stress on our district's teachers, facilities, and budgets. This will be detrimental to our school district's ability to provided a high quality education to residents. The schools are one of the biggest draws for young families like ours who seek homes where our children can get an excellent public education.

Additionally, our community was not designed for the traffic caused by increased density. We have few outlets to major roads that already back up during rush hour and school drop-offs. Our parking is limited, especially on weekends when Del Aire park is busy or on street sweeping days. Dense apartment buildings will only add to the car congestion and increase foot traffic to our small public park, making it difficult for residents to participate in the community at large.

Our neighborhood is tight knit and neighbors know each other and look out for each other. This has allowed our neighborhood to thrive and provides a safe environment for our families and children. Increased density will change the fabric of our neighborhood as we know it.

My wife and I are not wealthy. We both work hard to afford our life here in Del Aire. We've invested everything we have into our home here in Del Aire for the excellent schools and community. We know many of our neighbors are just like us.

We strongly urge the LA County Department of Regional Planning to reconsider its proposed zoning change.

Thank you,
Stephen and Marie Spencer
5302 W 126th St,
Del Aire, CA 90250

From: Ethan
To: South Bay Area Plan
Subject: Del Aire Hawthorne Rezoning Issues
Date: Wednesday, November 15, 2023 12:21:29 PM

CAUTION: External Email. Proceed Responsibly.

Hello Mr. Dearborn,

My family 20 year homeowners in Del Aire, an unincorporated LA County neighborhood in the South Bay, where the LA County DRP is proposing changing the zoning regulation from H9 Residential to H30.

As long-time homeowners, we bought in this neighborhood for the lack of density and great school district and plenty of parking. We are just now getting notified of a rezoning issue with no prior notice? How is this possible?

Del Aire can't support high-density housing like the proposed zoning change will bring. It will have a detrimental effect on the character of the neighborhood, the people who live here, our school district, and our children's education due to over crowding. There is plenty of space to build north of Imperial Ave.

I strongly urge the LA County Department of Regional Planning to reconsider its proposed zoning change.

Thank you for your consideration,
Dr. Ethan M. Kreiswirth PhD, ATC
Long Time Resident

From:	dav3roc@aol.com
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Del Aire Neigborhood Zoning Change proposal
Date:	Saturday, November 25, 2023 11:29:13 AM

CAUTION: External Email. Proceed Responsibly.

Attention:
Thomas Dearborn
My Wife and I have lived for 25 years in this peaceful,safe and friendly Del Aire Neighborhood....
We do not agree with the proposed Zoning Change by The LA county Department of Regional Planning to our neighborhood
Thank You

From:	Ricardo Reyes
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Del Aire Neighborhood Asst.
Date:	Wednesday, November 15, 2023 10:59:42 PM

CAUTION: External Email. Proceed Responsibly.

Hello ,

I am a Del Aire resident and I do not support the draft (PEIR) Program Environment Impact Report for the unincorporated area community plan to resine half of Del Aire to H30. Our neighborhood is a tight knit community of families and single family homes. Rezoning this will greatly impact our community and place that we call home. We have been here over 30 years with the same neighbors and enjoy our traditional events within our community.
I would welcome more green space , more bike paths and more green but more apartments will cause more concrete , less space and would negatively impact our community.
I am open to new ideas to improve our community while helping the county achieve their targets but this is more of a quick fix with long term negative consequences.

Thank you,

Ricardo Reyes
5440 w 123rd pl
Hawthorne , ca 90250

From: Manuel Carrillo
To: South Bay Area Plan; An, Ara
Cc: delaireneighborhood@gmail.com
Subject: Del Aire Neighborhood
Date: Tuesday, November 21, 2023 12:03:25 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

I live here and my community is not reflected in this document.

From: Jan Norton
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Del Aire Re-zoning - Public Comment - NO NO NO
Date: Thursday, November 16, 2023 1:50:19 PM

CAUTION: External Email. Proceed Responsibly.

ATTN Thomas Dearborn,

NO NO NO NO NO!!!

I have lived in my Del Aire home for over 70 years. My family is an original owner. This is a great single home residential area. Interesting, choice of words "people to develop..." I would guess your definition of "people" is "developers."

What the hell is this about? Did the residence in this" impacted area" ask for this change or did developers contact you to make their millions.

Was an impact document completed about traffic on/off the freeway impact, school size impact, sewage impact, electric impact, emergency support impact, environmental impact. If so, has the document been distributed to each resident on paper, not online?

How about moving this plan to the northeast corner of Imperial Ave and Aviation Bl to the Proud Bird. That land has been vacant for over 30 years. Since the new multi story building completed on Aviation Bl and 116th St, there are more and more cars parked on the street. Now, there is another building being completed further south bringing in more traffic and parked cars.

Mr. Dearborn, please take your plans and look elsewhere vs. eliminating this great neighborhood.

NO NO NO NO!!!

From:	Lourdes Brown
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara; Durrell Brown
Subject:	Del Aire Re-zoning
Date:	Wednesday, November 15, 2023 2:31:03 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Thomas Dearborn:

I am a Del Aire resident and I am writing to urge you to reject the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

I ask that this proposal be denied.

Thank you,
Maria L. Brown
5303 W. 125th St
Del Aire, CA 90250

From:	Rose Paschall
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Del Aire Resident Against Draft PEIR
Date:	Thursday, November 16, 2023 9:12:44 PM

CAUTION: External Email. Proceed Responsibly.

Mr. Dearborn,

I am a Del Aire resident and property owner. I do NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy our neighborhood. What I do want included in this plan is increased street safety.

Thank You,

Rose Paschall
125th St owner & resident

From:	Marie Oley
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Del Aire Rezoning - Please Reconsider
Date:	Wednesday, November 15, 2023 11:35:09 AM

CAUTION: External Email. Proceed Responsibly.

Hello Mr. Dearborn,

My husband and I are homeowners in Del Aire, an unincorporated LA County neighborhood in the South Bay, where the LA County DRP is proposing changing the zoning regulation from H9 Residential to H30.

As long-time homeowners, with children attending both Del Aire Elementary and Wiseburn Middle School, we bought in this neighborhood for the lack of density. And the good school district.

Del Aire can't support high-density housing like the proposed zoning change will bring. It will have a detrimental effect on the character of the neighborhood, the people who live here, our school district, and our children's education.

I strongly urge the LA County Department of Regional Planning to reconsider its proposed zoning change.

Thank you,
Marie Oley

--

From: Kimberly Roseland
To: South Bay Area Plan
Subject: Del Aire Rezoning Attn: Thomas Dearborn
Date: Thursday, November 16, 2023 5:28:23 PM

CAUTION: External Email. Proceed Responsibly.

Mr. Thomas Dearborn,

It has come to my attention that there are plans to have Del Aire rezoned to allow for multiple, large apartment complexes in our neighborhood.

Del Aire became my home after I moved here to help care for my aging parents and to raise my kids around family and friends. Our stay stated as temporary until I feel in love with the neighborhood. Our community is especially tight-knit and family oriented. I can honestly say, I know everyone by name on my street, and lots and lots of other families on neighboring blocks. My kids have grown up here, with neighbors who have become more like family. Carefree to bounce happily from house to house, knowing they'll be safe and cared for. As a single mother, you can imagine the impact this has had on me. The support, the friendships, the COMMUNITY. Our kids play together, eat together, walk to school together. Allowing these large apartment complexes and low income housing will destroy our neighborhood's sense of safety. We spend an enormous of money to buy homes in this neighborhood BECAUSE it is a community without what you are proposing. Your plan will bring a community of people into our neighborhood who we have specifically chosen to avoid. The cleanliness and safety of all that we love are in jeopardy. Our children are at risk, violence and vandalism will no doubt increase, causing good families to leave and this funding for our top notch schools to decrease. This has the potential to ruin everything we can't to live here for.

I beg you to reconsider. You should be valuing safety, community, and families over profit. It's despicable.

Sincerely,
Kimberly Roseland
Del Aire resident

From: alexinfante4949@gmail.com
To: South Bay Area Plan
Subject: Del Aire Rezoning plan
Date: Wednesday, November 15, 2023 10:35:31 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Committee,

I am a 30+ year home owner in Del Aire California, I am opposing plans for rezoning that allows for 30 unit housing. We do not want more housing in this area. We purchased a home here for its single home neighborhood, please do not proceed with the rezoning plans.

Sent from my iPhone

From: Manny Pasco
To: South Bay Area Plan
Subject: Del Aire Rezoning to R30
Date: Thursday, November 16, 2023 5:19:38 PM

CAUTION: External Email. Proceed Responsibly.

Hi, I respectfully oppose this proposal of rezoning half of Del Aire to R30. I chose to live here for the sole reason of security and the peacefulness of the neighborhood. It came with a hefty price but I am proud to live here for over 20 years. So please do not ruin that very reason we're here, where we built our lives and pursue our dreams. Thank you.
Sent from my iPhone

From: Glen Scrivens
To: South Bay Area Plan
Subject: Del Aire Rezoning
Date: Thursday, November 16, 2023 10:49:28 AM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

  I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  Glen R Scrivens
  5325 W. 119th St, Del Aire

From: Slam Dunk
To: South Bay Area Plan
Cc: Del Aire Neighorhood Assn.; An, Ara
Subject: Del Aire Rezoning
Date: Wednesday, November 15, 2023 10:01:03 PM

CAUTION: External Email. Proceed Responsibly.

As a long time resident and homeowner in Del Aire I absolutely oppose any zoning changes that would allow 30 unit apartment construction in an area that has historically been single family homes. I moved here because of that, and people continue to purchase homes here for the same reason. Destroying the neighborhood with apartment buildings is nothing short of criminal.

I demand that any rezoning of Del Aire be stopped.

Jerry VanBlaricom
5485 w 121st Street
Del Aire, CA.

From: Yanell Torres
To: Del Aire Neighborhood; South Bay Area Plan
Subject: Del Aire Rezoning
Date: Wednesday, November 15, 2023 10:42:21 AM

CAUTION: External Email. Proceed Responsibly.

To Whom it May Concern,

I, as a resident of Del Aire have some heavy concerns regarding the proposed rezoning for Del Aire that would allow for 30 unit properties. This is extremely upsetting to hear and something that would cause a negative impact to a community already being impacted by two new high residence structures going up on Aviation Blvd.

To whom must we speak to stop this zoning change from occurring.

Please advise, an immediate response on how to proceed to stop this would be needed as the public comment per the website closes tomorrow.

Best,

Yanell Torres

From: Alex Duarte
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Del Aire Rezoning
Date: Thursday, November 16, 2023 4:38:09 PM

CAUTION: External Email. Proceed Responsibly.

Hi Thomas Dearborn,

I have been a Del Aire Resident for 12 years, and I do not support the Draft program Environmental Impact Report for the Unincorporated Area Community Plan. I moved to this beautiful neighborhood because it has a lot to offer and this is where I plan to retire. My two small girls play in this amazing community, I walk any day of the time and feel safe here. Instead of destroying our community, fix our side walks, plant more trees, repave our streets that have not once been repaved since I moved here. Please don't destroy this beautiful and safe community that I have called my home for the past 12 years.

Alex

Sent from Yahoo Mail for iPhone

From: Matthew Kelley
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Del Aire Zoning Plan
Date: Wednesday, November 15, 2023 6:54:19 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn,

I currently live in Del Aire at 5518 W 123rd St, and do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan, which intends to re-zone half of Del Aire to permit 30-unit residential housing will cause problems for our neighborhood, which is not designed to accommodate the additional residents. I am instead interested in a plan to add green space and improve walking and bike infrastructure and to increase street safety.

Del Aire is an unincorporated area, and this proposal is done without vote or representation. The needs and concerns of the Del Aire community are unconscionably overlooked because of this. The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. I ask that this proposal be denied.

Thank you for your attention to this pressing matter,

Matthew Kelley
5518 W 123rd St.

From: Heidi Schonhofer
To: South Bay Area Plan
Subject: Del Aire Zoning complaint
Date: Wednesday, November 15, 2023 9:50:32 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

I live here and my community is not reflected in this document.

Thanks,
Heidi S.

Sent from my iPhone

From:	Jerry LeBlanc
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Del Aire Zoning
Date:	Thursday, November 16, 2023 10:01:40 AM

CAUTION: External Email. Proceed Responsibly.

Hello,

As the owner of a single family residence in Del Aire for 40 years,
I strenuously object to the proposed zoning change in Del Aire.

The essential character of the Del Aire neighborhood is very attractive to owners and renters.
It has maintained a high rate of owner occupancy and appeals to younger families with children who benefit enormously from the excellent Wiseburn school district.
Property in Del Aire is very well maintained with very good curb appeal.
All of these attributes will suffer from an increase in density.

DO NOT increase the density of Del Aire!

Sincerely,
Gerald A (Jerry) LeBlanc
310.721.5701

From:	Steve
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Del Aire Zoning
Date:	Wednesday, November 15, 2023 10:25:39 PM

CAUTION: External Email. Proceed Responsibly.

Hello Mr. Dearborn,

My wife and I are homeowners in Del Aire, an unincorporated LA County neighborhood in the South Bay, where the LA County DRP is proposing changing the zoning regulation from H9 Residential to H30.

We moved here just prior to the pandemic and now have 3 small children (6, 3 and 1). One of the main draws to this anrea was the school district. Our oldest started first grade at Del Aire Elementary this year, and is loving being apart of the community making neighborhood friends.

Del Aire can't support high-density housing like the proposed zoning change will bring. Is there an intermediate option to change from single family housing to duplex/triplex zoning or smaller apartment options? High density zoning will have a detrimental effect on the character of the neighborhood like the large Halloween crowds of school age children or the block parties at 4th of July. I'm also concerned about the impact it will have on our school district, and our children's education.

I strongly urge the LA County Department of Regional Planning to reconsider its proposed zoning change.

Thank you for your consideration,
Steve Kassab

Sent from my iPhone

From: Tiffany Novak
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Del Aire Zoning
Date: Wednesday, November 15, 2023 10:07:02 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a homeowner in Del Aire, an unincorporated LA County neighborhood in the South Bay, where the LA County DRP is proposing changing the zoning regulation from H9 Residential to H30. We are a family with elementary aged school children attending Del Aire Elementary and we purchased in this neighborhood due to the lack of density and great school district. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire can't support high-density housing like the proposed zoning change will bring. It will have a detrimental effect on the character of the neighborhood, the people who live here, our school district, and our children's education. Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I strongly urge the LA County Department of Regional Planning to reconsider its proposed zoning change.

Thank you,
Tiffany Kassab 5357 W 124th Street

From: Suzette Ventura
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Del Aire Zoning
Date: Wednesday, November 15, 2023 2:28:58 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Dearborn,
I hope this email finds you well. We are writing to you to voice out our concerns. My husband and I have been Del Aire residents since 2011. Last night at the Del Aire meeting, LA County Department of Regional Planning (DRP) announced that it is planning to change the zoning of over ½ of Del Aire to allow people to develop 30-unit properties across Del Aire from 117th to 122nd street by Anza Elementary. Del Aire is a great community and neighborhood for our young family, a rezoning would be disruptive, unnecessary, and would impact our quality of life. The change of zoning would also be unsafe for our children. This high intensity development in the center of our community is unnecessary. We hope that you take our objections under serious consideration. Thank you for your time and consideration.

Respectfully,
Christian and Suzette Ventura

From: Robert Nicol
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Del Aire Zoning
Date: Wednesday, November 15, 2023 10:53:13 AM
Attachments: image682883.png
image961924.png
image325300.png
image015024.png
image209871.png
image756924.png

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I have lived in Del Aire since I was born in 1982. I grew up on 122nd street and went to Juan De Anza when I was a kid. Over the years I have lived in different locations around the South Bay but my Father stayed in our house on 122nd street. In 2015 my wife and I purchased a house on 122nd Street just down from my Fathers and started a family of our own. I new this was a place I wanted to raise my kids in just like my parents did when they purchase there house in the mid 1970's.
This community has grown since I was a kid but has always stayed such a good community. Over the last couple of years there has been a big increase in Family's along with mine. This idea of adding a potential for some 30 unit properties is **Outrageous!** There are already too many cars that race up and down the blocks, and now just like when I was a kid there are a lot of kids in the neighborhood. This can pose a big Hazard for accidents adding more people and vehicles to our Neighborhood.
This new Zoning should apply for East of the 405 freeway. There is no need to add big units to a Neighborhood that only has single family units all across**. I AM COMPLETELY AGAINST THIS PROPOSAL** along with I'm sure the rest off the community would be.
PLEASE DO NOT RUIN THIS BEAUTIFUL NEIGHBORHOOD.
Thank You,

Robert Nicol
Foreman
O: (310) 637-1500 | D: (424) 255-4186 | M: (310) 460-9868

Murray Company
MECHANICAL CONTRACTORS
Corporate Headquarters
18414 South Santa Fe Avenue, Rancho Dominguez, CA 90221
www.murraycompany.com

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Murray Company

MECHANICAL CONTRACTORS

From:	Brandon
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Del Aire Zoning
Date:	Wednesday, November 15, 2023 9:32:22 AM

CAUTION: External Email. Proceed Responsibly.

Good morning,

I was made aware of a zoning proposal for the Del Aire neighborhood. I want to state this clearly, I STRONGLY oppose this plan and can promise you that the development of these large properties will ruin what is great about this neighborhood.

When we chose to move to Del Aire it was because of all the things the residents here love. A small, quiet neighborhood, where neighbors know each other and feel safe.

This is a clear money grab. If you need examples of how this can and will ruin a neighborhood, look no further than a few short miles east.

My family, along with just about each of our Del Aire neighbors, contribute greatly to what is best with Del Aire. A clear mistake like this zoning plan would surely drive many of us away and leave the county with another rundown area that clings to "the way things used to be".

Brandon Anthony

From: Sean Ferguson
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Del Aire Zoning
Date: Thursday, November 16, 2023 3:28:54 PM

CAUTION: External Email. Proceed Responsibly.

Mr. Dearborn -

Please reconsider the proposal to re-zone and thereby allow multi-unit complexes across any portion of Del Aire! This would eliminate the long standing small, yet family friendly neighborhood we have built.

As you know, allowing multi-unit complexes to take the place of existing single family residences would turn this community into a mess of cars, transient tenants, noise and problems. This is clearly visible in the Hawthorne neighborhoods to the east, where the same thing has occurred.

Thank you for your consideration! I trust you will make the right decision and keep this great community in tact as is.

Best regards,

Sean

From:	Nicolle Tucker
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Del Aire community plan
Date:	Wednesday, November 15, 2023 10:22:50 PM

CAUTION: External Email. Proceed Responsibly.

Good evening,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. I have two small children, while one currently attends Del Aire Elementary, and the other will be joining in the next two years. I love our small community, and how close it allows the relationships within our school. I am worried what this plan would do to our school with how many more children would need to attend, and in return, would be expanding class sizes. An over filled school causes chaos and an extreme decrease of safety for all. In addition, our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home, and what makes us so proudly Del Aire homeowners. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store or small neighborhood market, and space for community to gather. This is a small community that thrives with some of the best schools and the best neighbors. Please don't mess with that.

Nicolle Tucker

From: pazyamor@ca.rr.com
To: South Bay Area Plan
Subject: Del Aire meeting, LA County Department of Regional Planning (DRP)
Date: Wednesday, November 15, 2023 3:44:12 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Dearborn,

I'm writing as a concerned resident of Del Aire. I rented the home I bought for 8 years. I only recently purchased my home in this small, quiet community- the last of LA gem neighborhoods.

In 2 years, I have only begun to enjoy the safety of Del Aire, it's own park, and 4th of July & Halloween madness (in a good way seeing many families riding bikes and supporting each other). In recent months however, we have learned that there will be a homeless shelter now around Aviation & 120th; combined with a push towards more apartments and large number complexes. This is becoming a neighborhood unlike the one we have lived in for almost 10 years.

Please do not allow large units because they draw in strangers who are not vested in their property, brings traffic, creates unnecessary noise and debris, people visit in apartments again with no respect for community rules or neighbors, and overall, we like the single family homes that exist. Our property values will decrease.

Please do not allow this. Thank you.

From: Theresa
To: South Bay Area Plan
Subject: Del Aire neighbor
Date: Wednesday, November 15, 2023 6:53:01 PM

CAUTION: External Email. Proceed Responsibly.

Attn :Thomas Dearborn

What is you reasoning for wanting to destroy my neighbor? What could I have possibly done for you to want to take away my ability to take my grandson for a walk?
I planned a full life here in this neighbor. I raised my children. I have enjoyed this community for nearly 25 yrs. Developers destroyed lovely neighborhoods of Gardena promoting huge multi dwellings projects. Moneta Gardens is not a neighborhood it is not a safe place to raise children. I am certain you would not what this for your neighborhood. Please let us have our community that we loved and that has provided a loving nurturing place to call home.

I feel your lack of allowing community involvement in this magnitude of a project is appalling. You and your planning groups should be ashamed. Treat our community like you would want us to treat yours.
T Warlich
Del aire resident of 25+ years.

Sent from my iPhone

From: Lucia Guardado
To: South Bay Area Plan
Subject: Del Aire re- zoning
Date: Thursday, November 16, 2023 3:03:34 PM

CAUTION: External Email. Proceed Responsibly.

ATTN: THOMAS DEARBORN

I am a Del Aire resident and **I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30**. Our neighborhood is a community of families and single family homes. Rezoning over half of Del Aire to allow 30 unit residential apartments **will DESTROY the place we call home.**

Del Aire is an unincorporated area- an example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. In Del Aire, we already face safety concerns and the trash of drug paraphernalia from businesses on the Inglewood Ave stretch. There is already a pile up of cars from commuters that park here and throw their garbage out the window, leaving our own families without a place to park and cleaning up after them. We walk outside and evidence of their trash is everywhere (drinks, weed wrappers, tins, actual smoke devices like vapes, food wrappers, etc). Furthermore, non-residents that come into the area to visit the Inglewood stretch throw clothes, furniture, mattresses, even TOILETS on our street and it's left there for MONTHS because no one does anything about it. On street cleaning days, visitors don't care about ticketing. They don't even move their cars and our streets are left as dirty as they were all week. Having apartment buildings added to Del Aire will worsen the issues we already face here in our community.

Additionally, the timing of presenting this issue to us the day before the public comment period is closing is **UNACCEPTABLE.** This has led to our community losing trust in you. I live in the Del Aire community and this plan does not reflect the safety or peace we've created amongst our neighborhood and **I ask that this move be DENIED.**

Sent from my iPhone

From:	Al Pez
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Del Aire resident against the Draft Program Environmental Impact Report (PEIR)
Date:	Wednesday, November 15, 2023 9:57:38 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, and improved walking and bike infrastructure that increases street safety.

I live here and my community is not reflected in this document.

From:	Margaret Wehbi
To:	South Bay Area Plan
Cc:	An, Ara
Subject:	Del Aire rezone questions
Date:	Friday, November 17, 2023 2:25:41 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Dearborn,

Regarding the rezoning of Del Aire:

Why is the north side of W 122nd St. proposed to be rezoned as H30, yet the south side remains unchanged?

The Del Aire Neighborhood Association has sent out fliers stating that H30 (20-30 dwelling units per acre) will allow "… people to develop 30-unit properties across our residential neighborhood." Is there a scenario where there could be a 30 unit built in Del Aire? If so, how many lots would be needed to build such a building?

How many stories high would this proposed new zoning allow?

Thank you.

Regards,
Margaret Wehbi

From: Maria
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Del Aire rezoning plan
Date: Wednesday, November 15, 2023 11:32:44 AM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. It was shocking and upsetting to learn of this plan. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Maria Ferrante
5506 W 124th Street
Del Aire

From: Pol Schönhöfer
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Del Aire rezoning plan
Date: Wednesday, November 15, 2023 9:03:32 AM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn,

My name is Pol Schonhofer and I am a neighbor of del aire (126th st).

It is my understanding that the county is trying to rezone the north side of Del Aire.

I want to express my rejection to this proposal. We don't want 30 unit buildings in our neighborhood since it will impact our safety and family based community.

I believe everyone in del aire is on the same page and I hope you listen to the residents this time.

The neighborhood feels that our community is being changed for the worse not thinking about the residents and how the change would impact families and their livelihoods.

We would like to keep del aire a family based community.

From: Maria
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Del Aire rezoning plan
Date: Wednesday, November 15, 2023 11:32:58 AM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. It was shocking and upsetting to learn of this plan. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Maria Ferrante
5506 W 124th Street
Del Aire

From: Michelle J
To: South Bay Area Plan
Cc: Del Aire Neighborhood
Subject: Del Aire rezoning
Date: Sunday, November 19, 2023 7:56:31 AM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident, and I am reaching out because I do not support the Department of Regional Planning's proposed plan to rezone over half of Del Aire to be able to build 30-unit apartments.

We have participated in multiple community engagement activities with the Department of Regional Planning and rezoning of this magnitude was never even mentioned.

We are aware of the housing crisis and that we are along a Metro stop, and we understand that some additional housing is needed. However, rezoning our entire neighborhood is not the answer. Unincorporated communities are already under-resourced and under-represented by design. Please do not give us no voice in a plan that would break down the fabric of our community.

Michelle Jakway

From: lisa stokx
To: South Bay Area Plan
Subject: Del Aire rezoning
Date: Friday, November 17, 2023 12:06:03 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Phil and Lisa Borawski
5257 124th Street

Sent from Yahoo Mail on Android

From:	Rudy Kattan
To:	South Bay Area Plan
Cc:	Del Aire Neighborhood
Subject:	Del Aire rezoning
Date:	Monday, November 20, 2023 8:38:34 AM

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I have been a homeowner in this Del Aire community since 1969 and love it. This drastic rezoning would destroy my neighborhood. I am sure the folks planning this effort would not want to see this in the neighborhood they call call home.

Sincerely ,

Rudy Kattan

I am a Del Aire resident, and I am reaching out because I do not support the Department of Regional Planning's proposed plan to rezone over half of Del Aire to be able to build 30-unit apartments.

> YOU are our elected representative and we do not feel represented in this plan. We have participated in multiple community engagement activities with the Department of Regional Planning and rezoning of this magnitude was never even mentioned.

We are aware of the housing crisis and that we are along a Metro stop, and we understand that some additional housing is needed. However, rezoning our entire neighborhood is not the answer. Unincorporated communities are already under-resourced and under-represented by design. Please do not give us no voice in a plan that would break down the fabric of our community.

From: Denise Bartasavich
To: South Bay Area Plan
Subject: Del Aire site
Date: Wednesday, November 15, 2023 10:10:57 AM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident who has been here since 1960. This is a quaint little area that we do not want ruined. I am against you rezoning our area to build 30 unit complexes. This area has already given so much to the county the 405 freeway that took houses the 105 freeway that took houses the metro that took houses how much more do you want of our little community we already get no police protection because it's a nice little area now you want to make it more condense and we still won't get police protection this is not OK you need to find another area to put all these homes. Thank you Denise bartasavich.

From: jruiz newtechlax.com
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Del Aire zone change
Date: Wednesday, November 15, 2023 3:25:44 PM

CAUTION: External Email. Proceed Responsibly.

I moved to Del Aire for the beautiful small Comminity atmosphere.

DO NOT ALLOW APARTMENT BUILDING IN OUR COMMUNITY.

This will take our small community feeling away.

Thank you for considering our community concern and request.

“We’re only a phone call away”

Jorge M Ruiz
FAA accountable Manager
Jruiz@newtechlax.com
Cell 310-420-0966

From: CC Carus
To: South Bay Area Plan
Subject: Del Aire zone change.
Date: Wednesday, November 15, 2023 1:48:01 PM

CAUTION: External Email. Proceed Responsibly.

I say no!

Hell no!

Thanks

From: Patricia Davis
To: South Bay Area Plan
Subject: Del Aire zoning
Date: Wednesday, November 15, 2023 4:59:19 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Patricia Davis
5449 W 119th pl
Inglewood CA 90304
310-908-1159
Patriciadavis@kw.com

From:	MIA JACOBSON
To:	HollyjMitchell@bos.lacounty.gov; South Bay Area Plan; delaireneighborhood@gemail.com
Subject:	Del Aire zoning
Date:	Tuesday, November 21, 2023 4:06:27 PM

CAUTION: External Email. Proceed Responsibly.

I reside in De lAire and I am reaching out because I do not support the Department of Regional Planing's proposal plan to
rezone over half of Del Aire to be able to build 30 unit appartments.

YOU are our selected representative and we do not feel represented in this plan. We have participated in multple community
engagement activities with the department of Regional Planning and rezoning of this magnitute was never even mentioned.

We are aware of the housing crisis and that we are along a Metro stop and we understand that some additional housing
is needed. However, rezoning our entire neighborhood is not the answer. Unincorperated communities are already under-resourced
and under-represented by design. Please do not give us no voice in a plan that would break down the fabric of our community.

Sincerely,
Mia Jacobson
5547 W 124th St.
Del Aire, CA 90250

From: Beth Seidenfrau
To: South Bay Area Plan
Subject: Del Aire
Date: Wednesday, November 15, 2023 12:11:01 PM

CAUTION: External Email. Proceed Responsibly.

From my understanding at last nights Del Aire meeting that a new zoning is going to be happening that will allow 30 unit properties in del Aire. How is this ok for a residential neighborhood who is already getting low income and homeless housing without local jobs
Sent from my iPhone

From: Paula Rogers
To: South Bay Area Plan
Subject: Del Aire
Date: Wednesday, November 15, 2023 11:49:46 AM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

  I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  Thank you,
  Paula Rogers
- Homeowner on 122nd St since 1997

From: Stephen Salazar
To: South Bay Area Plan
Subject: Del Aire
Date: Wednesday, November 15, 2023 1:28:54 PM

CAUTION: External Email. Proceed Responsibly.

- I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  Thank you,
  Stephen & Michelle Salazar
  12123 Judah Ave.

From: Laemicia Porter
To: South Bay Area Plan
Subject: Attn: Thomas Dearborn
Date: Wednesday, November 15, 2023 8:17:01 PM

CAUTION: External Email. Proceed Responsibly.

Re proposed rezoning to allow multi-unit housing in Del Aire neighborhood.

Unlike a lot of my neighbors, I am in favor of changing zoning in the Del Aire neighborhood to allow more residential units. I believe the only way that the current problem with housing and the price of housing will improve is if the housing supply locally is increased. I am in favor of all efforts to build more housing so that our fellow citizens do not have to sleep on the streets and so that our children who went to school and grew up in this area do not have to move away to have a place of their own.

Sincerely,

Laemicia Porter
24 year resident of Del Aire

Sent from AT&T Yahoo Mail for iPhone

From:	Kelly Evans
To:	South Bay Area Plan
Cc:	Neighborhood Del Aire; An, Ara
Subject:	Del aire zoning
Date:	Wednesday, November 15, 2023 10:57:08 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

- I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  Thank you,
  Kelly Evans
  5509 w 122nd st, del aire ca 90250

Kelly Evans

From: Lonnie Thompson
To: South Bay Area Plan
Subject: Del aire
Date: Wednesday, November 15, 2023 1:12:48 PM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in th
is plan/document. I ask that this proposal be denied.

Best,

Follow me on Instagram @lonnie_images

Lonnie Thompson
5330 w 127th pl. Hawthorne CA 90250

Sent from IPhone
904.377.4662

From: Juan Martinez
To: South Bay Area Plan
Subject: Delaire resident discontent
Date: Wednesday, November 15, 2023 7:59:48 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

I live here and my community is not reflected in this document.

From: Irma Vazquez
To: South Bay Area Plan; delaireneighborhood@gmail.com; An, Ara
Subject: Deny the proposed RE-ZONING of Del Aire to H30
Date: Wednesday, November 15, 2023 11:13:50 AM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

  I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.
- In the effort of full disclosure I'm a teacher in a local school district NOT WIseburn SD and I have seen first hand what happens to the community when such zoning brings apartments and long term motels. In my opinion it does not add to the community. It subtracts. I live near the Ramada Inn Hotel and I can tell you that I live in fear due to the unhealthy activities that happen there. Everything from weekly parties, random people coming to my door at night looking for guest because the GPS pings them near my home, trash, drug and alcohol materials left over from parties. The traffic and overnight parking. I have unhoused people constantly sleeping on our street. All due to the unsupervised activity of the hotel. THE proposed zoning will do exactly the same thing.
- I have lived in Del Aire for over 30 years and I love my community. I have taught Spanish at all schools and my own three children have completed K-12 in the Wiseburn Schools. I am appealing to you on behalf of students and families that live here and who go to school here.
- Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.
- My ask is that instead of 30 unit apartments we explore a supermarket, open walking spaces, spaces where children be safe and protected from illegal activities.
- Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.
- As an educator I have used my credential every day for 33 years to help raise children in safe environments. I work in a community completely displaced by SOFI and the Clipper Stadium and I see EVERY day how these units are NOT additive to our community. Due to the neighboring stadiums that are bringing in Millions to those stakeholders ...we are at this juncture. The land in Inglewood is impacted due to those stadiums. This attempt is nothing more than a way to find a solution to the cities problem with more people coming to this area due to the stadiums.

- Wiseburn should not bear the brunt of such massive stadiums being built and a lack of city planning on where to house everyone.
  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you/
- **I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.**

  Thank you,
  Irma Vazquez
  5263 W. El Segundo Blvd.
- Hawthorne, Ca 90250

My best, Irma Vazquez
Mamá, Maestra y Empresaria
My Escuelita: Spanish for Kids (*Est: 2006*)
Cell: 310.227.9422
www.myescuelita.com
IG: @myescuelita
IG: @mytienditaspanishlessons
FB: https://www.facebook.com/irmamyescuelita
FB Page: https://www.facebook.com/myescuelitaspanishforkids

From: Meridee Casey
To: South Bay Area Plan
Subject: Destroying the Del Aire neighborhood
Date: Wednesday, November 15, 2023 3:34:38 PM

CAUTION: External Email. Proceed Responsibly.

No way do I support the perposal to put 30 unit apts in MY NEIGHBOR. How dare you. We all pay taxes to keep our homes safe. Now you want to destroy them? This midset to destroy neighborhoods has to stop. No way our schools and sheriff can support the influx of people. No common sense here, remember an election year is coming.
Meridee Casey
50 year resident
Sent from my iPad

From:	Armando Rangel
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara; Elsa Corral
Subject:	Draft Program Environmental Impact Report (PEIR)
Date:	Wednesday, November 15, 2023 11:27:06 AM
Attachments:	South Bay Are Plan Proposed Rezoning of Del Aire.pdf

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn,

My name is Armando Rangel, and I am a long time resident of the Del Aire community. I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan.

Upon reviewing the document, it has become evident to me that the proposed rezoning, particularly allowing 30-unit residential apartments, poses a significant threat to the tight-knit community that Del Aire currently embodies. Our neighborhood consists of deeply rooted families and single-family homes, and I firmly believe that such a rezoning would have a detrimental impact on the character and cohesion of our community.

I want to see a community plan that truly reflects the needs and aspirations of our residents. Instead of a rezoning that may compromise the essence of Del Aire, I request a plan that prioritizes the creation of more green spaces, improvements to existing parks, enhanced pedestrian and bike infrastructure to ensure street safety, the establishment of a grocery store, and the allocation of space for community gatherings.

Del Aire is not merely a location for us; it is our home. And the current draft does not accurately capture the spirit and identity of our community.

I look forward to any opportunities for community engagement and public review for the South Bay Area Plan.

Sincerely,

Armando Rangel

5258 W. 119th Place

Del Aire, CA 90304

south bay
AREA PLAN

Programmatic Environmental Impact Report (PEIR)
Public Scoping Meeting

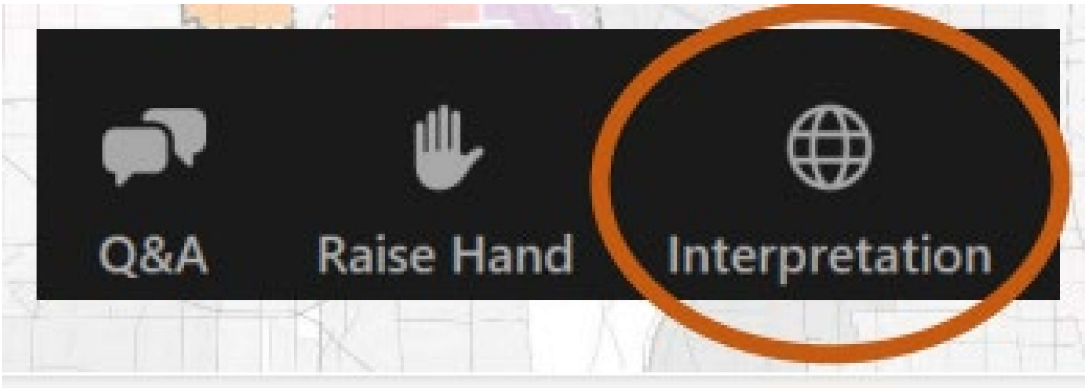
Thursday, November 2, 2023

Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
Zone Change No. RPPL2023004725

LA COUNTY PLANNING

Language Support

Language support is available. To listen to the presentation in Spanish, click on the **globe** symbol at the bottom of your screen.



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Agenda

1. **Welcome and Introductions**
2. **California Environmental Quality Act (CEQA)**
   - CEQA Requirements
   - Purpose of a Scoping Meeting
   - CEQA Process, Schedule, and PEIR Contents
3. **South Bay Area Plan Overview**
   - General Plan Amendments
   - Zone Changes
   - Title 22 Amendments
4. **Public Comments/Questions**

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Introductions

LA County Department of Regional Planning

- Pat Hachiya, AICP, Supervising Planner
- Julie Yom, AICP, Principal Planner
- Thomas Dearborn, AICP, Senior Planner
- Miriam Thompson, Planner
- Arturo Jacobo, Planner

Spanish Interpreter

- Gabriella Carmona, STC Interpreting

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Meeting Attendee Guide

If joining online or on mobile application:

To submit a written comment

(1) Click "Q&A" **(2)** Type your comment **(3)** Click "Submit"

All meeting attendees will be muted. To submit a verbal comment

(1) Click "Raise Hand" **(2)** Unmute **(3)** 2 minutes for comment

If joining on telephone:

To submit a verbal comment

(1) Dial *9 to Raise Hand **(2)** Dial *6 to Unmute **(3)** 2 minutes for comment

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Project Areas

LENNOX

DEL AIRE/WISEBURN

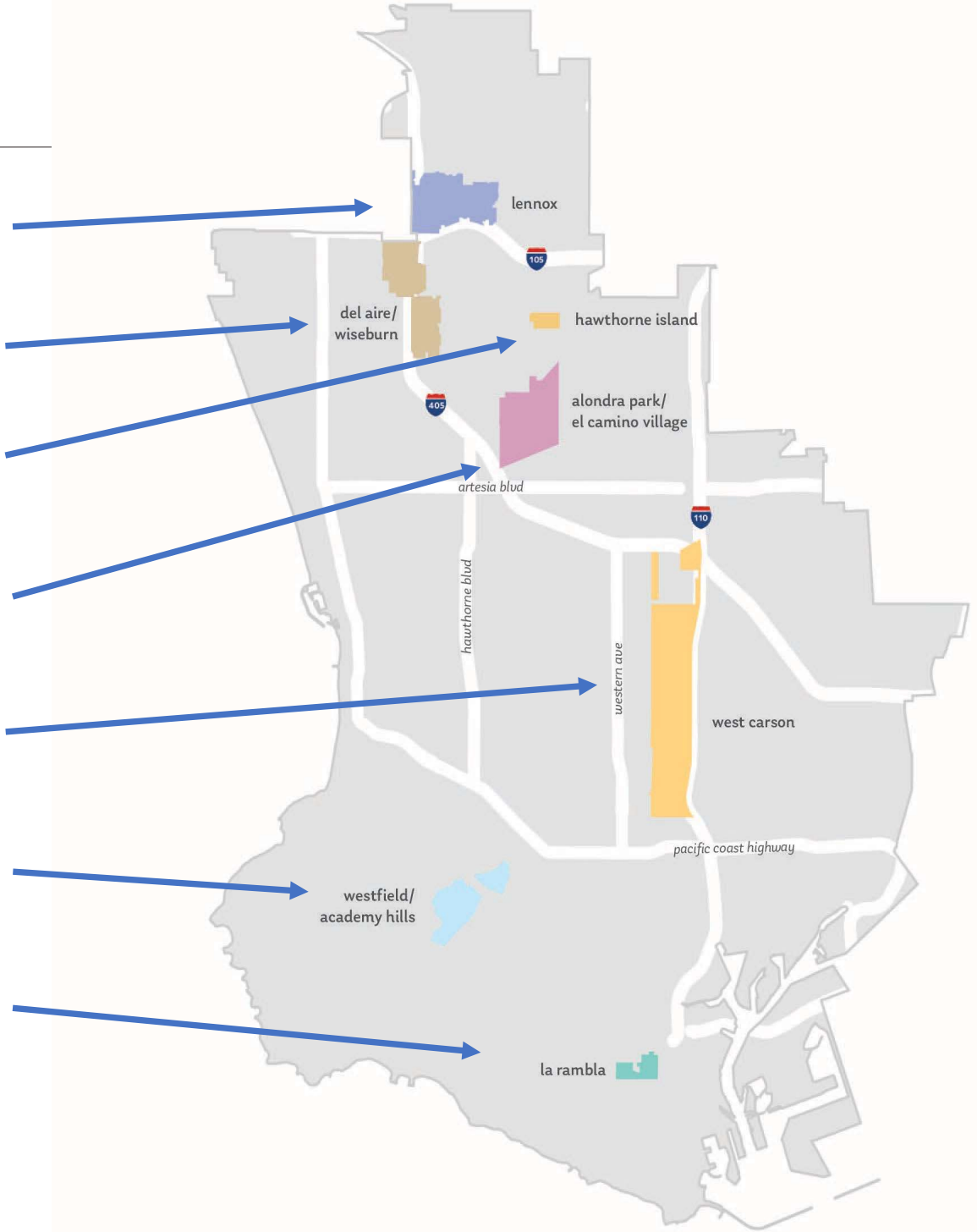
HAWTHORNE ISLAND

ALONDRA PARK/ EL CAMINO COLLEGE

WEST CARSON

WESTFIELD/ ACADEMY HILLS

LA RAMBLA



South Bay Area Plan (Project) Goals

Establish Policies for Sustainable Development

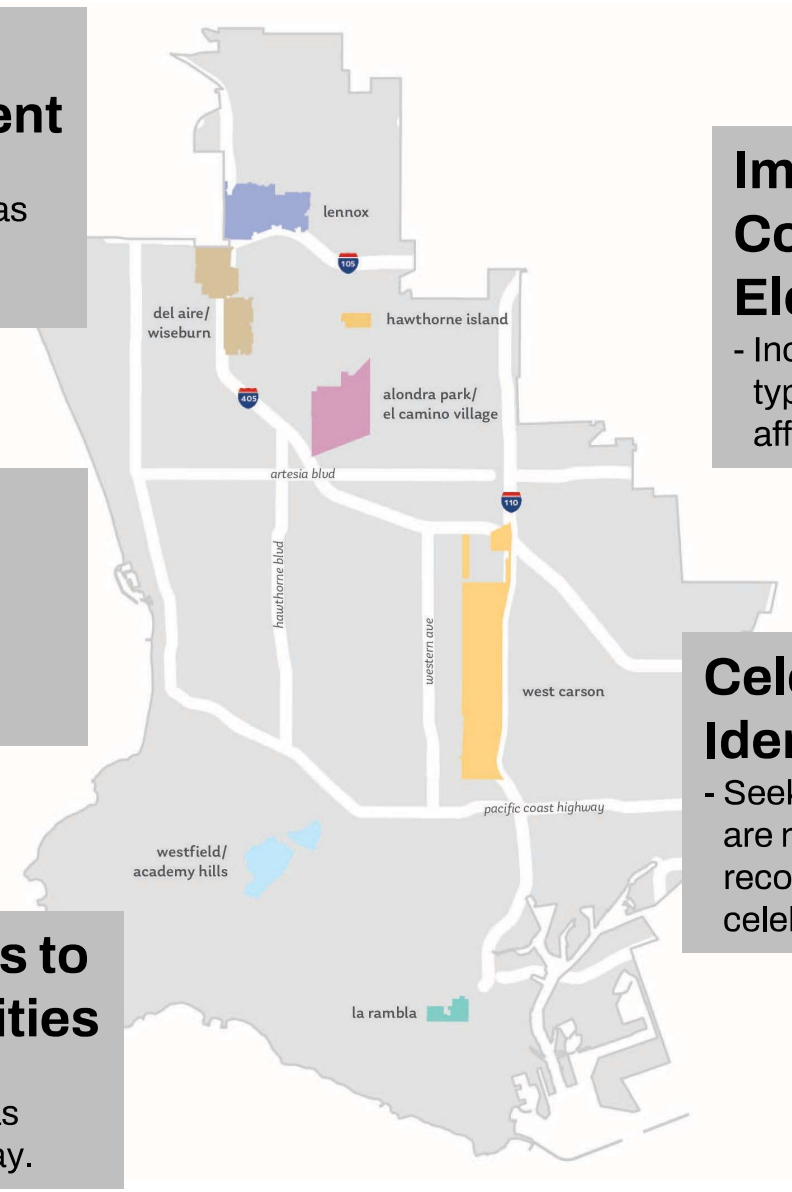
- Guide development in creating a balance between housing and jobs, as well as creation of green and natural spaces

Prioritize Equity and Environmental Justice

- Utilize an environmental justice and equity lens to evaluate all recommendations.

Consider Different Ways to Move Around Communities

- Encourage transit and active transportation (walking and biking) as ways of traveling within the South Bay.



Implement the Countywide Housing Element

- Increase potential for diverse housing types in the South Bay, including affordable housing.

Celebrate Community Identity and Culture

- Seek our special places or traditions that are meaningful to the community and recommend ways to preserve and celebrate them.

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CEQA Requirements

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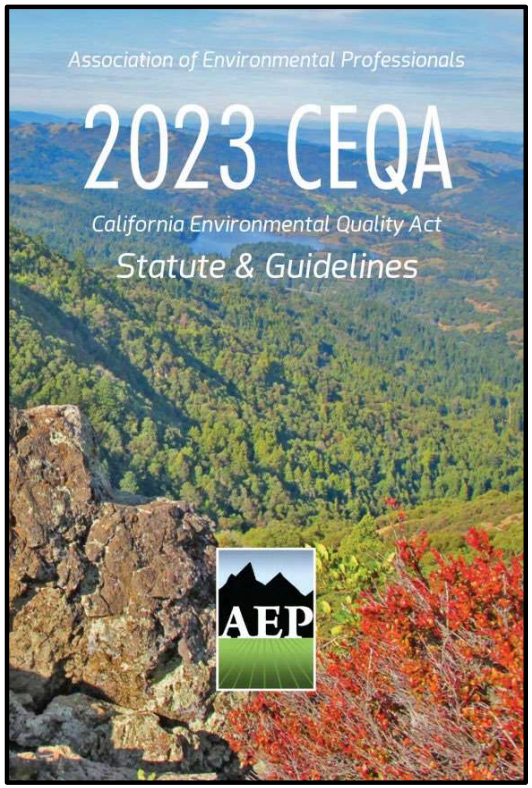
California Environmental Quality Act



1. Inform decision-makers and public about potentially significant physical effects on the environment.
2. Identify ways to avoid or significantly reduce environmental impacts.
3. Prevent significant avoidable impacts through feasible alternatives and/or mitigation.
4. If a project is approved with significant impacts, disclose to the public the reasons why.

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Purpose of a Scoping Meeting

To help determine the scope and content of the environmental information to be analyzed in the PEIR through consultation with:

- Responsible and trustee agencies
- Adjacent cities/counties
- Public transit agencies
- Interested organizations or individuals

This is an information-gathering meeting

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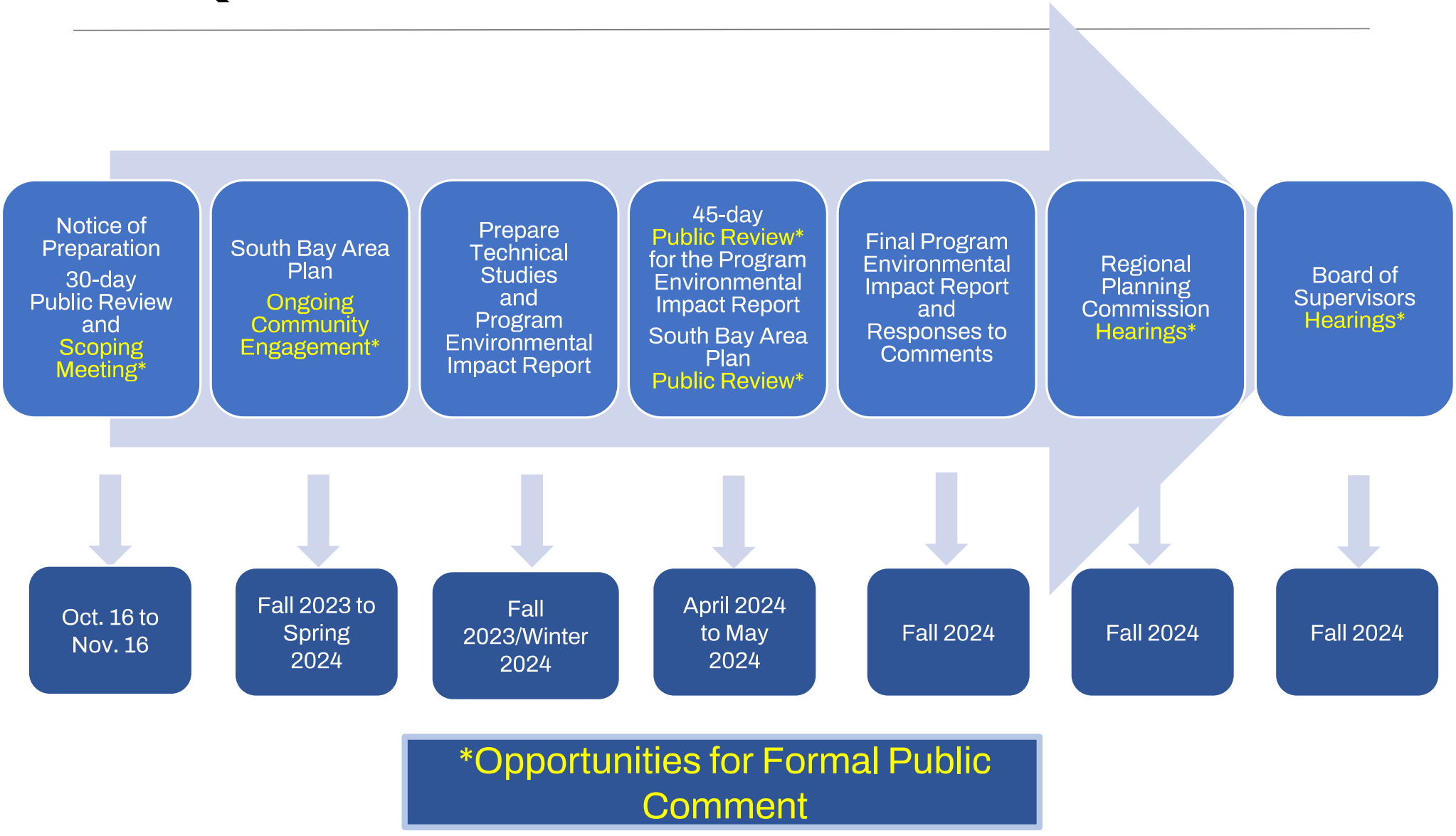
CEQA Process and Schedule



*Opportunities for Formal Public Comment

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Contents of the Program EIR

1. Environmental setting (baseline for impact analysis)
2. Project description and objectives
3. Direct, indirect and cumulative impacts analyses
4. Ways to avoid or reduce significant environmental impacts (mitigation measures & alternatives)
5. Effects not found significant
6. Organizations and persons consulted

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CEQA Environmental Topics

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems
- Wildfire

LA COUNTY PLANNING

south bay
AREA PLAN

Project Overview

LA COUNTY
PLANNING

South Bay Area Plan Project Overview

General Plan Amendment

- Establish the South Bay Area Plan as part of the LA County General Plan

South Bay Area Plan

- Areawide Goals and Policies
  - Land Use, Public Space and Recreation, Mobility, Environmental Justice, Climate Adaptation and Resiliency, Cultural and Historic Resources, and Economic Development
- Areawide Implementation Programs
  - Programs to implement the SBAP overarching goals and guiding principles
- Community-specific Chapters
  - Goals and policies unique to a specific community

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South Bay Area Plan Project Overview

General Plan Amendment

- Land Use Policy Map Updates
  - Incorporate proposed land use changes as identified in the Housing Element (e.g. General Commercial (CG) to Mixed-Use [MU])
  - Redesignate certain land uses to correspond to zoning (e.g. Residential 18 [H-18] to H-30 to correspond Limited Density Multiple Residence [R-3] zone)
  - Redesignate certain residential and commercial land uses to facilitate additional housing, including within West Carson TOD Specific Plan
  - Redesignate certain Light Industrial [IL] areas in West Carson to facilitate new commercial uses and reflect changing development patterns (e.g., Alpine Village and select parcels in the West Carson TOD Specific Plan area from IL to CG)

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South Bay Area Plan Project Overview

Update Zoning Maps

- Maintain consistency with General Plan Land Use Map changes described above
- Implement changes from Housing Element Update (e.g. Change zones to Mixed Use [MXD] to correspond to MU land use designation)
- Implement zone changes in West Carson Transit Oriented District (TOD) Specific Plan to maintain consistency with updated Land Use Policy Map
- Rezone Agricultural (A-1) parcels to Residential (R-1 and R-2) or Open Space (OS)

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South Bay Area Plan Project Overview

Amend Title 22, LA County Planning and Zoning Code

- Establish Planning Area Standards District
  - Area wide and community-specific standards
- Reorganize the West Carson TOD Specific Plan and streamline non-regulatory chapters
- Revise existing and create new development and/or design standards to:
  - Facilitate well-designed multi-family residential and mixed-use developments
  - Preserve existing affordable housing supply, such as existing apartments
  - Small neighborhood scale retail and commercial (e.g. Accessory Commercial Units) to promote food and services within walking distance of residences.

LA COUNTY PLANNING

south bay
AREA PLAN

Preliminary Draft

Land Use Map Changes

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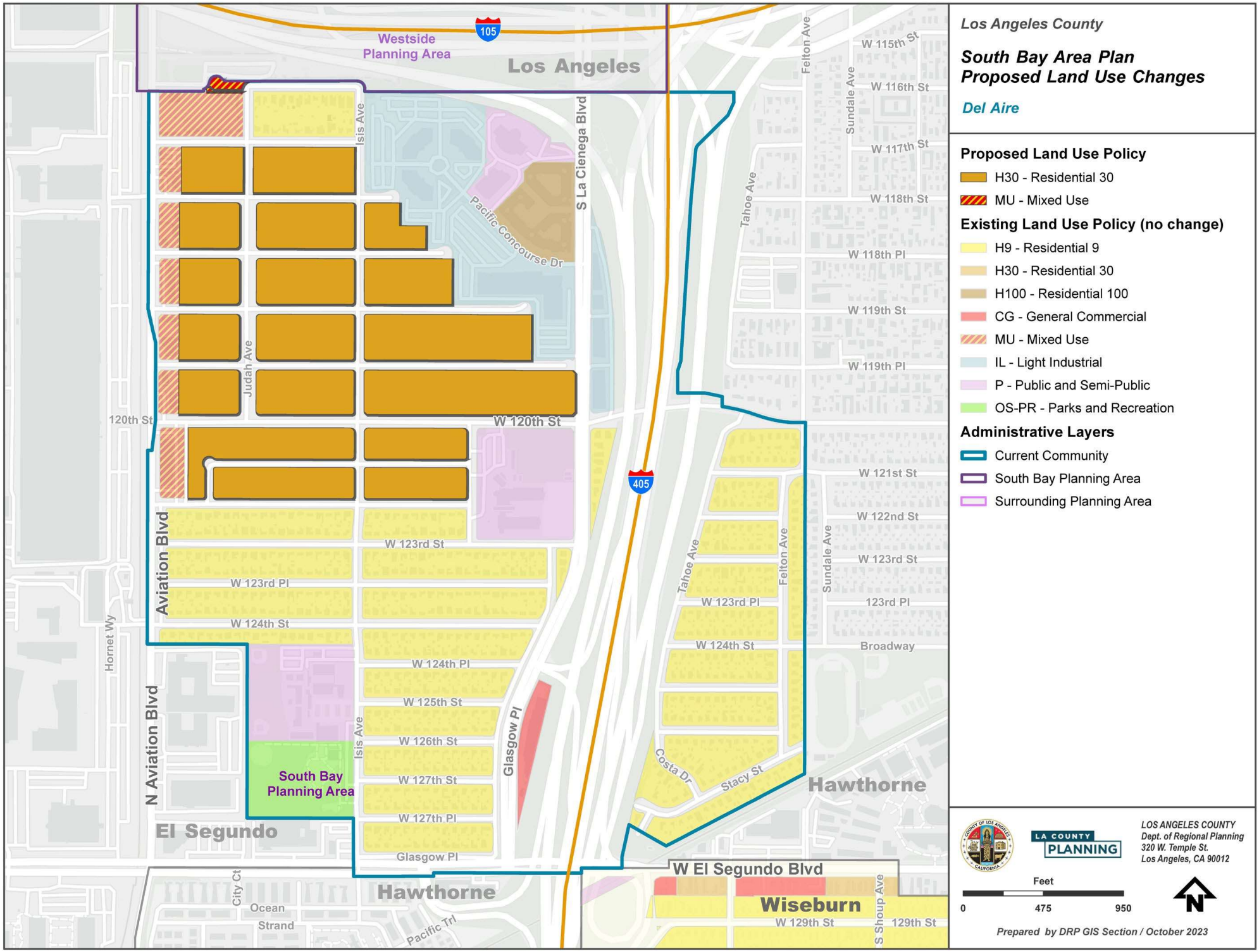

Los Angeles County

South Bay Area Plan Proposed Land Use Changes

Del Aire

Proposed Land Use Policy

- H30 - Residential 30
- MU - Mixed Use

Existing Land Use Policy (no change)

- H9 - Residential 9
- H30 - Residential 30
- H100 - Residential 100
- CG - General Commercial
- MU - Mixed Use
- IL - Light Industrial
- P - Public and Semi-Public
- OS-PR - Parks and Recreation

Administrative Layers

- Current Community
- South Bay Planning Area
- Surrounding Planning Area

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

LA COUNTY PLANNING

Feet

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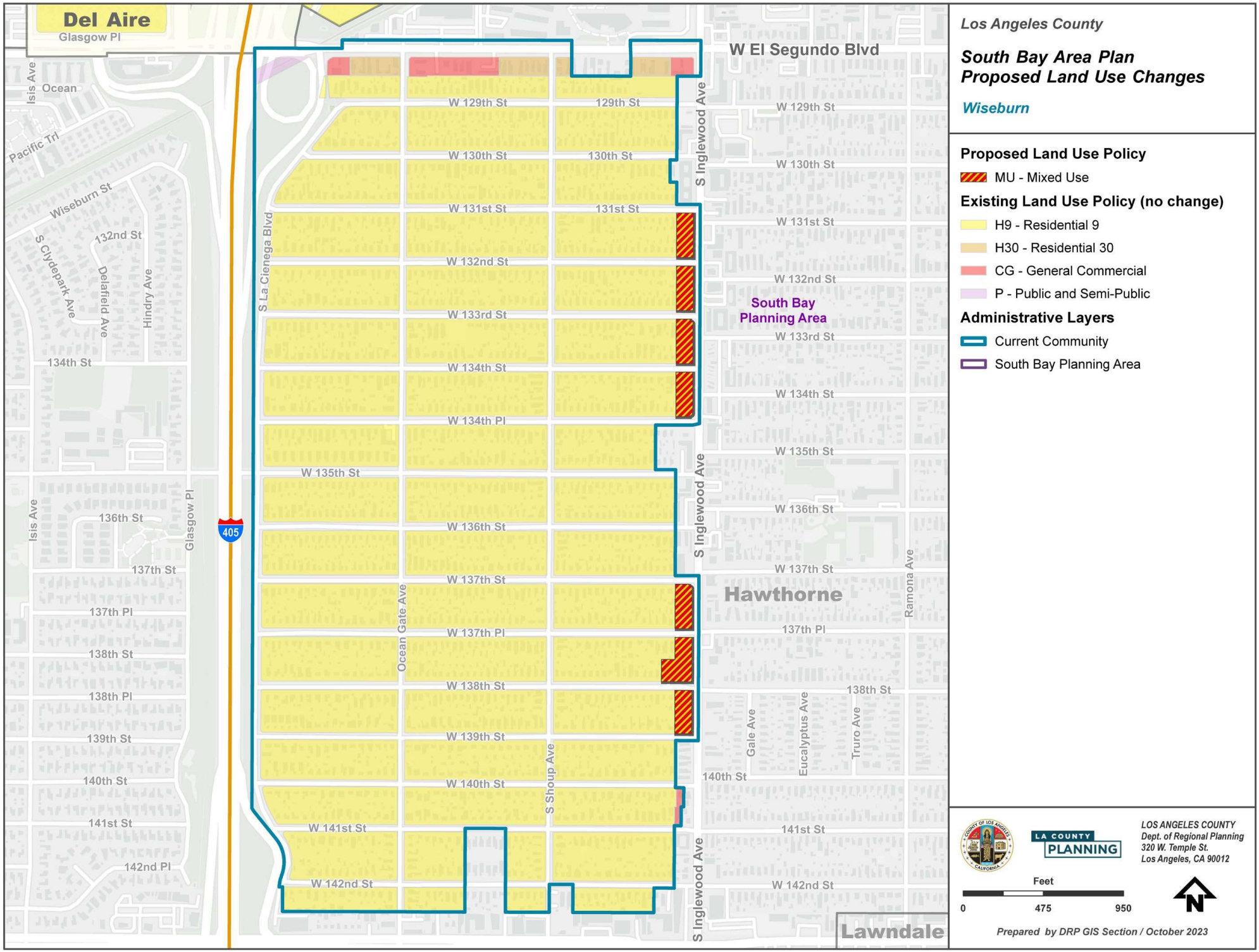
Prepared by DRP GIS Section / October 2023



Los Angeles County

South Bay Area Plan Proposed Land Use Changes

Wiseburn

Proposed Land Use Policy

- MU - Mixed Use

Existing Land Use Policy (no change)

- H9 - Residential 9
- H30 - Residential 30
- CG - General Commercial
- P - Public and Semi-Public

Administrative Layers

- Current Community
- South Bay Planning Area

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Los Angeles, CA 90012

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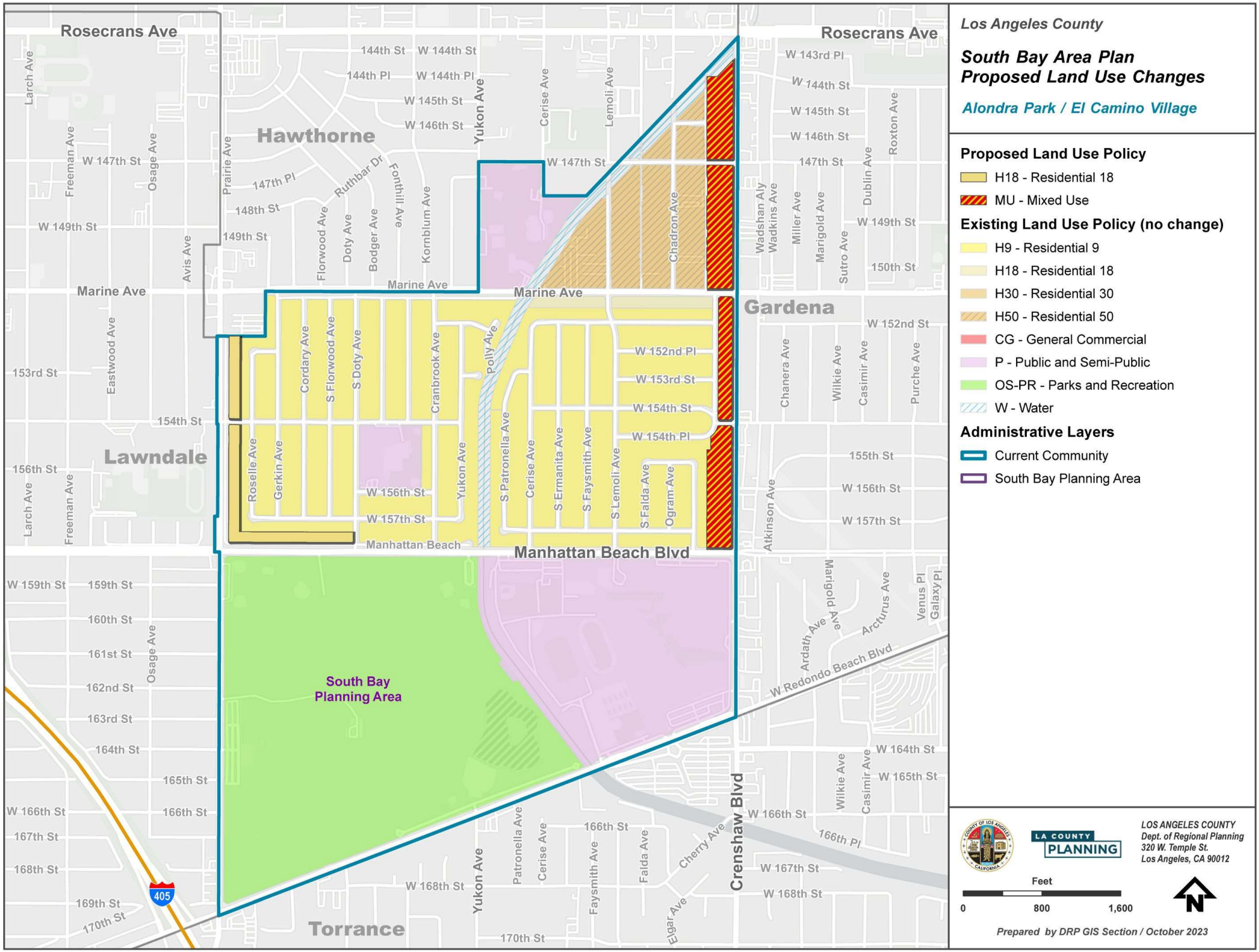

Los Angeles County

South Bay Area Plan Proposed Land Use Changes

Alondra Park / El Camino Village

Proposed Land Use Policy

- H18 - Residential 18
- MU - Mixed Use

Existing Land Use Policy (no change)

- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- H50 - Residential 50
- CG - General Commercial
- P - Public and Semi-Public
- OS-PR - Parks and Recreation
- W - Water

Administrative Layers

- Current Community
- South Bay Planning Area

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Dept. of Regional Planning
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Los Angeles, CA 90012

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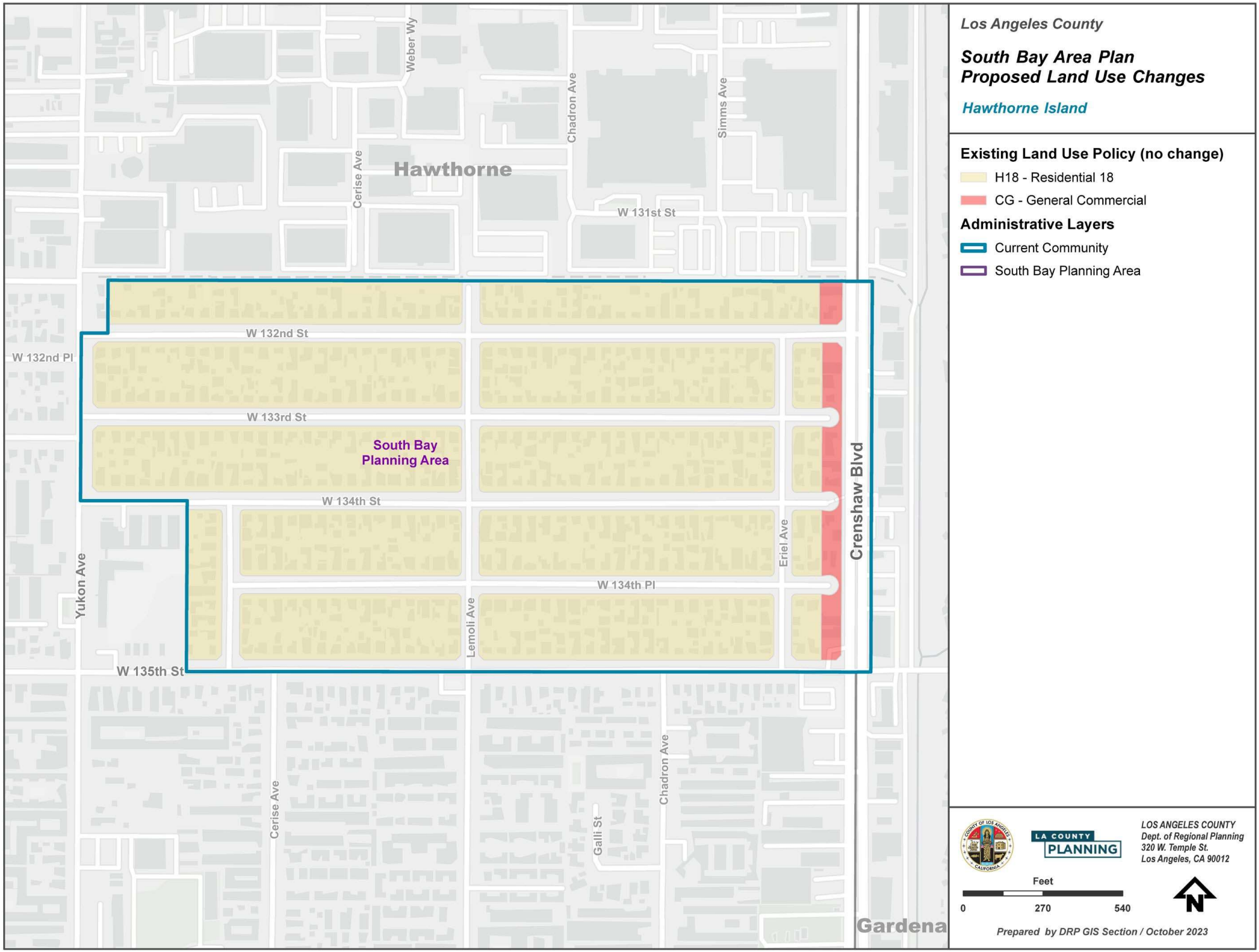

Los Angeles County

South Bay Area Plan
Proposed Land Use Changes

Hawthorne Island

Existing Land Use Policy (no change)

- H18 - Residential 18
- CG - General Commercial

Administrative Layers

- Current Community
- South Bay Planning Area

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Dept. of Regional Planning
320 W. Temple St.
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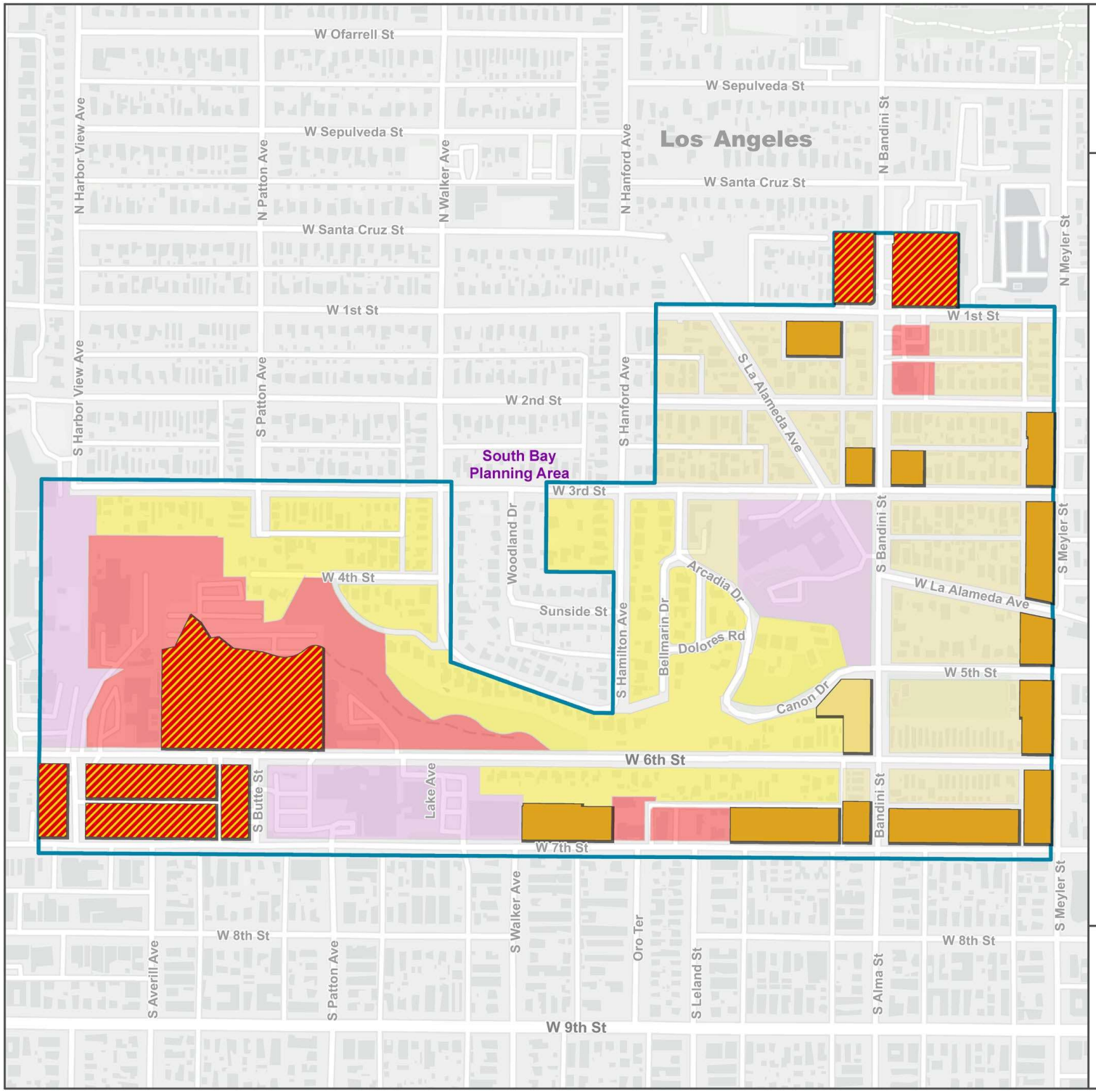

Los Angeles County

South Bay Area Plan Proposed Land Use Changes

La Rambla

Proposed Land Use Policy

- H18 - Residential 18
- H30 - Residential 30
- MU - Mixed Use

Existing Land Use Policy (no change)

- H9 - Residential 9
- H18 - Residential 18
- CG - General Commercial
- P - Public and Semi-Public

Administrative Layers

- Current Community
- South Bay Planning Area

LA COUNTY PLANNING

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320 W. Temple St.
Los Angeles, CA 90012

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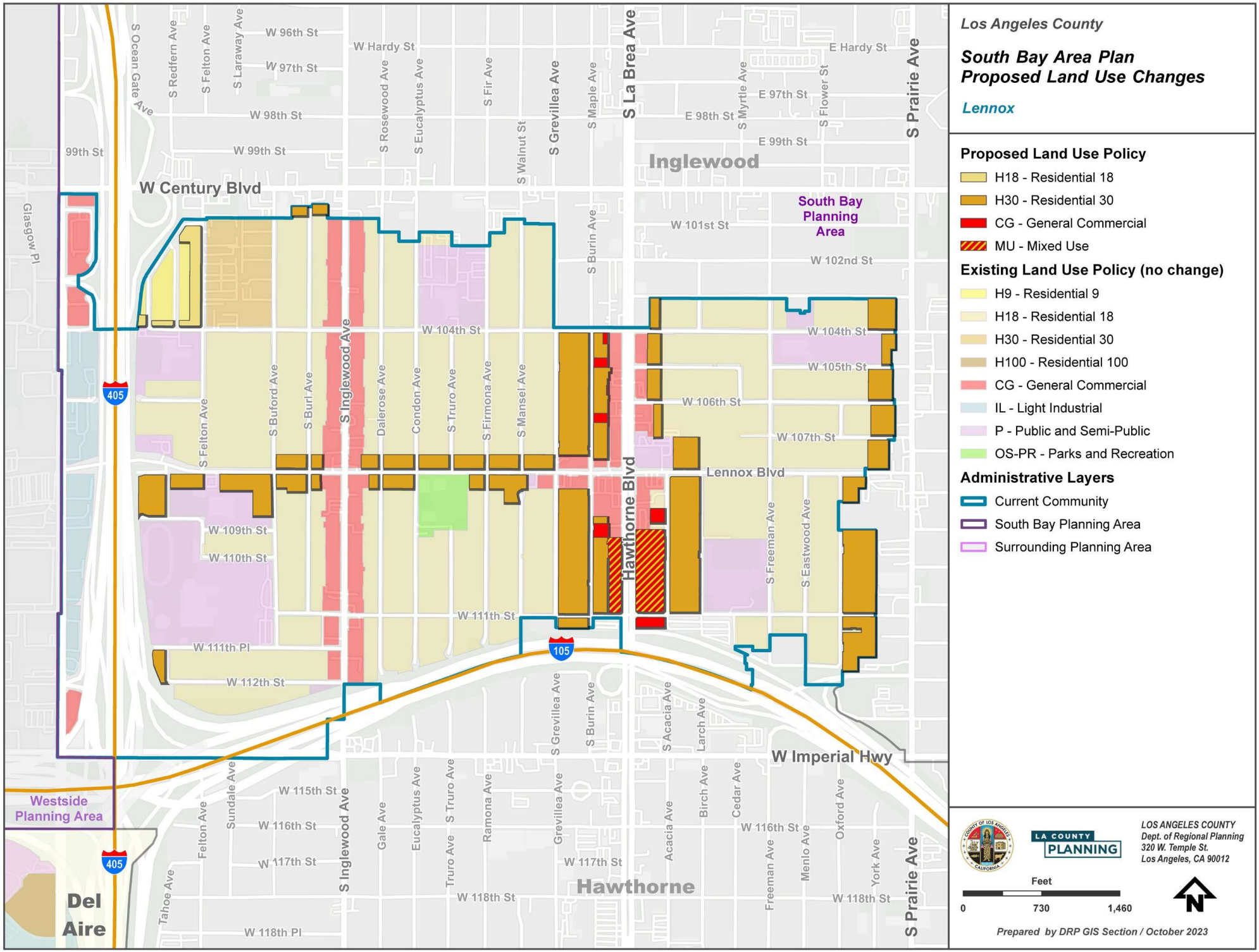

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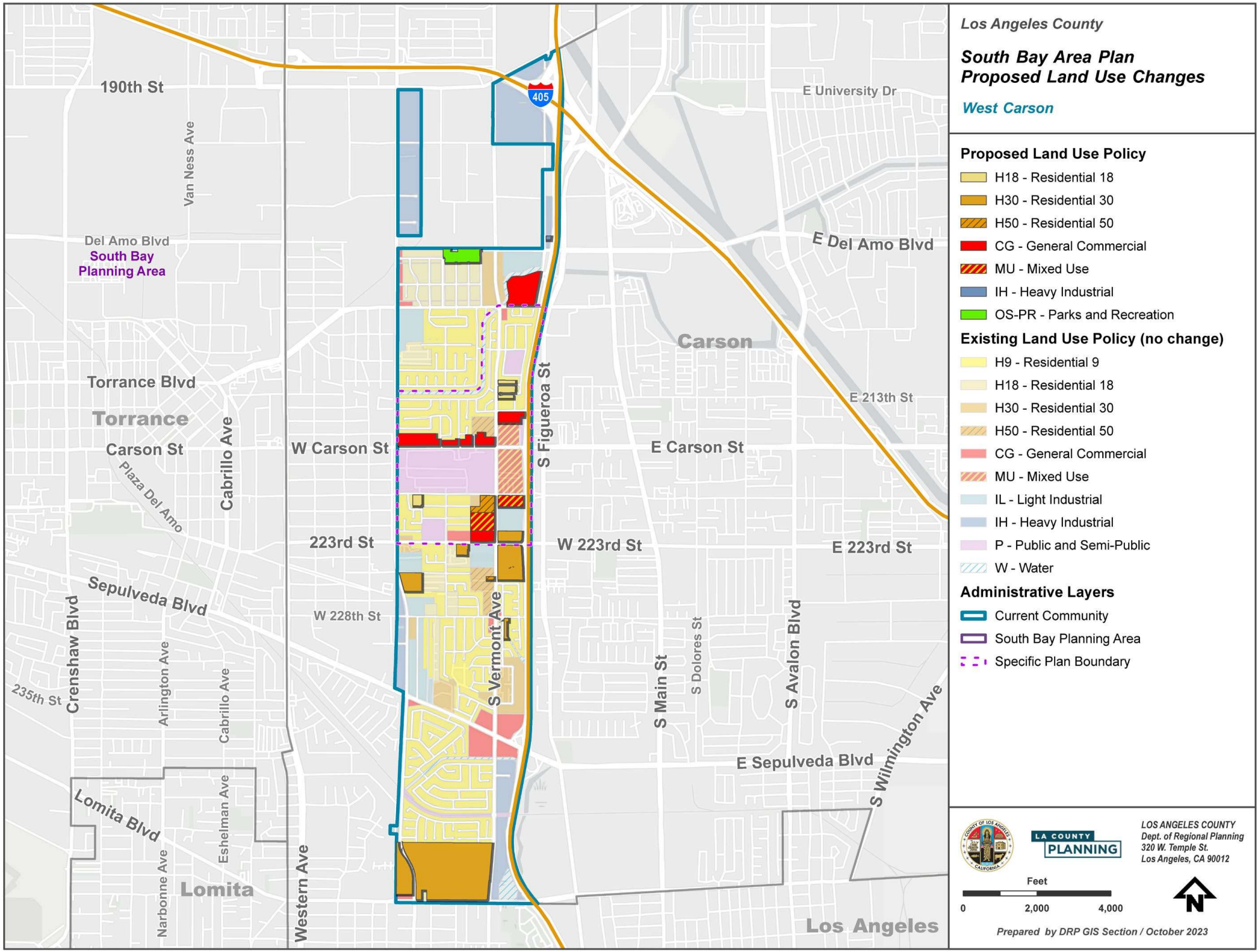

Los Angeles County

South Bay Area Plan Proposed Land Use Changes

West Carson

Proposed Land Use Policy

- H18 - Residential 18
- H30 - Residential 30
- H50 - Residential 50
- CG - General Commercial
- MU - Mixed Use
- IH - Heavy Industrial
- OS-PR - Parks and Recreation

Existing Land Use Policy (no change)

- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- H50 - Residential 50
- CG - General Commercial
- MU - Mixed Use
- IL - Light Industrial
- IH - Heavy Industrial
- P - Public and Semi-Public
- W - Water

Administrative Layers

- Current Community
- South Bay Planning Area
- Specific Plan Boundary

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

LA COUNTY PLANNING

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Los Angeles County

South Bay Area Plan Proposed Land Use Changes

Westfield / Academy Hills

Existing Land Use Policy (no change)

- H2 - Residential 2
- H5 - Residential 5
- H30 - Residential 30
- CG - General Commercial
- P - Public and Semi-Public
- OS-C - Conservation
- OS-PR - Parks and Recreation

Administrative Layers

- Current Community
- South Bay Planning Area

LA COUNTY PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Feet

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Prepared by DRP GIS Section / October 2023

Thank you for attending!

Public Comments/Questions

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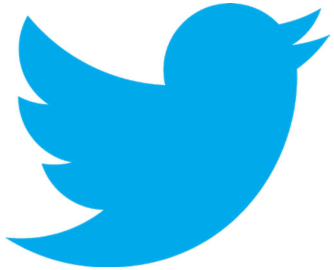
LA COUNTY PLANNING

Follow Us for SBAP Updates

planning.lacounty.gov/ceqa/notices

https://bit.ly/SouthBayAP



@LACDRP
@LACDRP_Espanol
@LACDRP_Chinese

LA COUNTY PLANNING

How to Provide Comments

Submit written comments on Draft PEIR by 5:30 PM on November 16, 2023

Thomas Dearborn, AICP, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012

SouthBayAreaPlan@planning.lacounty.gov

LA COUNTY PLANNING

From: Pol Schonhofer
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Draft Program Environmental Impact Report (PEIR)
Date: Wednesday, November 15, 2023 8:52:23 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather. I live here and my community is not reflected in this document.

From: dashms@yahoo.com
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan.
Date: Wednesday, November 15, 2023 8:40:27 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

I live here and my community is not reflected in this document.

Michael Dash

Sent from Yahoo Mail on Android

From:	Darcy Nourie
To:	South Bay Area Plan
Cc:	Neighborhood Del Aire
Subject:	Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan
Date:	Wednesday, November 15, 2023 10:24:27 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn,

I am a Del Aire resident on 121st Street and I do NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I DO want included in this plan is more green space, improved walking and bike infrastructure that increases street safety for my school age child to walk safely to and from her school, a grocery store, and space for community to gather like a small coffee shop.

I have lived here for 8 years and my community is not reflected in this document.

Jason and Darcy Nourie

Sent from my iPhone

From: debbie handrich
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan
Date: Thursday, November 16, 2023 4:19:59 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn

I am a Del Aire resident and I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan.

Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I have called home since 1971.

What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

My family has lived here for 53 years and my community is not reflected in this document.

Stop this!!
Debra Handrich
5504 W 120th St
Hawthorne, CA 90250

From: DRP Info
To: South Bay Area Plan
Subject: FW: South Bay Area Plan
Date: Monday, November 20, 2023 12:21:15 PM

Please see below.

Thanks,

ZOE AXELROD (she/her/hers)
SENIOR PLANNER, Operations & Major Projects (OMP)

From: Henry Blackwell <hdblackwell@yahoo.com>
Sent: Thursday, November 16, 2023 9:57 PM
To: DRP Info <info@planning.lacounty.gov>
Subject: South Bay Area Plan

CAUTION: External Email. Proceed Responsibly.

Hello,

I am a Del Aire resident and am just hearing about a proposal from the LA County Department of Regional Planning to change the zoning of over half of the Del Aire community which would allow the development of 30 unit properties in the residential neighborhood which would honestly destroy our neighborhood. After looking at your webpage I see that there is a CAS. Who are these "community leaders"? How were they selected? Shouldn't they be supporting the goals of the communities they are representing and not the goals of the (SBAP)?

They were supposed to be responsible for spreading awareness, which they obviously failed to do as I had to hear about this plan via the next door app.

Also, they are supposed to provide knowledge and perspective, which if they had, you would know that re-zoning our neighborhood will lead to overcrowding which no one in this neighborhood is ok with, that's a perspective from a resident of the neighborhood you plan on impacting.

Community Advisory Committee (CAC)

A Community Advisory Committee comprised of community leaders will serve to promote the goals of the South Bay Area Plan, spread awareness, provide local knowledge and perspectives, and build trust for adopting the South Bay Area Plan.

Respectfully,

Henry Blackwell, a deeply concerned resident of Del Aire.

From: ukuyoyo
To: South Bay Area Plan
Subject: FW:
Date: Wednesday, November 15, 2023 1:49:16 PM

CAUTION: External Email. Proceed Responsibly.

Trying to forward again... goofed email address 1st couple times

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: ukuyoyo <ukuyoyo@aol.com>
Date: 11/15/23 1:29 PM (GMT-08:00)
To: Thomas Dearborn <SouthBayAreaPlan@lacount.gov>
Cc: delaireneighborhood <delaireneighborhood@gmail.com>
Subject:

Dear Mr Dearborn,

I am a Del Aire resident of 40+ years. All these years I have been enjoying and sharing the comfort of friendly resident smile(s) and welcome(s) while making my safe neighborhood walks. This is what makes Del Aire our community of harmony. We are family!

Needless to say, I am against any proposed changes or disruptions to our already existing lifestyle, and implore that you consider our opinions.

Thank you,
J.C. Ancheta
124th Street, Del Aire

Sent from my Verizon, Samsung Galaxy smartphone

From: Tom Han-Hsiang Wu
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Feedback for Unincorporated Area Community Plan – Del Aire
Date: Wednesday, November 15, 2023 6:26:49 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I absolutely OPPOSE the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home.

What I would want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The poor timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows ulterior motives that could be more aligned with external/foreign business forces. This makes our community lose trust in you.

I live in Del Aire and my community is not well reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Tom Wu
5200 block on W 123rd St

From:	Rogelio Jeanellie Troconis-Labrada
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Feedback: Unincorporated Area Community Plan – Del Aire
Date:	Thursday, November 16, 2023 9:45:35 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home.

I am a disabled U.S. veteran, mother and wife with some mobility issues were not even the repair of entry to my residence has been repaired by the L.A. County after my request. Moreover, we recently bought here with tons of sacrifice at a very high market price only to provide a safe place for our 3 1/2 year old daughter and 8 month baby to grow while I received the most top notch VA healthcare benefits and military base access benefits in the nearby area. This will only make it more difficult for us. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety nearby our schools, a grocery store, and a space for the community to gather.

With the permitted ADU options we can contribute with the supply/demand housing issue in L.A., but this will destroy the community, and won't be cost-effective for our County, AT ALL. You will only cater to out of state and out of County developers that won't provide back to the L.A. community in any aspect. Our Wiseburn School District will be significantly impacted and with it, increased taxation and less recognition for it in our community. Under your name and administration. This won't only decrease safety for every-single aspect within our community , but will decrease a positive economic impact opportunities for the L.A. County.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing appears inconsiderate and unfair.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Jeanellie M. Labrada
5425 W 119th Place
Del Aire- Inglewood, CA 90304

Sent from Jeanellie's iPhone

From:	Brenda Denney
To:	South Bay Area Plan; delaireneighborhood@gmail.com; An, Ara
Cc:	homeswithval@gmail.com
Subject:	Fw: UNINCORPORATED AREA COMMUNITY PLAN-DEL AIRE FEEDBACK
Date:	Thursday, November 16, 2023 4:23:30 PM

CAUTION: External Email. Proceed Responsibly.

VERY CONCERNED CITIZEN,

I have been a resident of the Wiseburn tract formally Liberty Acres for over 67 years. I live at 4855 137th Street mid block. If I want to park on the street I need to plan hours in advance. What has taken place over the last 5 years is totally outrageous.

I'm a retired general contractor and remember doing business in this area, when every resident was required to have two off street parking spaces. That requirement is now nearly impossible, when you are allowing ADU's to be constructed, to any that asks and gives you MONEY $$$.

The illegal weed shop on the corner of 137th Street and Inglewood Ave, we were told numerous times it would be closed. That STILL HAS NOT HAPPENED. I guess MONEY $$$ talks on this issue as well. This shop cause not only parking, but multiple safety concerns.

Now I understand that a six story apartment building is being proposed on W 137th Place and Inglewood Ave. Where do you expect all THESE cars to park? Oh, I guess you don't care as long as it brings you MONEY $$$.

We already have limited support for safety in our area. Adding more housing, is DEFINITELY NOT the answer. Just more trouble.

Please do not let this re-zone happen in our area.

Thank you for your attention.

William and Brenda Denney

bdenney40@yahoo.com

From:	Bob & Val Hawks
To:	South Bay Area Plan
Subject:	Fw: Unincorporated Area Community Plan –Wiseburn Feedback
Date:	Monday, November 20, 2023 4:56:43 PM

CAUTION: External Email. Proceed Responsibly.

Not sure if this went through. I came back as undeliverable

----- Forwarded Message -----
From: Bob & Val Hawks <bobvalhawks@yahoo.com>
To: Eddie Urenda <eurenda@gmail.com>
Sent: Friday, November 17, 2023 at 07:25:41 PM PST
Subject: Fw: Unincorporated Area Community Plan –Wiseburn Feedback

Eddie
Did this go through? I show it bounced/
Bob

----- Forwarded Message -----
From: Bob & Val Hawks <bobvalhawks@yahoo.com>
To: Ara An <aan@bos.lacounty.gov>; SouthBayAreaPlan@planning.lacounty.gov <southbayareaplan@planning.lacounty.gov>; board@wiseburnwatch.club <board@wiseburnwatch.club>
Sent: Friday, November 17, 2023, 7:22:46 PM PST
Subject: Unincorporated Area Community Plan –Wiseburn Feedback

- Hi I am a Wiseburn resident and would like to submit my comments on the draft of the Program Environmental Impact Report (PEIR) that has been published:

First from from what I understand they are rezoning Inglewood ave to allow for more housing and business but not including parking facilities for the new buildings?? We already have limited to no parking in Wiseburn. Any new structures must have parking for the tennants within that building. Was the community asked for their feedback prior to setting this up?
another note on this would be we in CA live in a costal desert and it's been that way prior to any of us being here yet we continually are building more housing and adding ADU's etc. We may be in a temporary non drought situation but I gurantee we will be back to having to cut water usage and if we don't we residents will get fined and then threatened with flow restrictors etc. the FIRST thing that needs to happen is business 101. build the infrastructure first. have more water storage and increase the electric grid. That is #1 on the to do list.
As far as Inglewood Ave I move to have it like Main street in El Segundo. Many stop signs or lights between El Segundo blvd and Rosecrans. Slow the traffic WAY down. Mom and pop business, resturants etc are good. NO pot shops. On that note we were told emphatically that the pot shop at 13705 Inglewood would be gone by the end of March 2023? Gee, I want some suplimental income so i should turn my home into a pot shop and by the time you get around to fining me or closing me down I'll be 6 feet under.
This is Bob hawks
4878 W 132nd street

From: Frances Lee
To: South Bay Area Plan
Subject: Fw:
Date: Sunday, November 19, 2023 7:16:51 PM

CAUTION: External Email. Proceed Responsibly.

-
Attention Thomas Dearborn

I am a Del Aire resident and I donot support the Draft Program Environmental Impact Report(PEIR) for the unincorporated Area Community Plan to rezone half of Del Aire to H30. Once again you have tried to sneak by your plans for our neighborhood without our approval. History is being repeated taking chunks of our neighborhood for your agenda. Past history 405, 105, Metro, apartments on. Aviation/ 116th and new developments on Aviation. I was told by our supposed past representative that it didn't matter what the community wanted they were going to do it anyway. So we will fight you to keep our neighborhood in tack even though in my mind it is already a done deal. I spent years on various committees to stop the destruction of our neighborhood trying rezoning etc. and it happened anyway. I was once told by one of our representatives that it didn't matter if the community wanted it was going to happen. I and other members of our community are Registered Voters and Taxpayers where is our representation!!

Del Aire is an Incorporated area, and this is another example of having no represenatation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. I am a Registered Voter and Taxpayer of Del Aire and I feel our community has never been represented.

The timing of presenting yhis issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.
I live in Del Aire and my community is not reflected in this plan/ I ask that this proposal be denied.

Frances Lee
5456 W. 116th Street
Inglewood, CA 90304

I live in Del Aire and my community is not reflected in this plan/I ask that this proposal be denied.

Frances S. Lee
56456 W. 116th Street

Inglewood, CA 90304

From:	Rachael Smith
To:	South Bay Area Plan
Subject:	Fwd: Attn: Thomas Dearborn
Date:	Saturday, November 25, 2023 11:59:21 AM

CAUTION: External Email. Proceed Responsibly.

Begin forwarded message:

From: Rachael Smith <rachaeljmsmith@gmail.com>
Date: November 25, 2023 at 11:14:36 AM PST
To: southbayareaplan@planning
Cc: delaireneighborhood@gmail.com, aan@bos.lacounty.gov
Subject: Attn: Thomas Dearborn

Dear Mr Dearborn,

As a resident of Del Aire, I am writing to OPPOSE the change of zoning of Del Aire that will allow people to build 30 unit buildings across our residential neighborhood.

Thank you reading.

Rachael Smith

From: Jesus Franco
To: South Bay Area Plan; An, Ara
Subject: Fwd: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 4:37:00 PM

CAUTION: External Email. Proceed Responsibly.

Subject: Unincorporated Area Community Plan – Del Aire Feedback

Attn:Thomas Dearborn:

I am a Del Aire resident and I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

Our family has lived in Del Aire for the past 14 years and we moved here for its small community environment, its school district and the wonderful people who live here. We can't emphasize ENOUGH that OUR community is not reflected in this plan/document. We ask that this proposal be DENIED.

You can take your plans and build these homes next to your own home, and the homes of every city official that supports theses types of projects within residential communities just to benefit yourselves and the developers.

Thank you,

Jesús Franco
5253 W 125th Street
Del Aire, CA 90250

From: peter carian
To: South Bay Area Plan
Cc: Del Aire Neighborhood; An, Ara
Subject: High density re-zoning is not appropriate for Del Aire CA
Date: Wednesday, November 15, 2023 8:44:08 PM

CAUTION: External Email. Proceed Responsibly.

Mr. Thomas Dearborn:

We are long-time Del Aire residents and do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. We are still digesting the re-zoning to R2 and its increased reliance on public streets for residential parking.

Commercial zoning including apartments along Aviation Blvd is appropriate as long as set-backs are required to space these projects so they do not tower over single-family residences.

What we would like included in this plan is more green space such as the abandoned rail right-of-way along Aviation Blvd, improved sidewalks that are wheelchair-friendly, and bike lane expansions that increases street safety.

The timing of presenting this issue to us the day before the public comment period is closing is also unacceptable.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied, and a more inclusive one drafted and presented.

Thank You,

The Peter Carian family

5514 West 118th Place

Del Aire CA 90304

From:	George Irwin
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Insane proposal to destroy our Neighborhood!
Date:	Wednesday, November 15, 2023 1:54:35 PM

CAUTION: External Email. Proceed Responsibly.

I just heard of your plans to destroy my neighborhood and surrounding area with a blitz attack of developing 30 unit buildings. You must be insane to even voice such an attack on middle America. People strive to live in a Neighborhood such as ours, as it is the American Dream to live in a single family residential area and be able to raise a family in such a setting and hopefully pass that home to their children and hopefully grandchildren.

Drop this Socialist plan immediately and go start an annexation of Beverly Hills, with their larger lots and adjoin it to West Hollywood! Leave Del Aire alone!

Very angry, George Irwin, from Del Aire for forty-six years.

Sent from my iPhone

From:	Fred Bontemps
To:	HollyJMitchell@bos.lacounty.gov; South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	LA County Department of Regional Planning rezone Del Aire
Date:	Tuesday, November 21, 2023 1:05:28 PM

CAUTION: External Email. Proceed Responsibly.

Los Angeles County Supervisor Holly Mitchell

I am a Del Aire resident, and I am reaching out because I do not support the Department of Regional Planning's proposed plan to rezone over half of Del Aire to be able to build 30-unit apartments.

YOU are our elected representative and we do not feel represented in this plan. We have participated in multiple community engagement activities with the Department of Regional Planning and rezoning of this magnitude was never even mentioned.

We are aware of the housing crisis and that we are along a Metro stop, and we understand that some additional housing is needed. However, rezoning our entire neighborhood is not the answer. Unincorporated communities are already under-resourced and under-represented by design. Please do not give us no voice in a plan that would break down the fabric of our community.

Regards,
Fred Bontemps

From:	thephotoq
To:	South Bay Area Plan
Subject:	Los Angeles County Department of Regional Planning, Attention: Thomas Dearborn
Date:	Wednesday, November 15, 2023 9:41:42 AM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan.

Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. The school is already at capacity, the streets already have people speeding. 122nd Street, which is NOT a direct thoroughfare, already has speeding commuters making shortcuts. We have had several heart-stopping close calls with children and cars. I have seen cars blow through stop signs WITH A CROSSING GUARD IN THE STREET and children entering the crosswalk. The Metro station has become unusable from a lack of security, multiple families have been accosted trying to walk home from the station, there have even been muggers claiming to be armed and demanding wallets & phones in broad daylight. How can we multiply the density ten fold and not address the safety and integrity of this community?

I do understand the need for more housing in Los Angeles, but sneaking it in as a footnote is a despicable concession to money grabbing developers.
At the minimum the plan needs to develop more green space (our local park is regularly beyond capacity), improved walking and bike infrastructure that increases street safety (we have had fatalities on Aviation), a grocery store, and space for community to gather.

I live here and my community is not reflected in this document.

Alexander Quel

From: susanfthern@aol.com
To: South Bay Area Plan
Cc: Del Aire Neighborhood; An, Ara
Date: Thursday, November 16, 2023 12:22:33 PM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

  I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Susan Gulick
5537 W. 124th St
Hawthorne, CA 90250

From: Catherine Stillinger
To: South Bay Area Plan
Date: Thursday, November 16, 2023 10:24:32 AM

CAUTION: External Email. Proceed Responsibly.

I have been a Del Aire resident for 40 years. We bought into this neighborhood to give my children some semblance of what I experienced as a child. I was devastated to hear that my peaceful and safe community might be turned into apartments and all the negativity that inherently comes with transient living. We all care about each other as neighbors and it would be a travesty to disrupt something this special.

Catherine Stillinger
5534 W 123rd Pl, Hawthorne, CA 90250.

From: Eduardo Paredes
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Date: Wednesday, November 15, 2023 7:59:09 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

I live here and my community is not reflected in this document.

From: Brian Campana
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Date: Wednesday, November 15, 2023 6:49:47 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

I live here and my community is not reflected in this document.

Brian S. Campana and family

From: Catherine Stillinger
To: South Bay Area Plan
Date: Wednesday, November 15, 2023 4:48:56 PM

CAUTION: External Email. Proceed Responsibly.

I am a resident of Del Aire and was shocked to hear of the re- zoning plans for my community. I moved here when my son was 4 years old. He is 41 now. I wanted a neighborhood which gave some semblance of how it was when I grew up. Please do not take away that idea from my grandchildren! We all love our safe community and can't bear the thought of losing it. Catherine Stillinger 5534 W 123rd Pl, Hawthorne, CA 90250.

From: Oliver Buchanan
To: South Bay Area Plan; delaireneighborhood@gmail.com
Date: Wednesday, November 15, 2023 11:12:25 AM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

  I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  Thank you,
  Oliver Buchanan
- 5513 W 123rd Place, Del Aire

From: irwin m
To: South Bay Area Plan
Date: Monday, November 20, 2023 2:32:23 PM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident, and I am reaching out because I do not support the Department of Regional Planning's proposed plan to rezone over half of Del Aire to be able to build 30-unit apartments.

YOU are our elected representative and we do not feel represented in this plan. We have participated in multiple community engagement activities with the Department of Regional Planning and rezoning of this magnitude was never even mentioned.

We are aware of the housing crisis and that we are along a Metro stop, and we understand that some additional housing is needed. However, rezoning our entire neighborhood is not the answer. Unincorporated communities are already under-resourced and under-represented by design. Please do not give us no voice in a plan that would break down the fabric of our community.

Sent from the all new AOL app for iOS

From:	Steven Reisig
To:	HollyJMitchell@bos.lacounty.gov; South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Modify/Deny planned rezoning
Date:	Sunday, November 19, 2023 6:48:30 AM

CAUTION: External Email. Proceed Responsibly.

I am a neighboring Del Aire resident, and I am reaching out because I do not support the Department of Regional Planning's proposed plan to rezone over half of Del Aire to be able to build 30-unit apartments.

YOU are our elected representative and we do not feel represented in this plan. We have participated in multiple community engagement activities with the Department of Regional Planning and rezoning of this magnitude was never even mentioned.

We are aware of the housing crisis and that we are along a Metro stop, and we understand that some additional housing is needed. However, rezoning our entire neighborhood is not the answer. Unincorporated communities are already under-resourced and under-represented by design. Please do not give us no voice in a plan that would break down the fabric of our community.

--
Steve Reisig

From: John Eaton
To: South Bay Area Plan
Cc: delaireneighborhood@gmai.com; An, Ara
Subject: NEW ZONING
Date: Thursday, November 16, 2023 2:32:57 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn (**SouthBayAreaPlan@planning.lacounty.gov**):

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for the community to gather.

Additionally, I am an electrical contractor here in Del Aire, and I am familiar with new building codes related to electrical appliances, EV charges and so on. We are fortunate enough in this neighborhood to not have had to deal with brownouts and blackouts too often. Although they have been increasing recently due to the demand on the existing power grid. I am very concerned with the increased demand and its impact on our neighborhood. Like many of you at the county level, SCE is much less concerned with our area compared to keeping up with the overbuilding in PV, Manhattan, Hermosa and Redondo Beaches, who experience blackouts constantly.

I live here and my community is not reflected in this document.

From: John Eaton
To: South Bay Area Plan
Cc: delaireneighborhood@gmai.com; An, Ara
Subject: NEW ZONING
Date: Thursday, November 16, 2023 2:46:24 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn (**SouthBayAreaPlan@planning.lacounty.gov**):

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for the community to gather.

I have lived in this neighborhood for the better part of 40 years. I am raising a family in this neighborhood. I have watched this neighborhood develop into an extremely desirable place in the South Bay. And each month new, young families move into this neighborhood looking to get out of apartments and townhomes to become part of something bigger, THIS NEIGHBORHOOD.

Rezoning in this fashion would no doubt damage this neighborhood and its residents. It only serves to benefit big developers and the pockets of council members and board members who help to push their agendas.

I live here and my community is not reflected in this document.

--
John Eaton
Vice President
Electric City
Lic. #715318
310-613-4684

From: Christina Jansen
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: NO on Rezoning Del Aire!
Date: Thursday, November 16, 2023 2:40:40 PM

CAUTION: External Email. Proceed Responsibly.

To Whom it May Concern,

I am a resident of the unincorporated area of Los Angeles County, Del Aire. The plan to change the zoning of half of the Del Aire neighborhood needs to be stopped! It is not acceptable to deceit the residents and not allow us a say in this horrible plan. Del Aire needs to remain a charming, quiet neighborhood where family's can raise children peacefully. This plan to allow the development of these large units will overcrowd the neighborhood, allow trash to accumulate, and risk the safety of our quiet neighborhood. This plan will also risk decreasing the property value of the southern half's single family homes of Del Aire. Once again the residents of Del Aire do not stand for this plan to change the zoning of half of our neighborhood, you will not take away the charm, risk the safety and increase the density of the neighborhood!

Thank you,
Christina

From: Bianca Ray
To: South Bay Area Plan; delaireneighborhood@gmail.com
Subject: NO to Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan.
Date: Thursday, November 16, 2023 7:10:56 AM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire/ Wiseburn resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan.

I strongly think this program will negatively impact our schools, neighborhoods and quality of life!

Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

Please do not move forward
Bianca

From: Lucy Severns
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: NO to new zoning in Del Aire
Date: Wednesday, November 15, 2023 9:39:59 AM

CAUTION: External Email. Proceed Responsibly.

To Thomas Dearborn

I attended the Del Aire Neighborhood Meeting last night and was floored by the proposal to re-zone half of Del Aire to H30. I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Re-zoning Del Aire would turn the neighborhood into one big apartment complex, allowing massive buildings to go up. 30 units on one acre is unfathomable. This is clearly a developers dream and not at all benefiting the community. Our neighborhood is a tight-knit community of families and single-family homes.

What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

I live here and my community is not reflected in this document.

We are an unincorporated area and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

Furthermore the timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I ask that this proposal be denied.

Thank-you,

Lucy Severns

5313 W 119th Street Del Aire 90304

From: Helena Jackson
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: NO!!! Re Zoning of Del Aire
Date: Thursday, November 16, 2023 7:05:03 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Dearborn,
How many family residential homes will you demolish and how many residents and homeowners will you displace to put up all these 30 Unit apartment buildings in Del Aire???? Del Aire is not that big. We are a small, quaint and quiet neighborhood. All of you committee and department people who clearly don't live here….your parents and family must be so proud.
Helena Jackson
Del Aire Homeowner

Sent from my iPhone

From: Mirna Ruvalcaba
To: South Bay Area Plan
Subject: No On The Unincorporated Area Community !!
Date: Wednesday, November 15, 2023 8:15:45 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

I live here and my community is not reflected in this document.

From: Lori Cazares
To: South Bay Area Plan
Cc: DelAireNeighborhood@gmail.com
Subject: No REZONING
Date: Thursday, November 16, 2023 12:51:56 PM

CAUTION: External Email. Proceed Responsibly.

THis is ridiculous! No rezoning in Del Aire!
Sent from my iPad

From: John Evans
To: South Bay Area Plan
Subject: No to H30 zoning in Del aire
Date: Thursday, November 16, 2023 7:37:37 PM

CAUTION: External Email. Proceed Responsibly.

Attention: Thomas Dearborn
320 West Temple Street, Rm. 1362
Los Angeles, CA 90012

Your plan to convert our neighborhood into a high density housing zone is appalling and incredibly frustrating to hear. I think it is a miserable idea and despicable that you and the county would try to push this agenda on us, an unincorporated area, where we have no city representatives to fight for us.

There are thousands of other, unincorporated areas of Los Angeles County where developers can build 10 story apartment buildings. I know there's a small bit of empty space between Santa clarita and palmdale that's fairly cheap. Try building your high density utopia up there, where it doesn't drag down our real estate values, crowd our streets, and burden our services (which are already borderline nonexistent)

I know this sounds alot like the NIMBY (not in my backyard) argument, and that's because it is. Perhaps you're hearing that alot. I'd advise you to take it to heart. If everyone has the NIMBY attitude, maybe the idea is just bad.

Pissed off homeowner who fled LA city during covid nonsense,
John Evans
5509 W 122nd Street

From: richard tucker
To: South Bay Area Plan
Subject: No to expansion of zoning in Del Aire
Date: Wednesday, November 15, 2023 10:31:14 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn,

I have been made aware that the zoning board is looking to expand 1/2 of del aire to allow to build 30 unit buildings. I'm not sure where this idea came from or who thought this was a good idea, but adding the potential for exponential population increase into this small area will kill the charm and vibe of the neighborhood. Adding more kids to the school district will have a negative impact on what makes the Wiseburn school district so great. I have owned in Wiseburn and Del Aire, and lived in this area my entire life. No one that has grown up here thinks this is a good idea. Parking is already an issue north of 120th st. Please help this make sense to me. I don't see this as anything other than a cash grab for property taxes and or another instance of wealthy developers "lobbying" bribing someone to allow them to buy up land and build more monstrosities of condos. The Del Aire neighborhood association resoundingly rejects this proposal. Please kill it and move on.

Thank you.

From:	Cathy Perris
To:	South Bay Area Plan
Subject:	Not in support
Date:	Wednesday, November 15, 2023 8:22:31 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Cathleen Perris
W. 124th Street, Del Aire, CA 90250

From:	Libby Bretthauer
To:	South Bay Area Plan
Cc:	An, Ara; Del Aire Neighborhood; HollyJMitchell@bos.lacounty.gov
Subject:	OPPOSE - Del Aire Unincorporated Area Community Plan
Date:	Thursday, November 16, 2023 10:04:44 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

My family owns a home in Del Aire and we OPPOSE the Draft Program Environmental Impact Report (PEIR) as it is currently written for the Unincorporated Area Community Plan that would re-zone half of Del Aire to H30.

I work in local government and understand the pressures from Sacramento to allow for more density and housing. However, **the proposed boundary of 122nd makes no sense with the grade school at 122nd & Hindry**. As it is, Del Aire Elementary cannot handle all of its school traffic and our streets south of 120th are regularly used for parking. We live on the south side of 122nd Street and are used to parents parking on our street for dropoff/pickup, kids walking/biking every day to school, and overflow parking in our neighborhood for evening events and weekend soccer games.

What our community really needs is improved walking and bike infrastructure that increases street safety. In fact, we received a letter last week from LA County Public Works informing us of new speed cushions being installed on our block to improve safety based on their study. Adding more density and cars between 120th and 122nd would make it more unsafe and ruin the quality of life in our tight-knit neighborhood.

Lastly, I am appalled that there was no public noticing of this zoning change and we weren't given the opportunity to learn about the County's plans more than a day before the public comment period ends. In the city I work for, we always mail letters to property owners in and adjacent to significant changes like this. This is yet another example of having no representation for our unincorporated community.

We ask that this proposal, as currently written, be denied and the Del Aire community be given the opportunity to provide input for our future.

Thank you,
Libby Bretthauer-Long
5318 W. 122nd Street

From:	Isabel Giovati
To:	South Bay Area Plan
Cc:	DelAireNeighborhood@gmail.com; An, Ara
Subject:	Objection to Del Aire Rezoning
Date:	Friday, November 17, 2023 9:15:54 AM

CAUTION: External Email. Proceed Responsibly.

I am a resident at 5426 West 118th Place in Del Aire, and I cannot express my objection to your zoning plan more firmly.

Unrefutably, I am NOT in favor of your plan.

Thank you,
Isabel Giovati

Isabel Giovati
Office Manager
Meadows Elementary School
Office: (310) 318-7345 ext 5661
Fax: (310) 303-3809

MANHATTAN BEACH UNIFIED SCHOOL DISTRICT E-MAIL DISCLAIMER. This communication and any documents, files, or previous e-mail messages attached to it constitute an electronic communication within the scope of the Electronic Communication Privacy Act, 18 USCA 2510. This communication may contain non-public, confidential, or legally privileged information intended for the sole purpose of the designated recipient(s). The unlawful interception, use or disclosure of such information is strictly prohibited under 18 USCA 2511 and any applicable laws.

From:	Judd Frazier
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; Holly Frazier
Subject:	Oppose Zoning Change to Del Aire
Date:	Wednesday, November 15, 2023 9:23:01 AM

CAUTION: External Email. Proceed Responsibly.

Hello Mr Dearborn,

My name is Judd Frazier. I live at 5447 W. 122nd street, Hawthorne CA 90250.

I vehemently oppose changing the zoning to our little neighborhood to allow for large unit decelopment, for a host of reasons.

Having grown up in Los Angeles I have watched leadership fail decade after decade to plan for sustainable growth, particularly around public transit. Now as the entire county/city looks to increase housing density, with no plan to deal with public transit, which is already one of the worst in the country, this problem will explode.

Additionally our little neighborhood is not setup to deal with large unit housing, in regards to public safety services (as well as all services), as we are in unincorporated LA County.

Thank you for your time and I strongly urge you to keep our zoning as it is.

- Judd

From: carlos granda
To: South Bay Area Plan
Subject: Opposed
Date: Thursday, November 16, 2023 8:33:07 AM

CAUTION: External Email. Proceed Responsibly.

Hello
To whom it may concern
I am voicing opposition on this new rezoning proposal for Del Aire I have lived on 1 22nd St., for 32 years
Thanks
Carlos Granda

Sent from my iPhone

From: Robert Stephenson
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Opposition to Del Aire Zoning Update
Date: Wednesday, November 15, 2023 9:58:00 AM

CAUTION: External Email. Proceed Responsibly.

To Mr. Dearborn,

I'm writing to express my opposition to the plan announced last night at the Del Aire meeting, when LA County Department of Regional Planning (DRP) announced that it is planning to change the zoning of over ½ of Del Aire to allow people to develop 30-unit properties across Del Aire from 117th to 122nd street by Anza Elementary. I live on 123rd Place, and have lived here with my family for 5 years. This plan would destroy the neighborhood feel of Del Aire, make parking difficult, and increase traffic. Children, including my own, benefit from being able to play outside safely in Del Aire. Please do not allow this to happen.

Sincerely,
Robert Stephenson

From: Audrey Lambert
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Opposition to Del Aire zoning plan
Date: Wednesday, November 15, 2023 8:32:33 AM

CAUTION: External Email. Proceed Responsibly.

To Mr. Dearborn,

I'm writing to express my opposition to the plan announced last night at the Del Aire meeting, when LA County Department of Regional Planning (DRP) announced that it is planning to change the zoning of over ½ of Del Aire to allow people to develop 30-unit properties across Del Aire from 117th to 122nd street by Anza Elementary. I live on 123rd Place, and have lived here with my family for 5 years. This plan would destroy the neighborhood feel of Del Aire, make parking difficult, and increase traffic. Children, including my own, benefit from being able to play outside safely in Del Aire. Please do not allow this to happen.

Sincerely,
Audrey Lambert

From:	Linda Cuesta
To:	South Bay Area Plan
Cc:	Del Aire Neighborhood
Subject:	Opposition to Rezoning Proposal for the Del Aire Neighborhood
Date:	Thursday, November 16, 2023 6:26:30 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn and Members of the LA County Department of Regional Planning,

I am writing to express my strong opposition to the announcement of rezoning over 1/2 of the Del Aire neighborhood for the development of 30-unit properties from 117th Street to 122nd Street (near Del Aire Elementary). I'd also like to express my strong opposition to the rezoning of ANY AREA of the Del Aire neighborhood now or at a future date.

As a Del Aire resident (of over 30 years) I'm concerned with the potential negative impact this rezoning will have on our neighborhood's social fabric, property values, strain on current resources (water and parking), and neighborhood quality-of-life factors. Not to mention the environmental impacts, pollution, traffic congestion, increased crime, and increased demand for public services that will undoubtedly occur.

I value our neighborhood's character, quantness and community togetherness and hope to maintain this for many years to come.

Thank you for your consideration of my concerns and your reassessment of the proposed rezoning.

Sincerely,

Linda Cuesta

From: Erin Keller
To: South Bay Area Plan
Subject: Opposition to Rezoning of Del Aire
Date: Wednesday, November 15, 2023 5:09:37 PM

CAUTION: External Email. Proceed Responsibly.

I am a Hawthorne resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for the community to gather.

I live here and my community is not reflected in this document.

--
Erin Keller
310.343.5055
Book time to with me here

From:	Nik
To:	South Bay Area Plan
Subject:	Opposition to South Bay Area Plan
Date:	Friday, November 17, 2023 3:12:15 PM
Attachments:	file.pdf

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn (**SouthBayAreaPlan@planning.lacounty.gov**):

I am a Wiseburn resident and I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan.

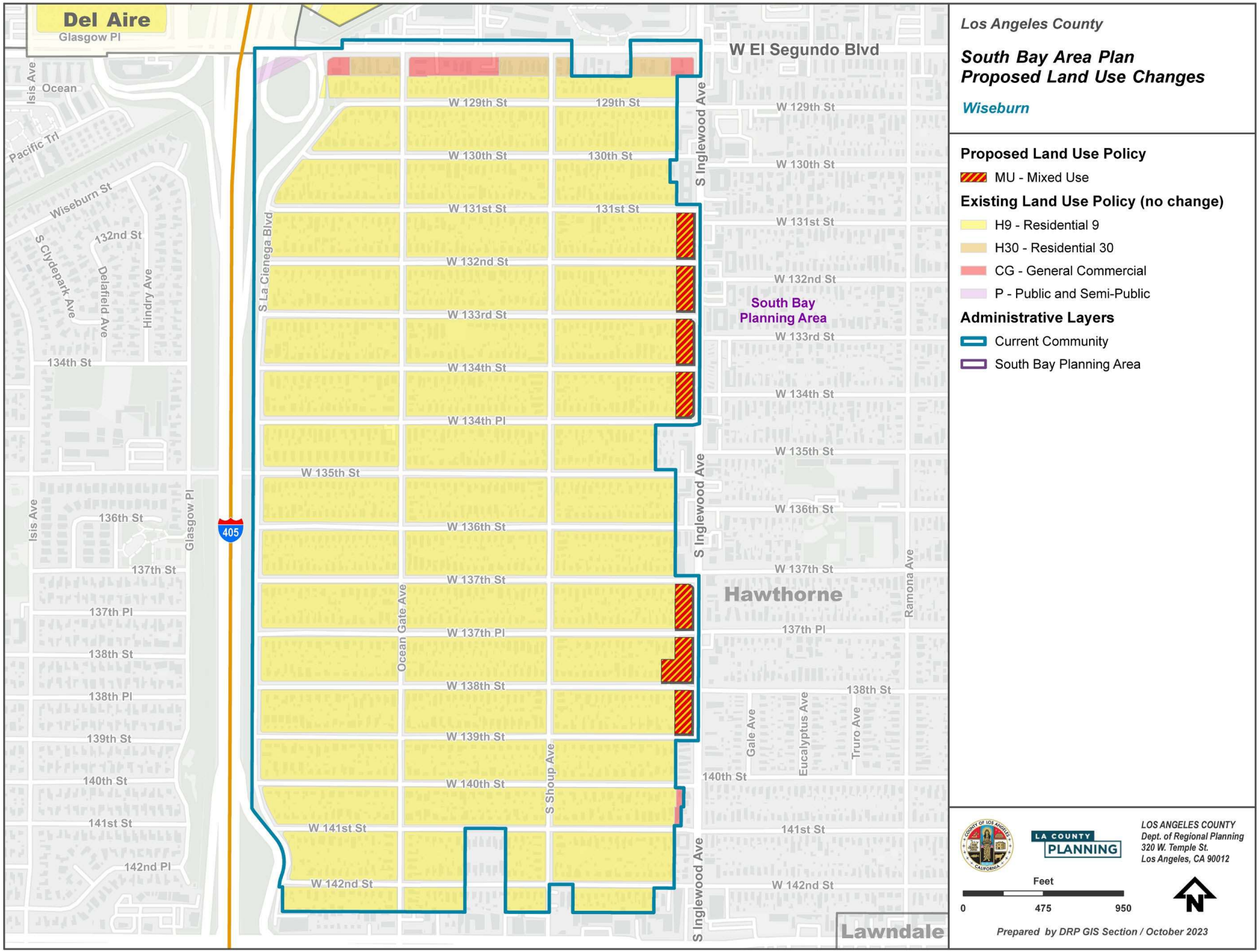
Our neighborhood is a tight-knit community of families and single-family homes. Building residential apartments will destroy the place that I call home.

I live here and my community is not reflected in this document.

Please listen to our community!!!

Thank you,

Nicole Veltri 140th Street



Los Angeles County

South Bay Area Plan Proposed Land Use Changes

Wiseburn

Proposed Land Use Policy

- MU - Mixed Use

Existing Land Use Policy (no change)

- H9 - Residential 9
- H30 - Residential 30
- CG - General Commercial
- P - Public and Semi-Public

Administrative Layers

- Current Community
- South Bay Planning Area

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Feet

0 475 950

Prepared by DRP GIS Section / October 2023

From:	Graciela Plata
To:	South Bay Area Plan
Cc:	Neighborhood Del Aire
Subject:	Opposition to rezoning proposal
Date:	Wednesday, November 15, 2023 10:06:32 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Best,
Graciela Plata
Felton Ave, Hawthorne 90250

From:	Ken Ledenbach
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Our Comments on the Plan to Rezone A Significant Portion of Del Aire
Date:	Wednesday, November 15, 2023 4:47:01 PM

CAUTION: External Email. Proceed Responsibly.

Attention: Mr. Thomas Dearborn

We are long-term Del Aire residents having lived here since 1973. Neither of us support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to rezone half of Del Aire to H30.

Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What we do want included in this plan is more green space, improved walking and bike infrastructure that improves street safety, a grocery store, and a space for the community to gather.

Presenting this critical issue to us just one day before the public comment period closes is completely unacceptable. We see this as an example of ineffective community representation because Del Aire is an unincorporated area. We are convinced that our needs and concerns are overlooked because of this. As such, we believe we have become easy targets for simply fulfilling the County's agenda.

This has seriously damaged our trust in you.

We firmly ask that this proposal be denied.

Respectfully,
Jeri and Ken Ledenbach
5513 W 122nd St
Del Aire 90250

From: Carmen Chappell
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: PEIR
Date: Wednesday, November 15, 2023 1:47:29 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

I live here and my community is not reflected in this document.

Regards,

Carmen Chappell

From:	Denise Alvey
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	PEIR Proposal DENIAL
Date:	Wednesday, November 15, 2023 5:14:56 PM

CAUTION: External Email. Proceed Responsibly.

Mr. Thomas Dearborn,

My family moved to Del Aire over four years ago (we had a 2.5-year-old son at the time and I was pregnant with our second son). We began renting on 123rd Street and fell in love with the neighborhood. It is a diamond in the rough! We didn't think a community like this existed, let alone in Los Angeles. We were so happy here that we bought a house on 124th Street in November 2020. My family and our entire neighborhood are APPALLED by, even the thought, of the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Rezoning to allow 30-unit residential apartments will destroy this unique family community! We are NOT reflected in this document, it's shocking!! Our streets are already packed with non-resident cars using the space in front of our houses as parking lots for the airport, Aerospace (after hours when the gates are locked), stadium parking (they Uber from here), etc. Individuals leave their cars in front of our houses for days and sometimes over a week and decide to pay the street cleaning tickets because they are cheaper than airport parking. We've had to look into getting cars towed multiple times! We can't even get permit parking to assist in these areas and you want to add APARTMENTS?!! Not to mention the school, that we love, is already at capacity! The streets currently have people FLYING down them as it is, putting our kids and neighborhood at risk, and you want to add MORE traffic and unsafe circumstances?! There are current concerns being overlooked and now THIS?!! Please take all of this into consideration, we don't want this community completely ruined!! Apartments among our beautiful single-family homes? This is a crushing thought! A lot of emotions are reflected in this email because I am very unsettled about this potential rezoning plan.

We firmly ask that this proposal be denied!

Regards,

Denise Alvey (+ Bryan, Greyson, and Connor)
5534 W. 124th St
Del Aire, CA 90250

Denise Alvey, RD, CSSD, CLT
New Perspective Nutrition
denise@npn365.com
www.npn365.com
310-728-9677

From: Greg Dooley
To: South Bay Area Plan
Subject: PEIR Unincorporated Area Community Plan
Date: Wednesday, November 15, 2023 10:54:29 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

I live here and my community is not reflected in this document.

Greg Dooley
Del Aire resident

From: Thy Thompson
To: South Bay Area Plan; delaireneighborhood@gmail.com
Subject: PEIR program
Date: Wednesday, November 15, 2023 10:18:41 AM

CAUTION: External Email. Proceed Responsibly.

Hello,

I am writing to you today because I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home.

I would like to included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather. I live here and my community is not reflected in this document.

Please save our Del Aire community and do not move forward with this proposal.

Thank you.

Lawrence and Thy Thompson
Residence of 127th Place

From: Dominic Robelotto
To: South Bay Area Plan
Subject: PEIR
Date: Wednesday, November 15, 2023 5:38:30 PM

CAUTION: External Email. Proceed Responsibly.

My letter. Please edit and distribute.

Attention: Mr. Thomas Dearborn

We are long-term Del Aire residents having lived here since 2003. Neither of us support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to rezone half of Del Aire to H30.

Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What we do want included in this plan is more green space, improved walking and bike infrastructure that improves street safety, a grocery store, and a space for the community to gather.

Presenting this critical issue to us just one day before the public comment period closes is completely unacceptable. We see this as an example of ineffective community representation because Del Aire is an unincorporated area. We are convinced that our needs and concerns are overlooked because of this. As such, we believe we have become easy targets for simply fulfilling the County's agenda.

This has seriously damaged our trust in you.

We firmly ask that this proposal be denied.

Respectfully,
Dominic and Renee Robelotto
5519W 122nd St
Del Aire 90250

From:	phyllis jerry
To:	South Bay Area Plan
Cc:	An, Ara
Subject:	Plan
Date:	Thursday, November 16, 2023 5:32:04 PM

CAUTION: External Email. Proceed Responsibly.

All of the people in Del Aire have worked hard to get into and KEEP their homes, here in Del Aire, nowhere else. Some have been here since their birth residing nearly 80 years in the same house, others newly moved in, working hard to make their house their home, grow roots and just be. I am a resident of this wonderful community since 1996. My husband and I have raised all of our children here. They love it here. It is not our problem that we have paid our dues through long work hours, saved and purchased our house however humble to onlookers, have our own backyard and pets, and even now and then had times of desperate financial famine. But we have made it and made it happen. This story certainly is repeated thousands of times throughout my community for years.

I demand that Los Angeles County stop with this plan to upend everyone' s lives. I must add in a very blatant and underhanded manner, yet again.

County is alienating the public and making enemies such as with the VCH on Aviation, contract in before the public even heard of it. STOP THE PLAN. While at it, stop sneaking compelling plans like this into neighborhood meetings and calling a 'deadline' one moment after revealing those plans.

Sincerely

Phyllis Van Blaricom

From: Linda Jensen
To: South Bay Area Plan
Cc: Jessica Daugherty; Mark Jensen
Subject: Planned Project To Ruin Our Del Aire Neighborhood
Date: Wednesday, November 15, 2023 1:17:24 PM

CAUTION: External Email. Proceed Responsibly.

Regarding your disclosure last night to completely ruin our Del Aire neighborhood, you should not consider all county strips as your rezoning haven to easily check the block of housing homeless and otherwise desperate and sometimes degenerate people. Yes, the LA Suites on Aviation was a county dump for pedophiles because they were just about 1 foot over the distant limit from elementary schools and I hear they are being converted as I write this to homeless housing. I am not going to thank you just yet for that. We'll see how that devolves over time into something worse.

Your proposed development into a high density neighborhood will significantly increase the congestion here and will ruin our property values and create havoc when trying to find a place to park on Street Sweeping days. Already, we find we are the recipients of airport parking overflow, where people park on our streets and then Uber to the airport, leaving their cars unmoved for days at a time. Packing in more people here, with the resultant multiple cars per household will ruin our neighborhood.

Chronically homeless people are begging for handouts now, stationing themselves at freeway offramps, looking for a quick buck to support drug habits. I even saw one guy shooting up right in front of me when I was waiting at the light on the 405 offramp at El Segundo Blvd. He's been there for years begging. These people do not want your low cost housing because it comes with rules they don't want to abide by.

You provide no extra law enforcement for our Del Aire park, Highway patrol or Sheriff for our neighborhood. With increased population, we will be a target for crime as no law enforcement will be able to respond in a timely manner.

I am totally against your proposed plans. I have been a homeowner here in Del Aire for 37 years. If ruining a beautiful, quiet, family oriented neighborhood is your ultimate goal, your plans seem to want to do that. Just because you can do something does not make it the right thing to do.

Linda Jensen
Del Aire Resident

From: Ben Bliss
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Please DO NOT REZONE DEL AIRE
Date: Wednesday, November 15, 2023 3:32:05 PM

CAUTION: External Email. Proceed Responsibly.

Last night at the Del Aire meeting, LA County Department of Regional Planning said it's planning to rezone over half of Del Aire to allow development of 30-unit properties from 117th - 122nd street.

This is a slap in the face to the hard work, pride, and dedication our neighborhood has put in for decades creating top tier schools, safe streets, and a clean looked after environment. Our neighborhood did not make itself what it is today - we made it what it is today. We're extremely proud of what we've built and this is a horrendous slight to the residents of our community.

I'm asking - begging - that we reject this rezone and protect the incredible neighborhood we call home.

-Ben Bliss

From: Kim Sommer
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Proposal of 30 unit properties
Date: Thursday, November 16, 2023 9:49:17 AM

CAUTION: External Email. Proceed Responsibly.

To Thomas Dearborn,

Del Aire is special. It is a hidden gem in Los Angeles. Here you will find a safe suburban home to raise your children. We say hi to our neighbors and have BBQ's together. We walk our children to school. We have holiday parades.

To change half of Del Aire to be zoned for 30 unit properties; changes the dynamic of Del Aire. Let's leave this special close knit Neighborhood as is and find another area for 30 unit developments. This is not the place.

Thank you for listening,
Kim Sommer Lee

Sent from my iPhone

From:	lisa.deross@gmail.com
To:	South Bay Area Plan; An, Ara; HollyJMitchell@bos.lacounty.gov
Cc:	Sandra Shagat; bsilvers@wiseburn.org; Barger, Kathryn; firstdistrict@lacounty.gov; thirddistrict@lacounty.gov; Craig DeRoss
Subject:	Proposed Changes to Del Aire Housing Plan
Date:	Thursday, November 16, 2023 6:44:54 PM

CAUTION: External Email. Proceed Responsibly.

Good morning Supervisor Mitchell, Ms. An, and Mr. Dearborn,

I write today to express my strong opposition to the proposed changes to dwelling allowances within the small Del Aire neighborhood bounded by Aviation Boulevard and Imperial Highway, west of the 405.

Over the past decade, the Del Aire community has made considerable concessions to Transit-Oriented Development in our community, yet with no added value to the existing homeowners and residents. We agreed with the plan to replace motels with mixed-use multi-family housing on Aviation, but each new development has been approved by the BOS workout those features.
- We approved the Bell South Bay complex at Aviation & 117th with the promise of pedestrian-friendly businesses on the ground floor. But the property owners were allowed to ignore that aspect of the deal.
- We disagreed with the new transitional housing complex that is being built at Aviation & 119th Street because it lacked the required pedestrian-oriented multi-use businesses.
- We disagreed with the new apartment complex being built on Aviation & 118th Place because it offers no setback from the sidewalk or the adjoining properties, and it offers no benefits to the existing community.
- We have received no support from the BOS for our proposed Greenway2LA walk and bike path on the west side of Aviation, which would provide numerous benefits to our community and reduce the significant blight and pollution caused by construction of the Expo & Green Line projects.

After three new developments on Aviation within just one-quarter mile that have violated the spirit of the Transit-Oriented Development Plan designed by the County and LA Metro, we have no faith that any future multi-family housing developments with benefit our small community. We have no grocery store, bank, or restaurants with sidewalk seating. Yet, we have two liquor stores within the same quarter-mile. We are in desperate need of these services, not more housing.

It is my hope that

Sent from my iPhone

From: Jackie Kryske
To: South Bay Area Plan
Subject: Proposed Land Use Change in De Aire
Date: Wednesday, November 15, 2023 12:15:07 PM

CAUTION: External Email. Proceed Responsibly.

To whom this may concern,

Our neighbors are adamantly opposed to the new development proposal from 117th street-122st in Del Aire.

Adding in 30 unit properties will diminish the quality of the neighborhood. With the uptick in crime and homeless in the neighborhood, this would be a disaster.

Please reconsider this decision as the neighbors do not want to see the quality of the neighborhood go down.

Thank you,

Jackie Kryske

From:	Daniel Rojas
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Proposed Land Use Changes – Del Aire Opposition
Date:	Wednesday, November 15, 2023 9:52:44 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn and the Department of Regional Planning,

I am a Del Aire homeowner and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home.

What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

If this plan moves forward, I will make it my mission for Del Aire to be annexed to El Segundo or Hawthorne.

The timing of presenting this issue to us just days before the public comment period is closing is unacceptable. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan. I ask that this proposal be denied.

--
Daniel Rojas
5434 W. 123rd St.
Hawthorne, CA 90250

From: Les Geriminsky
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Proposed Plan to Rezone Del Aire Neighborhood.
Date: Wednesday, November 15, 2023 10:33:08 AM

CAUTION: External Email. Proceed Responsibly.

Hello Mr. Dearborn,

My wife and I are homeowners in Del Aire, an unincorporated LA County neighborhood in the South Bay, where the LA County DRP is proposing changing the zoning regulation from H9 Residential to H30.

As long-time homeowners, we have dedicated considerable funds to create a beautiful home as well has our neighbors. We have a growing majority of families that have children school age and close to schools age. Everyone of my neighbors and friends in the Del Aire community that have children have bought into Del Aire and improved the curb appeal of their homes. Their many objective in buying into Del Aire is having their children attend Del Aire's excellent schools district and the lack of density in the community.

Del Aire can't support high-density housing like the proposed zoning change will bring. It will have a detrimental effect on the character of the neighborhood, the people who live here, our school district, and our children's education.

I strongly urge the LA County Department of Regional Planning to reconsider its proposed zoning change.

Del Aire is a very close nit neighborhood and everyone, which are many have the same feeling that I hold. This community will speak out to protect what we hold precious in our community.

Please consider our community and the quiet and safety that we enjoy. Please do not vote to change the zoning plan for Del Aire and the family's that have sacrificed to live in an amazing neighborhood.

Les and Rotaya Geriminsky
5337 w 126th Street
Del Aire, CA 90250

Sent from my iPhone

From: ljriley1149
To: South Bay Area Plan
Subject: Proposed Rejoning Plan for Del Aire
Date: Wednesday, November 15, 2023 11:50:23 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire Resident and I definitely do not support the Draft Program Environmental Report (PEIR) for the Unincorporated Area Community Plan to rezone half of Del Aire to H30.

I grew up in this neighborhood, and have lived here for 61 years. We've watched it degraded from its origins as a small, self-contained, SAFE neighborhood of close-knit neighbors to what it is becoming today--increasingly overcrowded with growing crime rates.

Over the years the county and the state have repeatedly ripped apart this community, first with the fiasco surrounding the 105 freeway, and the rampant, unnecessary razing of many of our neighborhood homes, including the house I grew up in. Then they allowed that property to be repurposed for commercial use, and to allow developers to come in, buy up the resulting vacant lots, and put up huge high-density apartment complexes, right here on 117th St and Aviation, and on La Cienega Blvd between 120th St and Imperial Highway. We don't need more high-density housing destroying what's left of our neighborhood character.

From a practical point, this northern Del Aire neighborhood doesn't have the infrastructure needed to support increases of the nature being proposed. Already, our Del Aire neighborhood has had every east-west outlet between Imperial Highway and 120th Street blocked off. 120th St itself has been reduced to one lane each direction. This street already sees large volumes of traffic passing to and from the commercial and aerospace facilities adjacent to Del Aire every day. Allowing additional high density apartments, each tenant likely with their own automobiles, will only compound this problem and create major problems in the event of a major disaster.

Also, as part of infrastructure problems, Del Aire still has ancient water lines and natural gas lines. Added strain on those would most likely result in more rapid collapse of the existing system. And then there is the added tax burden that will come to the remaining residents who will be forced to pay for any infrastructure upgrades.

We who live in Del Aire have always been considered "the invisible, unwanted step-child", with regards to the care and attention we should, but don't, get from the county supervisors, or from the sheriff's department. In earlier days it never was this bad. I can only anticipate that it will get increasingly worse, should this plan be permitted to move foreward to destroy what little bit of our pleasant corner of L.A. county that's left.

This is not a good plan for our Del Aire neighborhood, and I ask that it be denied any forward action. Don't turn Del Aire into another gang-riddled high-density non-community like we already have going on in eastern Hawthorne. Don't let the rest of South Bay avoid us because high density apartment living has re ndered it to be an unsafe place to drive through--like Hawthorne.

Thank you.
Linda and Leslie Riley
5528 W 119th St
Inglewood, CA 90304

Sent from my Verizon, Samsung Galaxy smartphone

From:	jim austin
To:	South Bay Area Plan
Cc:	Neighborhood Del Aire; An, Ara
Subject:	Proposed Zoning Change for Del AIRE
Date:	Friday, November 17, 2023 4:23:31 PM

CAUTION: External Email. Proceed Responsibly.

We have lived in Del Aire since 1986 on 124th Place. There are a couple residents that have lived here since 1954 when the track was developed.

We understand the need to create housing for the homeless and/or to alleviate the shortage of affordable housing. Your proposed plan will open the door for a developer to develop an apartment complex; a concept that is the seed for crime and unsafe conditions. We see what goes on East of the 405. Your plan will also create an unsafe environment for the elementary school. That's not my uneducated opinion but that of a police officer that resides in our community. He deals with multiple units daily. We already know the Sheriff doesn't have the manpower to service our area. But building these units crime will go up. it's inevitable.

This action will also increase traffic on Isis leading the El Segundo Blvd. Our little park is a busy place and your plan would increase traffic and decrease safety for users.

We, while not in the direct plan, have to question the loss of property levels. We see already that homes north of 120th are stalled on the market. Wonder why? Del Aire does not have a high turnover rate in real estate as most homes are gone within 30 days. Our property values for those not in the proposed zoning change will lose tens of thousands of equity with the stroke of a pen.

As a planning organization you may be checking a block saying LA County is doing its job to increase housing. But where does it say in the charter to destroy existing residences and lives of current owners? That's what you're doing.

We are in our 80's and we only can hope your plan does not come to refruition before we pass. Unfortunately our grandchildren will see their inheritance decrease and their futures. Is all that in your charter?

From:	Vanessa Vidal
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmai.com; An, Ara
Subject:	Proposed new zoning in Del Aire - Must be stopped
Date:	Wednesday, November 15, 2023 12:51:17 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home.

What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather. Places that support children's higher education or fitness facilities.

I live here and my community is not reflected in this document. My family has lived in Del Aire for over 40 years. I have 3 kids enrolled in the elementary school and will continue their education in Wiseburn. This will ruin our wonderful school district.

Sincerely,
Vanessa
5353 W. 123rd St.

From:	Doug Woodhams
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Proposed re-zoning for Del Aire neighborhood
Date:	Monday, November 20, 2023 1:26:41 PM

CAUTION: External Email. Proceed Responsibly.

Good Afternoon,

My wife and I have been Del Aire residents for the past decade, and we wanted to reach out to say we do not support the Department of Regional Planning's proposed plan to rezone over half Del Aire for 30-unit apartments. This is an area with families and young children, with its own character and neighborhood bonds.

We do not feel we have representation of our wishes regarding this plan. Our neighborhood is already under-resourced and under-represented. Please hear our voices regarding this proposed change.

Thank you.
Doug and Mary Woodhams

From: holly sproule
To: South Bay Area Plan
Subject: Proposed zoning changes in Del Aire
Date: Wednesday, November 15, 2023 8:21:34 AM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn

I am writing to express my concern about proposed zoning changes to my neighborhood. Changes like this will affect my community - it is a place where we know all our neighbors and kids ride bikes in the streets. Higher density zoning to the extent laid out in the South Bay Plan will increase traffic, and profoundly impact the quaint and quiet characteristics of my block and surrounding blocks.
Please do not allow this proposal to pass as it is currently designed.

Sincerely,

Holly Frazier
Del Aire Resident
122nd street

From: Ellen Porter
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Public Comment on Del Aire rezoning plan
Date: Wednesday, November 15, 2023 12:36:02 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Dearborn,

I am writing to you to beg, plead and to do everything I can to convince you to not allow the current proposed zoning change that will destroy our neighborhood. I know you have received many of these emails and I hope you have the time to read and fully understand my concerns, in order to avert this plan to ruin such a special part of Los Angeles.

I moved into the Del Aire Community of Unincorporated Los Angeles a little over 10 years ago. I grew up in the Westchester Community of Los Angeles and I truly feel that we have something special in Del Aire. We moved here for the schools when my first daughter was one year old. The schools are amazing as my daughters, who are now in 5thand 2nd grade, have learned and grown so much with the teachers that truly care about all the diverse students that attend.

We have stayed and plan to stay as our neighbors are like family. We have made meals for each other in hard times. We create special gift bags for the kids on the holidays. We have block parties where we are all out on our lawns spending time with each other all day. We look out for each other and keep each other informed.

We purchased our home from the original owner from when the home was built in the 1950s. We have watched our neighborhood move from young families and retired couples to mostly young families. We hope to stay in our home for the remainder of our lives as well as we are currently in renovations to maximize its potential to be our “forever home.” From what I have seen in the decade I have been here, people do not want to leave this community.

If the current plan goes through, we will lose a lot of the magic that is Del Aire. Removing almost half of our community alone is horrible enough. To replace those homes with cold apartment complexes with numerous renters who would not be as invested in this community as the current population, would be heartless. Every Halloween, we have over a thousand children flock to our neighborhood because it is a safe place for them to come. Yes, a lot of them are from our neighborhood, but most are not. I take pride in the fact that they feel that they can come here and be safe while Trick or Treating. The current plan would leave vacant houses for years, creating a very unsafe neighborhood and ruining one of the few safe places for children from other areas to come to on Halloween.

Please, please, please do not let this current plan go through! Please let me know what else our community and I can do to protect it. Many of us were not made aware of this plan until this morning. We are active in our community and the fact that we may have been at a child's soccer practice or at a softball board meeting during the neighborhood meeting last night, should not be held against us. We care and we care greatly!

I have lived in parts of Los Angeles all of my life. I do love this city, but I love my tiny piece of it most of all. Please do not allow this special corner of Los Angeles to be destroyed!

Ellen Porter
5308 W. 126th St.

Boardwalk Pictures

ELLEN PORTER VP, HUMAN RESOURCES & OPERATIONS
O: 310.566.8995 *M:* 310.729.8283
E: ellen@boardwalkpics.com *W:* boardwalkpics.com

From: John Rauschelbach
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Public Comment on Rezoning my Neighborhood
Date: Wednesday, November 15, 2023 9:11:12 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
John Rauschelbach
5247 W 123d Place

From:	Woody Strassner
To:	South Bay Area Plan
Cc:	Samantha Smith-Strassner; delaireneighborhood@gmail.com
Subject:	Public Comment: LA County DRP -- Regional Planning -- Unincorporated Del Aire
Date:	Wednesday, November 15, 2023 9:11:37 AM

CAUTION: External Email. Proceed Responsibly.

Hello Mr. Dearborn,

My wife and I are homeowners in Del Aire, an unincorporated LA County neighborhood in the South Bay, where the LA County DRP is proposing changing the zoning regulation from H9 Residential to H30.

As long-time homeowners, with elementary aged school children attending Del Aire Elementary, we bought in this neighborhood for the lack of density. And the good school district.

Del Aire can't support high-density housing like the proposed zoning change will bring. It will have a detrimental effect on the character of the neighborhood, the people who live here, our school district, and our children's education.

I strongly urge the LA County Department of Regional Planning to reconsider its proposed zoning change.

Thank you for your consideration,
-Woody Strassner

From: Helena Jackson
To: South Bay Area Plan
Subject: RE Del Aire new planned zoning
Date: Wednesday, November 15, 2023 9:01:40 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Newborn,
I recently received a notice the LA County Department of Regional Planning is considering changing the zoning of Del Aire to develop 30 unit properties across our residential neighborhood.
Our family neighborhood is just that….a FAMILY Neighborhood. We already have a multi story hotel on the corner of 118th and Aviation being built. The county has purchased the LAX suites motel to develop it for low income renters, on the corner of Aviation and 117th there are the Bell SouthBay apartments 11622 Aviation 200 apartments??? There is already an 80 unit apartment complex next door to the airport courthouse on La Cienega. Del Aire is not that big. How many more apartment complexes are needed over here??? The Del Aire neighborhoods are already filled with Airport and Train station employees parking infront of our homes DAILY as well as the people who don't want to pay for airport parking, leaving their vehicles infront of our homes while they go on their vacation and holiday trips. We deal with the porch pirates stealing our delivery packages, stealing our catalytic converters by the hundreds WEEKLY as well as cars and work vans being stolen and a rash of home burglaries on the rise. And to add insult to injury, the county wants to
build more multiple 30 unit rental buildings in our little neighborhood which will completely decimate what is left of our tranquil lives. Rental apartment units will bring more cars with parking issues and their visitors, trash and the people nowadays…the younger ones don't care. They don't take pride in the apartments, the neighborhoods and will prey upon the hard working people and their families in this neighborhood. These renters don't own property. They are just here for a period of time before they move on. You already see what the smash and grab people are doing to our businesses…what do you think they will do to our neighborhoods??? Where do you think these smash and grab people live??? How many people will loose their lives from the crime that comes with multiple people living in these apartments. The break in of houses, the cars vandalized and stolen??? Assaults against the people who live in this neighborhood??? You and the other planning department people don't live here. You sit behind your desks and in your conference rooms and come up with these ideas that look and sound great on paper and are financially motivated. You don't care about us. You don't care that your great idea will tear this Del Aire neighborhood apart. It's all about money these days. Our country has become a VERY SELFISH AND GREEDY COUNTRY. Just as long as it doesn't affect your neighborhood where you live. No wonder people are leaving California in droves. Because government departments and the people who run them DON'T CARE ABOUT ANYTHING but the financial kickbacks you receive for following through on these kinds of projects. The new So-Fi Stadium, the revamping of the train lines, the new stadium for the Clippers. You do realize in Del Aire, people live here. I can't afford to move as many of us cannot either. It's all about the money…but I guess that's all you really care about that. No quality of life. No pleasant experiences. No joy. We will have to board up and bar up our windows to keep the home invaders and burglars out. Did you add that to your model plan??? Bet cha didn't. Why??? Cuz you don't really care at all.
Helena Jackson
Long time Del Aire resident.

Sent from my iPhone

From:	George Irwin
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Rampant destruction of our Neighborhoods!
Date:	Wednesday, November 15, 2023 1:55:37 PM

CAUTION: External Email. Proceed Responsibly.

I just heard of your insane plans to destroy my neighborhood with huge complexes. Are you out of your minds?? People strive to live in an area such as ours and not be boxed up like shipping crates. That is not elitist desires, but a desire to live a nice life for them and their children and hopefully grandchildren. I urge you to forget your plans to destroy our neighborhoods!

Sincerely mad, George Irwin of the Del Aire Neighborhood.

Sent from my iPhone

From: Rene Galvan
To: South Bay Area Plan
Subject: Re zone
Date: Thursday, November 16, 2023 1:17:53 PM

CAUTION: External Email. Proceed Responsibly.

I am opposed to this please look somewhere else to put up apartments not in Del Aire, you already put a dent in our neighborhood putting up so call condos on 117th st which ruined our quiet block

Sent from my iPhone

From: thomas kryske
To: South Bay Area Plan
Subject: Re zone
Date: Thursday, November 16, 2023 1:51:57 PM

CAUTION: External Email. Proceed Responsibly.

We are sending you this letter to let you know we're not happy with your decision to try to sneak through rezoning in our community and we will stand up and we will be watching you every chance we can, and we're not gonna allow her to go and unseen so you better think again and if you and if you're in electable position, election day is coming and that includes the county supervisor and will do our best to make sure we vote her out. Thank you and have a nice day This

Sent from my iPhone

From: Jody S
To: South Bay Area Plan
Subject: Re: 30 unit homeless planning
Date: Tuesday, November 21, 2023 11:35:19 AM

CAUTION: External Email. Proceed Responsibly.

I do appreciate your email back, however, maybe you don't understand I am in protest of this new project. I don't understand why we were not notified in advance, and why we could not vote on this since we are the people living in this area. How would you feel if someone was doing this to your area that you live in and you were never notified or being able to vote on it? This is truly the worst thing that you ever could've done to our little nice quiet wonderful community. And it's going to make it all chaos. Beside the fact we know everything is gonna go up majorly crying. Which is one reason why we love our little area. No crime!!!!! And when we've have had a few burglaries here and there, it's literally been stifled. We jump on it with the help of our sheriff's department, and it's taken care of.! We are extremely blessed to have our share of support. They are wonderful. However, I know that this will change everything. All I can say is shame on you for trying to change our nice quiet area and make it chaotic without even talking to the people who live in this area!!!
Jody

Sent from my iPhone

> On Nov 20, 2023, at 12:35 PM, South Bay Area Plan <SouthBayAreaPlan@planning.lacounty.gov> wrote:
>
> Thank you for contacting the South Bay Area Plan team. We are in receipt of your public comment. The official public review period for the Notice of Preparation (NOP) was scheduled to end on November 16, however, we are extending the comment period to November 30, 2023.
>
> Please note that we will be accepting public comments throughout all stages of the project which is scheduled through the end of 2024.
>
> Please continue to reach out to our project email and visit our project website for the most up to date information.
>
> Project website: https://planning.lacounty.gov/long-range-planning/south-bay-area-plan/
>
> SOUTH BAY AREA PLAN TEAM
> General Plan and Transit-Oriented Communities
> Office: (213) 974-6316 • Español: (213) 974-6427
> Email: SouthBayAreaPlan@planning.lacounty.gov
> Los Angeles County Department of Regional Planning
> 320 West Temple Street, G10, Los Angeles, CA 90012
> https://planning.lacounty.gov/long-range-planning/south-bay-area-plan/
>
>
> -----Original Message-----
> From: Jody S <75stritz@gmail.com>
> Sent: Wednesday, November 15, 2023 10:30 PM
> To: South Bay Area Plan <SouthBayAreaPlan@planning.lacounty.gov>
> Subject: 30 unit homeless planning
>
> CAUTION: External Email. Proceed Responsibly.
>
> I just can't believe you're wanting to tear up our nice quiet area to put in 30 unit apartments! I have lived here for over 42 years and I feel so upset your even thing about changing our area. This is such a negative action to our area. We are a wonderful area positive, hard working middle class. Clean no problem people little to no theft. Now you're bringing in not just homeless which is terrible to begin with because I know theft is going to go up and feel

our government doesn’t care about us at all!!! How about if you weee doing this to your neighborhood? How would you feel? It’s the worse thing that has ever happened in our neighborhood to date!!!! I just don’t understand why you want to keep making this negative impact to our nice quiet wonderful area!!!
> Jody Stritzel
>
> Sent from my iPhone

From: Maria Carrillo
To: South Bay Area Plan; delaireneighborhood@gmail.com
Subject: Re: Attention Thomas Dearborn
Date: Wednesday, November 15, 2023 8:46:35 PM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather. I live here and my community is not reflected in this document.

From: Steven Reisig
To: HollyJMitchell@bos.lacounty.gov; South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Re: Modify/Deny planned rezoning
Date: Sunday, November 19, 2023 3:55:22 PM

CAUTION: External Email. Proceed Responsibly.

TO: Holly Mitchell

I just received your newsletter to your constituents. You mentioned numerous things happening in the communities but failed to mention or even hint at the proposal to rezone Del Aire for residential housing. Please remember that you represent ALL in your district and communication for the unpopular items are as important or more so than pushing a slanted agenda.

Steve Reisig

On Sun, Nov 19, 2023 at 6:48 AM Steven Reisig <stevenreisig@gmail.com> wrote:

> I am a neighboring Del Aire resident, and I am reaching out because I do not support the Department of Regional Planning's proposed plan to rezone over half of Del Aire to be able to build 30-unit apartments.
>
> YOU are our elected representative and we do not feel represented in this plan. We have participated in multiple community engagement activities with the Department of Regional Planning and rezoning of this magnitude was never even mentioned.
>
> We are aware of the housing crisis and that we are along a Metro stop, and we understand that some additional housing is needed. However, rezoning our entire neighborhood is not the answer. Unincorporated communities are already under-resourced and under-represented by design. Please do not give us no voice in a plan that would break down the fabric of our community.
>
> --
> Steve Reisig

--
Steve Reisig

From:	Andrew Dvash-Banks
To:	South Bay Area Plan
Cc:	An, Ara; Jessica Daugherty; Shamdasani, Karishma; O"Brien, Lilly; Lucy Severns; Nicole LaBier; Tynesha Dorsey; Yanell Torres; James Ma; John Koppelman; Johnson, April; Gracian, Isela; Dewey Northington; Ryan Daugherty; Marisa Janicek; Beth Seidenfrau; Richard Rasmussen; Heather Rasmussen; Chelsea Morgan; Tandis Morgan; Vanessa Vidal; John Eaton; Patricia Gowda; Evelyn Soileau; Carlos Samayoa; Elsa Rangel; Patricia Northington; Leo, Pamela; Nicolelogan77@gmail.com; Armando.Rangel@santamonica.gov
Subject:	Re: South Bay Area Plan Project Notice of Preparation (NOP) Comment Period and Del Aire concerns.
Date:	Wednesday, November 15, 2023 6:50:52 PM
Attachments:	image001.png

CAUTION: External Email. Proceed Responsibly.

Hi Patricia,
I am the Vice President of the Del Aire Neighborhood Association.

I would like to start off by noting that your email was very confusing. I'm not sure if you are aware, but not many of us know what CEQA, SBAP, NOP mean. We are not public officials with years of planning experience. We are concerned citizens of a community. Confusing us with acronyms is not an effective form of communication. I think it would behoove you to detail what these mean and how they impact us.

Next, important to inform you that sadly you are mistaken. Our Neighborhood Association has engaged with Thomas and the Department of Regional Planning and the 2nd district on several occasions. Never once was this information included. As clearly you are unaware of the engagements, allow me to inform.

Our engagement to date:

- Two members of our Board- Jessica Daugherty and Andrew Dvash-Banks sit on the Community Advisory Committee (CAC) and have participated in 4 CAC meetings
- The Del Aire Neighborhood Association pushed out the DRP's survey to residents to gather input on what is needed across the community.
- On June 22nd, the Del Aire Neighborhood Association facilitated a community information gathering session that 42 residents attended along with DRP's Thomas Dearborn to share our desires and concerns.
- On September 26, 2023 DRP staff attended a meeting hosted by LA County District 2 and Parks and Rec along with the Del Aire Neighborhood Association to provide updates on the project.
- On October 19th The Del Aire Neighborhood Association did a community walk-around with three members of DRP's staff- Patricia Hachiya, Thomas Dearborn, and Arturo Jacobo.

Finally it is disappointing that on Nov 2 you held a virtual meeting to explain these proposals. But we were not made aware.

I think it is important to mention how fantastic it has been working alongside Thomas. He has been a very valuable partner and resource for us. However your email below does show how detached you may be from your constituents. I encourage a different approach.

Important to be collaborative and take your constituents' concerns seriously. Given the public comment period has extended to Nov 30, we eagerly await your recommendation on next

steps and how we can collaboratively engage with you further on our concerns.

Best regards,
Andrew Dvash-Banks
drewbanks1@gmail.com
310-461-9782

On Wed, Nov 15, 2023 at 5:41 PM South Bay Area Plan <SouthBayAreaPlan@planning.lacounty.gov> wrote:

> Good Evening –
>
> The Department of Regional Planning was asked by the 2nd District Board Office to briefly respond to several emails sent to their offices with regards to a recent South Bay Area Plan community meeting.
>
> On 11/2/23, the South Bay Area Plan (SBAP) team held a virtual California Environmental Quality Act (CEQA) scoping meeting to explain the main components proposed as a part of the SBAP project and hear about potential environmental impact concerns based on the proposed project. The CEQA process began with the release of the SBAP Project Notice of Preparation (NOP) on October 16 which started the formal public review period on the document. The official public review period for the NOP ends on November 16, however, we are early enough in the project that we will be extending the comment period to November 30, 2023.
>
> **A recording of the CEQA Scoping Meeting is available on our project website or by following the link below.**
>
> https://planning.lacounty.gov/wp-content/uploads/2023/11/SBAP-CEQA-Scoping-Meeting-Recording.mp4
>
> **Additional project materials including a copy of the NOP and slide deck from the scoping meeting are available on our project website.**
>
> https://planning.lacounty.gov/long-range-planning/south-bay-area-plan/documents/
>
> The proposed land use policy changes for Del Aire include an update to the existing land use designation of H9 (0-9 dwelling units per acre) to H30 (20-30 dwelling units per acre). This draft proposal would allow for future development at a density of 20-30 dwelling units per

acre. Most lots in Del Aire are not an acre in size. The average lot size of properties ranges from 5,000 to 8,000 sq.ft. Under the H30 designation, this would allow a maximum of six units on a single property 8,000 sq.ft. in size – perhaps two triplexes at most, depending on whether they can meet other requirements like side yard setbacks. There is also a maximum height building height of 35 feet which would further restrict the number of units on a property. The land use changes proposed would not automatically result in new development. Each property owner would need to propose their project and bring it to our department for review for consistency with the development standards as mentioned as well as meet other requirements.

The proposal that was described at the 11/2/23 meeting is a draft project scope and subject to change based on review of environmental impacts as well as ongoing community engagement and conversation. Please note that throughout the development of this project, you may contact the project team and provide comments or questions. The best way to reach the team is through this project email – SouthBayAreaPlan@planning.lacounty.gov.

If you have not already done so, please sign up for our newsletter using the form at the bottom of our website landing page. This will be the best way to receive updated project information and be informed of upcoming meetings.

https://planning.lacounty.gov/long-range-planning/south-bay-area-plan/

Thank you for taking the time to engage with us.

Best regards,

PATRICIA L. HACHIYA, AICP

SUPERVISING PLANNER, General Plan/Transit-Oriented Communities

Office: (213) 974-6316
Email: southbayareaplan@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

planning.lacounty.gov

Our field offices are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

LA COUNTY
PLANNING
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100
Celebrating 100 Years

From:	Jessica Daugherty
To:	Andrew Dvash-Banks
Cc:	South Bay Area Plan; An, Ara; Shamdasani, Karishma; O"Brien, Lilly; Lucy Severns; Nicole LaBier; Tynesha Dorsey; Yanell Torres; James Ma; John Koppelman; Johnson, April; Gracian, Isela; Dewey Northington; Ryan Daugherty; Marisa Janicek; Beth Seidenfrau; Richard Rasmussen; Heather Rasmussen; Chelsea Morgan; Tandis Morgan; Vanessa Vidal; John Eaton; Patricia Gowda; Evelyn Soileau; Carlos Samayoa; Elsa Rangel; Patricia Northington; Leo, Pamela; Nicolelogan77@gmail.com; Armando.Rangel@santamonica.gov
Subject:	Re: South Bay Area Plan Project Notice of Preparation (NOP) Comment Period and Del Aire concerns.
Date:	Wednesday, November 15, 2023 8:06:35 PM
Attachments:	image001.png

CAUTION: External Email. Proceed Responsibly.

Hi Patricia,
I want to respond and clarify that I personally DID receive an email about the CEQA scoping meeting, and clearly had no idea about the importance of such a document. Despite being on the community advisory committee that was created by the DRP to provide unincorporated communities with the voice in this process, and attending 4 CAC meetings, and spending hours of our community time ensuring that Del Aire constituents take your DRP survey, and then facilitating a meeting that helped DRP engage my community so you could gather their feedback, and then walking around my neighborhood with you yourself (two days after the CEQA meeting) I never heard about the proposed rezoning. If you would like the hours total. The Del Air Neighborhood Association Board members alone spent over 30 hours in aggregate engaging in the unincorporated area plan for the South Bay. In 30 hours, this proposed rezoning was never mentioned.

Please do not try to act as though we have not been engaged or that we have been negligent in our engagement responsibilities. This is not engagement.

I hope that the DRP can learn from this experience and be clear about the importance of the CEQA document and meeting to engage participants in the future- rather than hide behind cloaked acronyms in the name of transparency.

In hopes of future equitable and transparent partnership,

Jessica Daugherty
President of the Del Aire Neighborhood Association

On Wed, Nov 15, 2023, 6:50 PM Andrew Dvash-Banks <drewbanks1@gmail.com> wrote:

> Hi Patricia,
> I am the Vice President of the Del Aire Neighborhood Association.
>
> I would like to start off by noting that your email was very confusing. I'm not sure if you are aware, but not many of us know what CEQA, SBAP, NOP mean. We are not public officials with years of planning experience. We are concerned citizens of a community. Confusing us with acronyms is not an effective form of communication. I think it would behoove you to detail what these mean and how they impact us.
>
> Next, important to inform you that sadly you are mistaken. Our Neighborhood Association has engaged with Thomas and the Department of Regional Planning and the 2nd district on several occasions. Never once was this information included. As clearly you are unaware of the engagements, allow me to inform.

Our engagement to date:

- Two members of our Board- Jessica Daugherty and Andrew Dvash-Banks sit on the Community Advisory Committee (CAC) and have participated in 4 CAC meetings
- The Del Aire Neighborhood Association pushed out the DRP's survey to residents to gather input on what is needed across the community.
- On June 22nd, the Del Aire Neighborhood Association facilitated a community information gathering session that 42 residents attended along with DRP's Thomas Dearborn to share our desires and concerns.
- On September 26, 2023 DRP staff attended a meeting hosted by LA County District 2 and Parks and Rec along with the Del Aire Neighborhood Association to provide updates on the project.
- On October 19th The Del Aire Neighborhood Association did a community walk-around with three members of DRP's staff- Patricia Hachiya, Thomas Dearborn, and Arturo Jacobo.

Finally it is disappointing that on Nov 2 you held a virtual meeting to explain these proposals. But we were not made aware.

I think it is important to mention how fantastic it has been working alongside Thomas. He has been a very valuable partner and resource for us. However your email below does show how detached you may be from your constituents. I encourage a different approach.

Important to be collaborative and take your constituents' concerns seriously. Given the public comment period has extended to Nov 30, we eagerly await your recommendation on next steps and how we can collaboratively engage with you further on our concerns.

Best regards,
Andrew Dvash-Banks
drewbanks1@gmail.com
310-461-9782

On Wed, Nov 15, 2023 at 5:41 PM South Bay Area Plan <SouthBayAreaPlan@planning.lacounty.gov> wrote:

> Good Evening –
>
> The Department of Regional Planning was asked by the 2nd District Board Office to briefly respond to several emails sent to their offices with regards to a recent South Bay Area Plan community meeting.
>
> On 11/2/23, the South Bay Area Plan (SBAP) team held a virtual California Environmental Quality Act (CEQA) scoping meeting to explain the main components proposed as a part of the SBAP project and hear about potential environmental impact

concerns based on the proposed project. The CEQA process began with the release of the SBAP Project Notice of Preparation (NOP) on October 16 which started the formal public review period on the document. The official public review period for the NOP ends on November 16, however, we are early enough in the project that we will be extending the comment period to November 30, 2023.

A recording of the CEQA Scoping Meeting is available on our project website or by following the link below.

https://planning.lacounty.gov/wp-content/uploads/2023/11/SBAP-CEQA-Scoping-Meeting-Recording.mp4

Additional project materials including a copy of the NOP and slide deck from the scoping meeting are available on our project website.

https://planning.lacounty.gov/long-range-planning/south-bay-area-plan/documents/

The proposed land use policy changes for Del Aire include an update to the existing land use designation of H9 (0-9 dwelling units per acre) to H30 (20-30 dwelling units per acre). This draft proposal would allow for future development at a density of 20-30 dwelling units per acre. Most lots in Del Aire are not an acre in size. The average lot size of properties ranges from 5,000 to 8,000 sq.ft. Under the H30 designation, this would allow a maximum of six units on a single property 8,000 sq.ft. in size – perhaps two triplexes at most, depending on whether they can meet other requirements like side yard setbacks. There is also a maximum height building height of 35 feet which would further restrict the number of units on a property. The land use changes proposed would not automatically result in new development. Each property owner would need to propose their project and bring it to our department for review for consistency with the development standards as mentioned as well as meet other requirements.

The proposal that was described at the 11/2/23 meeting is a draft project scope and subject to change based on review of environmental impacts as well as ongoing community engagement and conversation. Please note that throughout the development of this project, you may contact the project team and provide comments or questions. The best way to reach the team is through this project email – SouthBayAreaPlan@planning.lacounty.gov.

If you have not already done so, please sign up for our newsletter using the form at the bottom of our website landing page. This will be the best way to receive updated project information and be informed of upcoming meetings.

https://planning.lacounty.gov/long-range-planning/south-bay-area-plan/

Thank you for taking the time to engage with us.

Best regards,

PATRICIA L. HACHIYA, AICP

SUPERVISING PLANNER, General Plan/Transit-Oriented Communities

Office: (213) 974-6316
Email: southbayareaplan@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov

Our field offices are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

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From: Angie Martinez
To: South Bay Area Plan
Subject: Re: Unincorporated Area Community Plan Del-Aire and Wiseburn Feedback
Date: Thursday, November 16, 2023 2:14:33 PM

CAUTION: External Email. Proceed Responsibly.

ATTN: Thomas Dearborn

I am a Del Aire resident and **I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30**. Our neighborhood is a community of families and single family homes. Rezoning over half of Del Aire to allow 30 unit residential apartments **will DESTROY the place we call home.**

Del Aire is an unincorporated area- an example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. In Del Aire, we already face safety concerns and the trash of drug paraphernalia from businesses on the Inglewood Ave stretch. There is already a pile up of cars from commuters that park here and throw their garbage out the window, leaving our own families without a place to park. Many people park and smoke their drugs outside of our homes, while we rush to close windows and doors so our families and homes won't breathe or smell the smoke. We walk outside and evidence of their trash is everywhere (drinks, weed wrappers, tins, actual smoke devices like vapes, food wrappers, etc). Furthermore, non-residents that come into the area to visit the Inglewood stretch throw clothes, furniture, even TOILETS on our street and it's left there for MONTHS because no one does anything about it. On street cleaning days, visitors don't care about ticketing. They don't even move their cars and our streets are left as dirty as they were all week. Having apartment buildings added to Del Aire will worsen the issues we already face here in our community.

Additionally, the timing of presenting this issue to us the day before the public comment period is closing is **UNACCEPTABLE.** This has led to our community losing trust in you. I live in the Del Aire community and this plan does not reflect the safety or peace we've created amongst our neighborhood and **I ask that this move be DENIED.**

Angelica Martinez
4848 W 137th St
Hawthorne, Ca. 90250-6525

From:	Bell Bell
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Re: Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 8:06:09 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Lauryn Bell

From: Stacy Diehl
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Re: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 6:35:56 AM
Attachments: image001.png

CAUTION: External Email. Proceed Responsibly.

In addition to what I wrote previously, I would like to add that I think the proposed rezoning boundaries are completely arbitrary and unfair. I live on the south side of 122nd Street, and I'm very concerned that your proposal is to divide the street in half and change the zoning on the north side of the street.

I am a senior like some of my other neighbors. All of us have intended to stay here for the long-haul. My neighbors on the north and south sides of the street are my support system and friends.

However, money talks, and I could see some aggressive developers coming in and presenting my neighbors across the street with an offer they couldn't refuse. Then they would move and I would be stuck with apartment buildings, a less safe neighborhood, a lower property value with no big offers from developers and no way to get out.

This entire proposal stinks for our neighborhood but it's particularly bad for those of us on the south side of 122nd Street.

I hope that this entire proposal is shot down but if it moves forward, don't divide streets in half!

Don't forget that real people are involved. If adopted, this reckless proposal is going to literally ruin many people's lives.

Sincerely,
Stacy Diehl
5330 W 122nd Street

On Wed, Nov 15, 2023 at 6:11 PM South Bay Area Plan <SouthBayAreaPlan@planning.lacounty.gov> wrote:

> Thank you for contacting the South Bay Area Plan team. We are in receipt of your public comment. The official public review period for the Notice of Preparation (NOP) was scheduled to end on November 16, however, we are extending the comment period to November 30, 2023.
>
> Please note that we will be accepting public comments throughout all stages of the project which is scheduled through the end of 2024.

Please continue to reach out to our project email and visit our project website for the most up to date information.

Project website: https://planning.lacounty.gov/long-range-planning/south-bay-area-plan/

SOUTH BAY AREA PLAN TEAM

General Plan and Transit-Oriented Communities

Office: (213) 974-6316 • Español: (213) 974-6427

Email: SouthBayAreaPlan@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, G10, Los Angeles, CA 90012
https://planning.lacounty.gov/long-range-planning/south-bay-area-plan/

From: Stacy Diehl <stacylouisediehl@gmail.com>
Sent: Wednesday, November 15, 2023 10:58 AM
To: South Bay Area Plan <SouthBayAreaPlan@planning.lacounty.gov>
Cc: delaireneighborhood@gmail.com; An, Ara <AAn@bos.lacounty.gov>
Subject: Unincorporated Area Community Plan – Del Aire Feedback

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Dearborn:

I am a Del Aire resident and do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home.

I would like to see included in this plan more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked, making us easy targets for fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable.

As a Del Aire resident, I can confidently say that my community is not reflected in this plan/document. I ask that this proposal be denied.

Sincerely,
Stacy Diehl
5330 W. 122nd Street

Hawthorne, CA 90250

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From: Bonnie D"Errico
To: South Bay Area Plan
Subject: Re: Unincorporated Area Community Plan-Del Aire
Date: Wednesday, November 15, 2023 12:55:02 PM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather. Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you. I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

> Thank you,
> Bonnie D'Errico
> 5319 w 121st Street
> Hawthorne, Ca 90250

From: Phyllis
To: South Bay Area Plan
Subject: Re: Zoning Change for Del Aire
Date: Wednesday, November 15, 2023 2:17:32 PM

CAUTION: External Email. Proceed Responsibly.

I am a long time resident of Del Aire. We absolutely **do not want** apartment buildings in the area that was discussed last night at the Del Aire Neighborhood Watch. Please do not go there.

Phyllis Burton
philand bud@ca.rr.com

From: Bettie Marino
To: South Bay Area Plan
Subject: Resining del Aire
Date: Sunday, November 19, 2023 9:11:37 AM

CAUTION: External Email. Proceed Responsibly.

I am Del Aire resident and I am reaching out because I do not support the Department of Regional Planning's proposed plan to rezone over half of Del Aire to be able to build 30-unit apartments.

YOU are our elected representative and we do not feel represented in this plan. We have participated in multiple community engagement activities with the Department of Regional Planning and rezoning of this magnitude was never even mentioned.

We are aware of the housing crisis and that we are along a Metro stop, and we understand that some additional housing is needed. However, rezoning our entire neighborhood is not the answer. Unincorporated communities are already under-resourced and under-represented by design. Please do not give us no voice in a plan that would break down the fabric of our community.

Sent from my iPhone

From: JoAnn Kryske
To: South Bay Area Plan
Subject: Rezone Del Aire for apartment complexes
Date: Wednesday, November 15, 2023 6:24:30 PM

CAUTION: External Email. Proceed Responsibly.

To: Thomas Dearborn and Country planning commission of Los Angeles.

I have been a Del Aire resident for 36 years. I have to say I am thoroughly disappointed and disgusted by the news that the County of Los Angeles wants to change the zoning to H30. This was planned without our knowledge or anyone else's knowledge of this plan. This is a very sneaky and questionable way to let the citizens know of your behind closed doors plans. Isn't this only done in countries without representation, mainly communist countries? Is that who you represent? You certainly don't represent us as citizens of Del Aire and the United States. I am urging you to reconsider this plan. Holly Mitchel is running for re-election. Is this a good plan for her to win over the citizens, or does she not care? what have we become as a country and a society , that our representatives devise an evil plan to destroy it's own citizens. I'm sure you will be hearing from all of us in regards to this issue.

Jo Ann Kryske

Please feel free to contact me. I'm sure you won't because all of your actions seem to be behind an iron curtain.

Virus-free.www.avast.com

From: Brenda
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Rezone Del Aire
Date: Friday, November 17, 2023 7:00:27 PM

CAUTION: External Email. Proceed Responsibly.

Hello Thomas Dearborn,

I urgently refuse the rezoning of Del Aire to build 30 unit properties in front of Anza Elementary School. We want our community to beautiful as is.

Please let me know if I can be of additional assistance or you need additional information.

Thank you in advance,

Brenda Reyes
"Be you, be authentic!"

From: Denise Bartasavich
To: South Bay Area Plan
Subject: Rezone Del Aire
Date: Saturday, November 18, 2023 10:22:23 AM

CAUTION: External Email. Proceed Responsibly.

I have been a resident of Del Aire since 1960. I have seen many changes beginning with the 405 freeway taking houses from our little unincorporated area. We then lost houses to the 105 freeway, then the Airport Courthouse and you built Apts. next to it. Next you took houses to build the metro rail, added apts next to the metro with a promise to build retail like Trader Joe's and Starbucks on the first level. well that never happened. More apts. on 118th and Aviation and without our knowledge added a homeless complex out of the LAX Suites. You also downsized 120th street from 2 lanes to 1 because then you could check off the "road diet", or bike lane from your "TO DO LIST" which no one uses because it only runs from Aviation to the 405 freeway which is 1/2 mile. WOW was that useless but let you say you did something. We also had to endure the Walsh-Shea Contracting Company for three years with 30 foot piles of dirt and a lay yard all the way from El Segundo and Aviation to Imperial and Aviation. We as a community were inconvenienced and never had any say on it. My family feels that our little quaint community has given enough to LA County and since we don't have a voice you abuse us and dump things over here without our knowledge. We cannot endure more traffic on Aviation and also parking is a problem because on the southside of 120th we don't have permit parking so the airport employees use it, Aerospace and the Airforce Base uses it and people park here and call ubers to go to the airport. THERE IS NO PARKING IN OUR AREA. Changing our zone would RUIN OUR NEIGHBORHOOD and would negatively affect our school district. We would argue that we have given enough for the development of LA County. When is enough-enough! Our houses that we have worked our whole life for; their value would be greatly diminished. Adding to the pollution from Chevron, the LAX airport, the hyperion plant and the industry in the area not to mention the traffic on Aviation leading to and from the airport would be a burden that we believe would be unfair to us. Would you like this done to your neighborhood? Remember we have time to vote come election day.

Respectively,

Paul Bartasavich

From:	S M
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara; Sonia Rodriguez
Subject:	Rezoning - Del Aire area
Date:	Wednesday, November 15, 2023 10:21:41 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

We are Del Aire residents and we **DO NOT** support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What we do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

We live in Del Aire and our community is not reflected in this plan/document. Wel ask that this proposal be denied.

Please confirm receipt of this email.

Thank you,

Steven E. Mohr / Sonia Rodriguez
5254 W. 119th Street
Del Aire, CA 90304
Ph.: 310.678.6801
Fax: 310.297.2652

From: Richard Rede
To: South Bay Area Plan; delaireneighborhood@gmail.com; An, Ara
Subject: Rezoning Del Aire neighborhood
Date: Wednesday, November 22, 2023 1:46:23 PM

CAUTION: External Email. Proceed Responsibly.

Hello,

I hope you are well. I am a resident of Del aire, as well as a local Realtor. I do not support the Draft Program Environmental Impact Report (PEIR) for the rezoning of Del Aire to H30. Our neighborhood is not suitable for this type of development. I have witnessed first hand how development has negatively affected our area within the last 15 years especially. Our community needs different development, such as grocery stores, walking and biking infrastructure. I walk my son to school and it is hazardous crossing the major streets in the area. I have seen bicycle accidents and children nearly being run over. Parking is already very difficult in our areas with those that park close to their places of employment. As an unincorporated area, our representation is limited. Our concerns and needs are often overlooked. However, that does not mean that we do not have a voice. We do, and I am here to raise my voice to let you know that this is a terrible idea for our community. Thank you.

--
Richard Rede
Broker
RR Realty and Investments
B.R.E. License #01095198
(213) 604-1509

From: Mark Riley
To: South Bay Area Plan
Subject: Rezoning Del Aire
Date: Wednesday, November 15, 2023 7:22:01 PM

CAUTION: External Email. Proceed Responsibly.

- I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  Thank you,
  Mark Riley
  5512 West 123rd Street
- Hawthorne, CA 90250

From: Brian Czapor
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Rezoning in Del Aire
Date: Thursday, November 16, 2023 1:34:41 PM

CAUTION: External Email. Proceed Responsibly.

Mr. Dearborn,

I recently learned of a plan to rezone parts of Del Aire. I am writing to strongly oppose the plan for development of 30-unit properties from 117th to 122nd Street, as conveyed by the Del Aire organizer.

With the closure of the public comment period tomorrow, there is widespread concern among residents. The abrupt nature of this announcement has blindsided many. Reconsideration of the proposed rezoning and the timeline for public input is needed. There must be adequate time for community input. The hastiness and lack of transparency is cause for concern.

I have copied delaireneighborhood@gmail.com as directed.

Thank you for your support. and I trust that you will continue to work to make Del Aire a better community for all.

Regards,

Brian Czapor

From: Henry Reed
To: South Bay Area Plan
Subject: Rezoning in delair
Date: Friday, November 17, 2023 7:46:07 AM

CAUTION: External Email. Proceed Responsibly.

To whom it may concern

I am writing you to opossing your potential building a 5 story expansion in the delaire area. I disagree with your quite close door meeting that you decided to build in our area. Shame on you is doing without asking the residence in the delaire area. Please stop your actions asap. Thank you

From: Karen Cohen
To: South Bay Area Plan
Subject: Rezoning of Del Aire Properties
Date: Monday, November 20, 2023 9:03:57 AM

CAUTION: External Email. Proceed Responsibly.

Good morning Thomas Dearborn,

I have received several text messages from my neighbors today regarding the announcement to change the zoning for of 1/2 of Del Aire from 117th Street to 122nd Street.

I purchased my original home as a Single Woman over 40 years ago. One of the features which impressed me the most, is the fact that I could walk my dog in the evening and feel safe. Needless to say when I purchased my home, it was a sellers market and the banks frowned on single women owning property.

My Husband and I still own that property on 122nd Street and approximately nine years ago we purchased a second property at 122nd and Hindry Avenue.

Del Aire is a "Bedroom" community and should remain that way. The Homeowners paid for the Del Aire Elementary school through Bond Measures. ***Note**** *The HOMEOWNERS OF DEL AIRE PAID FOR THE SCHOOL.*

We have many issues as follows:

1. **The Lenox Sheriff's Department**
    a. Does not respond to calls in our Neighborhood
    b. Does not patrol our Neighborhood
    c. Does not provide safety to our school, nor the kids
    d. Does not monitor the crazy parents, who bring their kids in from out skirting neighborhoods and drive like they own the road. Honestly one day a kid or a parent will be struck by a speeding car around the school.

Now I hear you want to rezone our neighborhood and buyout homeowners and replace the single family homes with 30-Unit Properties. Do you live in this neighborhood? Are you going to patrol our streets? Are you going to regulate the Lenox Sheriff's division to respond to calls as well as keep the riff raff out of our Bedroom community?

Did you honestly review our Bedroom community or did you look at a map and just decide this is the neighborhood you want to rezone? Did you take the time to complete any research or do your homework before deciding this was the neighborhood you wanted to destroy? Let me assume the answer is **NO** on all accounts!

Maybe you wanted to overcrowd our schools more than they are. We have homeless people sleeping in our streets in cars, as well as the parking lot at the School. Did you take this into account?

I am well aware there is not enough affordable housing. Mayor Karen Bass is working hard to rectify the problem. She does not go around destroying neighborhoods, brining down property values, as we all are aware of the cost of properties in this neighborhood and if you are not,

please go to the "Zillow " website and do some research.

Lastly, NO ONE was notified of this change. Is this a game your play to pull the wool over someone, including a whole community? We may be an unincorporated city in Los Angeles, however we are regulated by the City of Los Angeles. We pay our taxes to the City of Los Angeles, along with Business Licenses, Police Permits, etc. Therefore, we consider ourselves part of Los Angeles County. Too bad El Segundo did not take us over when they were looking at our community over 30 plus years ago.

If you have any questions or comments regarding my email, I would be happy to hear them. I can be reached at (310) 339-1096.

Thank you for taking the time to read my email, as well as the other emails I know you will be receiving.

Karen Cohen
Del Aire Resident over 40 Years
(310) 339-1096

From: John Hayes
To: South Bay Area Plan
Subject: Rezoning of Del Aire Properties
Date: Tuesday, November 21, 2023 7:01:29 AM

CAUTION: External Email. Proceed Responsibly.

Good morning Thomas Dearborn,

I was absolutely appalled when my wife returned from one of her clients yesterday and told me of all of the text messages she had received from the neighbors regarding a rezoning of our Del Aire neighborhood.

We are a little community of a 10 block radius. We have a sign that says "Welcome to Del Aire" and another sign that says "Leaving Del Aire". If you blink, you will miss our signs.

I have been a resident here for over 35 years and have spent hundreds of thousands of dollars to upgrade our home. The houses in this neighborhood were built in 1954 and 1955 and substandard materials were used in the stucco of these homes. Therefore, most of us had to tear out our stucco and insulate our homes.

Now I hear you want to rezone our little community for what? Create more traffic, more vandalism, more homeless to move in?

We paid a lot of money for our school system through a bond measure and now you want to add 30-Unit Properties. What for? So you can accommodate more homeless individuals? Presently we have to alarm our homes, as there is no accountability at the Sheriff's division and in order for a response, you need to be patient and wait an hour or two before a Sheriff will even show up at your location!

My homes are in a trust and it seems I need to speak with my Lawyer and make changes to my Trust to insure my homes are never sold to the City. This rezoning without any notification is truly beyond belief.

I would be interested to know what you or your colleagues were thinking when you decided to make these changes to our little community.

I will await your response with hopes that I will receive one!

A very upset homeowner is what I presently am.

John Hayes
A Del Aire Resident

From: RANDALL HOLMES
To: South Bay Area Plan; delaireneighborhood@gmail.com; An, Ara
Subject: Rezoning of Del Aire
Date: Wednesday, November 15, 2023 12:00:59 PM

CAUTION: External Email. Proceed Responsibly.

Dear Sirs:

If your goal is to completely ruin a quiet bedroom community with traffic and potential low rent apartment complexes, this is a great way to do it. There are several areas in need of revitalization that could fill the need for housing in the immediate area. North of Imp Hwy on La Cienega abandoned apartment buildings Anybody looking at this areas history particularly the city of Hawthorne has witnessed the damage this sort of development has created. $5 you wont even require adequate parking or any traffic abatement requirements.

This is generally not the pervue of any city planner but the quality of life in this area will take a serious hit if this plan goes thru. There are many new residents who paid a premium price and pay considerable taxes to live here. This is a slap in the face for them.

- I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  Thank you,
  Full Name
  Street Address (optional, but helpful)

Im emphatically NO!!! Find another area that needs rehab that you can ruin.

Randall Holmes Resident of Delaire
118th St

From:	Kenneth Houzvicka
To:	South Bay Area Plan; delaireneighborhood@gmail.com; An, Ara
Subject:	STOP DEL AIRE RE-ZONING FEEDBACK!!
Date:	Thursday, November 16, 2023 2:33:56 PM

CAUTION: External Email. Proceed Responsibly.

ATTN: THOMAS DEARBORN

I am a Del Aire resident and **I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30**. I've lived in this neighborhood for over 50 YEARS! Our neighborhood is a community of families and single family homes. Rezoning over half of Del Aire to allow 30 unit residential apartments **will DESTROY the place we call home.**

Del Aire is an unincorporated area- an example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. In Del Aire, we already face safety concerns and the trash of drug paraphernalia from businesses on the Inglewood Ave stretch. There is already a pile up of cars from commuters that park here and throw their garbage out the window, leaving our own families without a place to park. Many people park and smoke their drugs outside of our homes, while we rush to close windows and doors so our families and homes won't breathe or smell the smoke. We walk outside and evidence of their trash is everywhere (drinks, weed wrappers, tins, actual smoke devices like vapes, food wrappers, etc). Furthermore, non-residents that come into the area to visit the Inglewood stretch throw clothes, furniture, even TOILETS on our street and it's left there for MONTHS because no one does anything about it. On street cleaning days, visitors don't care about ticketing. They don't even move their cars and our streets are left as dirty as they were all week. Having apartment buildings added to Del Aire will worsen the issues we already face here in our community.

Additionally, the timing of presenting this issue to us the day before the public comment period is closing is **UNACCEPTABLE.** This has led to our community losing trust in you. I live in the Del Aire community and this plan does not reflect the safety or peace we've created amongst our neighborhood and **I ask that this move be DENIED.**

Ken Houzvicka
4845 W 137 Street
Hawthorne, 90250

From: Rebecca Harang
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: STOP the Del Aire Zoning Change!
Date: Wednesday, November 15, 2023 12:27:29 PM

CAUTION: External Email. Proceed Responsibly.

To Thomas Dearborn, or whoever this may concern:

Please do not change the zoning of Del Aire! My parents still live in the home I grew up in on 122nd Street. Del Aire is an amazing, safe, quiet neighborhood for families, many of whom have lived there most of their lives. Tearing down homes and building apartments will only increase noise, traffic, and potentially crime.

It was bad enough when my childhood best friend's home was bulldozed and turned into a giant apartment complex on 117th.

PLEASE DO NOT CHANGE DEL AIRE ZONING!!!

Thank you,
Rebecca Harang

From: Erica L
To: South Bay Area Plan
Subject: STOP the developers who want to build 30-unit buildings in the Del Aire neighborhood
Date: Thursday, November 16, 2023 11:50:03 AM

CAUTION: External Email. Proceed Responsibly.

Del Aire is a wonderful SINGLE FAMILY RESIDENCE area that is a **bastion** for first home buyers. We bought our home in Del Aire in 1982. It was a fixer-upper but we loved the feeling of the neighborhood and that has not changed in the decades since we purchased our home despite the incursion of businesses on the periphery and the gutting that occurred when the 105 freeway was built. There are both long term neighbors who bought in the area because it was zoned (PROMISED) as SINGLE FAMILY RESIDENTIAL. For you to disregard that is HORRIBLE AND WRONG. This wonderful SINGLE FAMILY residential neighborhood is being dismantled bit by bit and this MUST STOP. We have endured enough!!!

The single-family residence (R1) zone is intended to **stabilize and protect residential characteristics and to promote and encourage a suitable environment for family life.** The R1 zone is intended for single-family dwellings and appurtenant uses. Your current actions are totally counter to this definition. It isn't right and you must stop it!

Families need neighborhoods where they can establish roots and that's what Del Aire is for hundreds of families. Bringing in transient populations (apartment renters) will impact traffic (parking is already a nightmare due to the nearby transit station, courthouse, and now MULTISTORY buildings being built (with NO input from us!) along Aviation.

STOP RUINING THIS BEAUTIFUL NEIGHBORHOOD which represents one of the last opportunities for first time homeowners to secure a SINGLE FAMILY RESIDENCE in a still-nice neighborhood.

The law that was passed is horrible and breaks the promise (contract) made when people buy homes in SR-1 zoned neighborhoods. You are obviously in the pockets of these developers and should be held criminally liable for allowing developers to dictate what happens on our land.

From: Michael Gabor
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: South Bay Area Plan - Draft PEIR Comments
Date: Wednesday, November 15, 2023 10:26:43 PM

CAUTION: External Email. Proceed Responsibly.

Mr. Dearborn,

As a resident of the Del Aire neighborhood in unincorporated LA County, I do not support - and actively oppose - the plan as presented at https://planning.lacounty.gov/wp-content/uploads/2023/11/SBAP-CEQA-Scoping-Meeting-Presentation-Slides.pdf.
Specifically, the zoning changes to the completely residential area between 117th St and 122nd St could destroy one of the most affordable neighborhoods currently focused on single family homes in the South Bay. Many of the residents are first time home buyers in an accessible neighborhood with decent schools. These kinds of changes may force those buyers to less convenient neighborhoods with poorer performing schools or give up on their dreams of single family homes. Additionally traffic on streets that are already struggling to keep up with demand will get significantly worse.

V/r,
Mike Gabor
Del Aire Resident

From: lars gustafson
To: South Bay Area Plan
Subject: South Bay plan:Del Aire
Date: Wednesday, November 15, 2023 11:02:21 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn,

I am a Del Aire resident on 123rd Street and I do NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I DO want included in this plan is more green space, improved walking and bike infrastructure that increases street safety for my school age child to walk safely to and from her school, a grocery store, and space for community to gather like a small coffee shop.

I have lived here for 17 years and my community is not reflected in this document.

Lars and Tanis Gustafson

From:	Ben Chou
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Thomas Dearborn - VETO Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan
Date:	Thursday, November 16, 2023 9:53:10 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

P. Ben Chou
12913 Mission Avenue Unit 101
Hawthorne, CA 90250

From: Valerie Tse
To: South Bay Area Plan
Cc: delaireneighborhood @gmail.com; AAn@bos.lacounty.gov
Subject: Thomas Dearborn - VETO Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 10:23:13 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Valerie Tse
12913 Mission Ave, Unit101
Hawthorne, CA 90250

From: John Giovati
To: South Bay Area Plan
Subject: Thomss Dearborn--Del Aire Rezoning
Date: Wednesday, November 15, 2023 4:50:12 PM

CAUTION: External Email. Proceed Responsibly.

Lived here 35 years. Worst idea ever for residents of Del Aire! Who does this benefit? Developers?

Why have we been waiting who knows how many years--at least ten--for something to be done on behalf of our neighborhood with the old railway line area that runs parallel to Aviation? Nothing ever gets done! Just promises that have turned into lies!

Ist a huge unsightly hotel on 118th place and Aviation, low income housing on the opposite corner, and now this!

This will ruin the family, secure, safe neighborhood that we have created here. Why are we given less than 2r4 hours notice about this? Because you know this will not be good for the neighborhood, so why do it? Someone is getting paid somehow. Politics as usual,

Do not treat LA County residents as second class citizens. Do the right thing! Improve our neighborhood, don't ruin it.

John Giovati
Del Aire Resident

From:	Valerie Aguirre
To:	South Bay Area Plan; An, Ara
Subject:	UNINCORPORATED AREA COMMUNITY PLAN- DEL AIRE FEEDBACK
Date:	Thursday, November 16, 2023 1:21:41 PM

CAUTION: External Email. Proceed Responsibly.

ATTN: THOMAS DEARBORN

I am a Del Aire resident and **I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30**. Our neighborhood is a community of families and single family homes. Rezoning over half of Del Aire to allow 30 unit residential apartments **will DESTROY the place we call home.**

Del Aire is an unincorporated area- an example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. In Del Aire, we already face safety concerns and the trash of drug paraphernalia from businesses on the Inglewood Ave stretch. There is already a pile up of cars from commuters that park here and throw their garbage out the window, leaving our own families without a place to park and cleaning up after them. We walk outside and evidence of their trash is everywhere (drinks, weed wrappers, tins, actual smoke devices like vapes, food wrappers, etc). Furthermore, non-residents that come into the area to visit the Inglewood stretch throw clothes, furniture, mattresses, even TOILETS on our street and it's left there for MONTHS because no one does anything about it. On street cleaning days, visitors don't care about ticketing. They don't even move their cars and our streets are left as dirty as they were all week. Having apartment buildings added to Del Aire will worsen the issues we already face here in our community.

Additionally, the timing of presenting this issue to us the day before the public comment period is closing is **UNACCEPTABLE.** This has led to our community losing trust in you. I live in the Del Aire community and this plan does not reflect the safety or peace we've created amongst our neighborhood and **I ask that this move be DENIED.**

Valerie A.
Del Aire Resident

From: Kay Syeda
To: South Bay Area Plan; delaireneighborhood@gmail.com; An, Ara
Subject: UNINCORPORATED AREA COMMUNITY PLAN- DEL AIRE FEEDBACK
Date: Thursday, November 16, 2023 11:42:01 AM

CAUTION: External Email. Proceed Responsibly.

ATTN: THOMAS DEARBORN

I am a Del Aire resident and **I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30**. Our neighborhood is a community of families and single family homes. Rezoning over half of Del Aire to allow 30 unit residential apartments **will DESTROY the place we call home.**

Del Aire is an unincorporated area- an example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. In Del Aire, we already face safety concerns and the trash of drug paraphernalia from businesses on the Inglewood Ave stretch. There is already a pile up of cars from commuters that park here and throw their garbage out the window, leaving our own families without a place to park. Many people park and smoke their drugs outside of our homes, while we rush to close windows and doors so our families and homes won't breathe or smell the smoke. We walk outside and evidence of their trash is everywhere (drinks, weed wrappers, tins, actual smoke devices like vapes, food wrappers, etc). Furthermore, non-residents that come into the area to visit the Inglewood stretch throw clothes, furniture, even TOILETS on our street and it's left there for MONTHS because no one does anything about it. On street cleaning days, visitors don't care about ticketing. They don't even move their cars and our streets are left as dirty as they were all week. Having apartment buildings added to Del Aire will worsen the issues we already face here in our community.

Additionally, the timing of presenting this issue to us the day before the public comment period is closing is **UNACCEPTABLE.** This has led to our community losing trust in you. I live in the Del Aire community and this plan does not reflect the safety or peace we've created amongst our neighborhood and **I ask that this move be DENIED.**

Kay Syeda
4839 W 137 Street
Hawthorne, 90250

--
Sincerely,

Kay Syeda

From: Valerie Aguirre
To: South Bay Area Plan; delaireneighborhood@gmail.com; An, Ara
Subject: UNINCORPORATED AREA COMMUNITY PLAN- DEL AIRE FEEDBACK
Date: Thursday, November 16, 2023 11:34:34 AM

CAUTION: External Email. Proceed Responsibly.

ATTN: THOMAS DEARBORN

I am a Del Aire resident and **I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30**. Our neighborhood is a community of families and single family homes. Rezoning over half of Del Aire to allow 30 unit residential apartments **will DESTROY the place we call home.**

Del Aire is an unincorporated area- an example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. In Del Aire, we already face safety concerns and the trash of drug paraphernalia from businesses on the Inglewood Ave stretch. There is already a pile up of cars from commuters that park here and throw their garbage out the window, leaving our own families without a place to park. Many people park and smoke their drugs outside of our homes, while we rush to close windows and doors so our families and homes won't breathe or smell the smoke. We walk outside and evidence of their trash is everywhere (drinks, weed wrappers, tins, actual smoke devices like vapes, food wrappers, etc). Furthermore, non-residents that come into the area to visit the Inglewood stretch throw clothes, furniture, even TOILETS on our street and it's left there for MONTHS because no one does anything about it. On street cleaning days, visitors don't care about ticketing. They don't even move their cars and our streets are left as dirty as they were all week. Having apartment buildings added to Del Aire will worsen the issues we already face here in our community.

Additionally, the timing of presenting this issue to us the day before the public comment period is closing is **UNACCEPTABLE.** This has led to our community losing trust in you. I live in the Del Aire community and this plan does not reflect the safety or peace we've created amongst our neighborhood and **I ask that this move be DENIED.**

Valerie Aguirre
4839 W 137 Street
Hawthorne, 90250

From:	Valerie Aguirre
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	UNINCORPORATED AREA COMMUNITY PLAN- DEL AIRE FEEDBACK
Date:	Thursday, November 16, 2023 11:30:32 AM

CAUTION: External Email. Proceed Responsibly.

ATTN: THOMAS DEARBORN

I am a Del Aire resident and **I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30**. Our neighborhood is a community of families and single family homes. Rezoning over half of Del Aire to allow 30 unit residential apartments **will DESTROY the place we call home.**

Del Aire is an unincorporated area- an example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. In Del Aire, we already face safety concerns and the trash of drug paraphernalia from businesses on the Inglewood Ave stretch. There is already a pile up of cars from commuters that park here and throw their garbage out the window, leaving our own families without a place to park. Many people park and smoke their drugs outside of our homes, while we rush to close windows and doors so our families and homes won't breathe or smell the smoke. We walk outside and evidence of their trash is everywhere (drinks, weed wrappers, tins, actual smoke devices like vapes, food wrappers, etc). Furthermore, non-residents that come into the area to visit the Inglewood stretch throw clothes, furniture, even TOILETS on our street and it's left there for MONTHS because no one does anything about it. On street cleaning days, visitors don't care about ticketing. They don't even move their cars and our streets are left as dirty as they were all week. Having apartment buildings added to Del Aire will worsen the issues we already face here in our community.

Additionally, the timing of presenting this issue to us the day before the public comment period is closing is **UNACCEPTABLE.** This has led to our community losing trust in you. I live in the Del Aire community and this plan does not reflect the safety or peace we've created amongst our neighborhood and **I ask that this move be DENIED.**

Valerie Aguirre
4839 W 137 Street
Hawthorne, 90250

From:	Rick Simily
To:	South Bay Area Plan; An, Ara; delaireneighborhood@gmail.com
Cc:	Rick Simily
Subject:	UNINCORPORATED AREA COMMUNITY PLAN- DEL AIRE FEEDBACK
Date:	Thursday, November 16, 2023 3:59:09 PM

CAUTION: External Email. Proceed Responsibly.

ATTN: THOMAS DEARBORN

I am a Del Aire resident and **I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30**. Our neighborhood is a community of families and single family homes. Rezoning over half of Del Aire to allow 30 unit residential apartments **will DESTROY the place we call home.**

Living in this area for over 36 years and watching the Inglewood Ave corridor continue to downgrade is making this area feel more like downgraded area more than an area trying to be on the upper end and improving as time goes on instead of downgrading the area. We are seeing weed shops open across the street from a private child care business alongside next to a Karate teaching facility to where children used to go train but we don't see hardly anyone training there these days because of the weed shop, the clientele of the weed shop, and you people allowing the weed shop to stay open and re-open after the Sherriff closes them down one day and the next day they are back in business. The Weed shop is not the only downgrading eyesore, there are too many auto repair shops that park all the junk cars around the neighborhoods along with many apartments that continue to house many people in a one bedroom. Parking in our neighborhood is so bad that we can't even have a family gathering without worrying about where our guests will park.
Let's clean up the corridor instead of bringing more low income people that take up parking, leave trash everywhere, add to the crime rate, graffiti, noise, and traffic, transients, homeless camps, and drugs.

Del Aire/Wiseburn is an unincorporated area- an example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. In Del Aire, we already face safety concerns and the trash of drug paraphernalia from businesses on the Inglewood Ave stretch. There is already a pile up of cars from commuters that park here and throw their garbage out the window, leaving our own families without a place to park. Many people park and smoke their drugs outside of our homes, while we rush to close windows and doors so our families and homes won't breathe or smell the smoke. We walk outside and evidence of their trash is everywhere (drinks, weed wrappers, tins, actual smoke devices like vapes, food wrappers, etc). Furthermore, non-residents that come into the area to visit the Inglewood stretch throw clothes, furniture, even TOILETS on our street and it's left there for MONTHS because no one does anything about it. On street cleaning days, visitors don't care about ticketing. They don't even move their cars and our streets are left as dirty as they were all week. Having apartment buildings added to Del Aire will worsen the issues we already face here in our community.

Additionally, the timing of presenting this issue to us the day before the public comment period is closing is **UNACCEPTABLE.** This has led to our community losing trust in you. I live in the Del

Aire/Wiseburn community and this plan does not reflect the safety or peace we've created amongst our neighborhood and **I ask that this move be DENIED.**

Thanks,
Rick Simily
SPACE OPERATIONS
SPACEX
rick.simily@spacex.com

From:	Laura Triana
To:	South Bay Area Plan; DelAireNeighborhood@gmail.com; An, Ara
Subject:	URGENT - No to Del Aire Rezone to H30
Date:	Monday, November 20, 2023 2:16:00 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather. Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you. I live in Del Aire and my community is not reflected in this plan/ I ask that this proposal be denied.

Thank you,

Peter & Laura Triana
Homeowner
5232 W. 119th Place
Del Aire, CA 90304

From: dana marie page
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: URGENT PLEASE DO NOT IGNORE!! Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 3:10:08 PM

CAUTION: External Email. Proceed Responsibly.

Mr Thomas Dearborn

I am a Del Aire resident and I do NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

1) Our neighborhood is a small community of families and single-family homes sheltered by industry to the west and North, as well as the 405 freeway to the East. We provide a safe and quiet place for local and transfer students to attend Anza Elementary at the end of 122nd st. Traffic on these streets has been reduced with posted no turning into the neighborhood from Aviation during after work hours (thank you).

Rezoning over half of Del Aire to allow 30-unit residential apartments will negatively impact this sheltered and safe environment not only for residents but students attending Anza.

2) Del Aire is an unincorporated area, and as such there is no representation for our community. Our needs and concerns are overlooked because of this.

As any other citizen of fully incorporated cities, we would like our opinions heard when fulfilling the County's agenda. There must be alternative locations for 30-unit dwelling (such as the vacant old Hawthorne mall)

3) Why was this issue was presented to us the day before closure of the public comment period? Advanced notice would have been the right thing to do.

What can be done to remedy proper notification so our community does not further lose trust with implementation of community desires?

4) We would like the opportunity to provide alternative changes to our community that mirror other South Bay communities such as more green space, improved walking and bike infrastructure

Bottom line Mr Dearborn, I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Dana Page
122nd st resident

From:	Rebecca & Dana Lozano-Page
To:	South Bay Area Plan
Cc:	South Bay Area Plan; delaireneighborhood@gmail.com; An, Ara
Subject:	URGENT PLEASE DO NOT IGNORE!! Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 7:14:13 PM

CAUTION: External Email. Proceed Responsibly.

Mr Thomas Dearborn

I am a Del Aire resident and I do NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

1) Our neighborhood is a small community of families and single-family homes sheltered by industry to the west and North, as well as the 405 freeway to the East. We provide a safe and quiet place for local and transfer students to attend Anza Elementary at the end of 122nd st. Traffic on these streets has been reduced with posted no turning into the neighborhood from Aviation during after work hours (thank you).

Rezoning over half of Del Aire to allow 30-unit residential apartments will negatively impact this sheltered and safe environment not only for residents but students attending Anza.

2) Del Aire is an unincorporated area, and as such there is no representation for our community. Our needs and concerns are overlooked because of this.

As any other citizen of fully incorporated cities, we would like our opinions heard when fulfilling the County's agenda. There must be alternative locations for 30-unit dwelling (such as the vacant old Hawthorne mall)

3) Why was this issue was presented to us the day before closure of the public comment period? Advanced notice would have been the right thing to do.

What can be done to remedy proper notification so our community does not further lose trust with implementation of community desires?

4) We would like the opportunity to provide alternative changes to our community that mirror other South Bay communities such as more green space, improved walking and bike infrastructure

Bottom line Mr Dearborn, I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Rebecca Lozano-Page
5319 W 122nd St
Hawthorne, CA 90250

From: janicedorn@att.net
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; AAn@bos.lacounty.com
Subject: Unincorporated Area Community Plan - Del Aire Feedback
Date: Wednesday, November 15, 2023 1:47:31 PM

CAUTION: External Email. Proceed Responsibly.

- LA County Department of Regional Planning
- Attention: Thomas Dearborn and Ara An
-
-
- I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Janice I. Dorn

- 5479 West 121st Street
- Hawthorne, California 90250

From:	Brie Chappell
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan - DEL AIRE FEEDBACK!!!
Date:	Wednesday, November 15, 2023 11:17:22 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I **DO NOT** support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

Del Aire is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home.

This plan **MUST INCLUDE** more green space, improved walking and bike infrastructure that increases street safety. **Our community's children ride their bikes and walk to school everyday, and they deserve a safe environment in which to perform their daily activities!**

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable!! It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I've lived in Del Aire for 13 years, and my community is **NOT** reflected in this plan. **I REQUEST THAT THIS PROPOSAL BE DENIED!**

Brie and Rob Chappell
5412 W. 120th Street, Hawthorne CA 90250

From:	Jason Fung
To:	South Bay Area Plan
Cc:	AAn@bos.alacounty.gov; delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan - Del Aire Feedback
Date:	Thursday, November 16, 2023 5:28:34 PM

CAUTION: External Email. Proceed Responsibly.

Hi Thomas Dearborn,

I just heard about the planned zoning change to the Del Aire area. Please reconsider this change as this neighborhood is very quiet and a great location for raising families. I am personally raising my family here and want them to enjoy the area and space that we looked forward to when we purchased this property.

Please respectfully, allow this area to continue to exist as it is currently zoned.

Jason
Resident of the Del Aire area

From:	Rachel Yeung
To:	South Bay Area Plan
Cc:	An, Ara
Subject:	Unincorporated Area Community Plan - Del Aire Feedback
Date:	Wednesday, November 15, 2023 8:22:40 PM

CAUTION: External Email. Proceed Responsibly.

Attention: Thomas Dearborn

I am a Del Aire resident and am writing to oppose the Draft Program Environmental Impact Report for the Unincorporated Area Community Plan to rezone half of Del Aire to H30. My husband and I have worked so hard to finally buy a home in a community of families with single-family homes. I currently commute from Hawthorne to Burbank every day for work because we specifically wanted to have a home outside of the LA grind and we can't afford to live in any of the suburban neighborhoods closer to where I work. And, we love the South Bay - but not if it's going to turn into Long Beach with too many people squeezed into small spaces and no parking. We just had a baby 6 months ago, and the thought of our neighborhood already changing for the worse is heartbreaking. We can't afford to move anytime soon, and we can't move any farther south as I work in the film industry. We feel so lucky to have gotten into this neighborhood that provides the kind of community and childhood experience we want for our family. Why would you take that away?

Sincerely,
Rachel Yeung and Henry Blackwell
12327 Glasgow Pl, Hawthorne, CA 90250

From:	ESalmas-Primary
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan - Del Aire Feedback
Date:	Wednesday, November 15, 2023 7:38:28 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and attended last night's Del Aire Neighborhood Association Meeting. I was horrified to learn that the LA County Department of Regional Planning is planning to make zoning changes in half of the community that would allow 30-unit properties to be built.

I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, small retail shops and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. We are tired of having our needs and concerns repeatedly overlooked because of this. Instead, we are easy targets for simply fulfilling the County's agenda that wouldn't be tolerated in other areas.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Eileen Becker Salmas

5261 West 124th Street
Hawthorne, CA 90250
310-643-6123

From: Francisco Sanchez
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan - Del Aire Feedback
Date: Wednesday, November 15, 2023 7:30:52 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Thomas Dearborn,

My name is Francisco Sanchez, I am a resident and homeowner in the Del Aire neighborhood that will be negatively affected by the proposed rezoning plan. I am writing to express my strong opposition to the proposed rezoning of the Del Aire neighborhood, for it will negatively affect if the proposal is enacted; that in itself will be detrimental to the area, nearly all residents in the Del Aire and surrounding neighborhoods are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already at or over-capacity, and with almost 100% certainty lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on La Cienega and El Segundo Blvd already span long distance and wait times, same thing for Aviation Blvd and 120th St.; the intersections connecting LAX will be a traffic nightmare with the increased local traffic; as is, these intersections are routinely blocked by traffic during rush hour and hugely augmented in peak travel season. While the traffic may be lighter on average, the local neighborhood traffic disproportionately surges during morning and evening rush hours, causing traffic issues during critical times for our neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children since students walk to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times at key points in our neighborhood, which may not be anticipated during the rezoning proposal.

Schools in the area are already reported at or overcapacity, and the LA County of Regional Planning (DRP) should not approve

multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail from this proposal and/or other approved plans.

Property values will most likely go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I was disappointed to only hear about the proposed rezoning just a day before the Public Comment Period closes tomorrow (11-16-23). There seems to be no indication of notifications ever being sent and or a complete explanation of the impacts these changes will have and the accurate data to back the proposal, but I suspect none were delivered into our neighborhood, or proper notice given.

I urge you to disapprove of the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend the meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Francisco Sanchez

From: Colleen Lyons
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan - Del Aire Feedback
Date: Wednesday, November 15, 2023 7:17:14 PM

CAUTION: External Email. Proceed Responsibly.

ATTENTION: THOMAS DEARBORN

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to rezone half of Del Aire to H30. Our neighborhood is a tightly-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Colleen Lyons

From: James Howe
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan - Del Aire Feedback
Date: Wednesday, November 15, 2023 5:00:53 PM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

  I am a Del Aire resident since 1994 and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  James Howe, 5418 W 123rd Place, Del Aire, CA 90250

From:	Haleigh Rojas
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan - Del Aire Feedback
Date:	Wednesday, November 15, 2023 3:24:40 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn,

My name is Haleigh Rojas and I am a homeowner in Del Aire. **I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to rezone half of Del Aire to H30**. Our neighborhood is a tight-knit community of families and single family homes. Rezoning our neighborhood to allow 30-unit residential apartments will destroy the place we call home and significantly impact the community that we have here.

The timing of presenting this issue to the residents of Del Aire the day before the public comment period closes is unacceptable and shows a lack of respect for residents of Del Aire, the ones who would be impacted by this rezone.

I live in Del Aire and my community is not reflected in this plan. **I emphatically ask that this proposal be denied.**

Best,
Haleigh Rojas
5434 W. 123rd St.
Hawthorne, CA 90250

From:	Paul Greene
To:	South Bay Area Plan
Cc:	An, Ara; delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan - Del Aire Feedback
Date:	Wednesday, November 15, 2023 2:15:42 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Paul Kent Greene
5408 W 123rd Place Del Aire, CA 90250

From:	Steven Greene
To:	South Bay Area Plan
Cc:	An, Ara; delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan - Del Aire Feedback
Date:	Wednesday, November 15, 2023 2:13:39 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Steven Greene
5408 W 123rd Place Del Aire, CA 90250

--

Steven Greene
Realtor®
Tower 60
DRE#: 02098639

201 W. Grand Ave
El Segundo CA 90245
m: 310.869.9341

From:	sgelectric87@gmail.com
To:	South Bay Area Plan
Cc:	An, Ara; delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan - Del Aire Feedback
Date:	Wednesday, November 15, 2023 2:11:42 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
SG ELECTRIC
5408 W 123rd Place Del Aire, CA 90250

Steven Greene
President
(310) 869-9341
License #1018491

S G ELECTRIC

From: stevengreene310@gmail.com
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan - Del Aire Feedback
Date: Wednesday, November 15, 2023 2:09:59 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Steven Greene
5408 W 123rd Place Del Aire, CA 90250

From:	Elizabeth Tapia
To:	South Bay Area Plan
Cc:	Del Aire Neighborhood
Subject:	Unincorporated Area Community Plan - Del Aire Feedback
Date:	Thursday, November 16, 2023 4:14:48 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/ I ask that this proposal be denied.

Thank you,

Elizabeth Gonzalez
Del Aire Resident

From:	LC
To:	South Bay Area Plan
Cc:	Del Aire Neighborhood; An, Ara
Subject:	Unincorporated Area Community Plan - Del Aire Feedback
Date:	Wednesday, November 15, 2023 1:37:07 PM
Attachments:	Unincorporated Area Community Plan - Del Aire Feedback.pdf

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CAUTION: External Email. Proceed Responsibly.

Mr. Dearborn,

Please see attached.

Mr. Dearborn,

Below is a statement in response to the South Bay Area Plan recommendations for the Del Aire Area:

In response to the proposed zoning change recommended for the DEl Aire Community, I strongly urge the County Department of Regional Planning to reconsider its proposed zoning change.

According to your own description “the South Bay Area Plan (SBAP) is a new community-based plan that focuses on land use and policy issues that are specific to the **unique characteristics and needs** of the Project area.” If this is true, then the voices of the Del Aire community should weigh heavily against the decision to allow additional high-density housing, as proposed in the recent zoning change.

The very identity of this family oriented, tight knit community, was established in the mid to late 1940s, when it was developed as a single family, post war housing community. Over the years Del Aire thrived as exactly just that. It is a middle income, mixed race, community, where neighbors know and interact with each other, attend the local schools, and play at the local park. This community is very small, and does not have the resources to support additional high-density housing, nor was it designed to support it with small residential streets and a small school district.

Since the establishment of Del Aire, the community members have strived to maintain its original design, even in the face of numerous changes that have challenged this community. This started with the removal of homes, through eminent domain, in the late 1950s for Interstate 405. Again, in late 1980, homes were removed and families displaced through eminent domain for Interstate 105 and the Metro Green Line. After that it was the Construction of the LAX Courthouse and adjacent apartments in 2000. Then, in 2016 more land and houses were taken to construct a 264 unit, 5 story apartment building, now known as Bell South. More recently, in 2023, there are two high density projects under construction. The conversion of the LAX Suites hotel, located at 11838 Aviation Blvd into Housing for displaced individuals, and a second high density apartment in the 11800 block of Aviation Blvd is also underway.

When you actually look at the history of Del Aire it is very apparent that we have endured significant changes imposed by the County of Los Angeles and the County Department of Regional Planning, and yet still managed to maintain our community, although now much smaller than it was. It is now time for the County and other parties to stop the assault on our neighborhood, it's time to actually listen to the feedback and input that you solicited, which does not include destroying our neighborhood with additional high-density housing. We have done more than our part, now it's time for the County to do theirs and protect our community, not continue to widdle it away.

Respectfully,

Linda Cessor
Del Aire Resident

Mr. Dearborn,

Below is a statement in response to the South Bay Area Plan recommendations for the Del Aire Area:

In response to the proposed zoning change recommended for the DEl Aire Community, I strongly urge the County Department of Regional Planning to reconsider its proposed zoning change.

According to your own description “the South Bay Area Plan (SBAP) is a new community-based plan that focuses on land use and policy issues that are specific to the **unique characteristics and needs** of the Project area.” If this is true, then the voices of the Del Aire community should weigh heavily against the decision to allow additional high-density housing, as proposed in the recent zoning change.

The very identity of this family oriented, tight knit community, was established in the mid to late 1940s, when it was developed as a single family, post war housing community. Over the years Del Aire thrived as exactly just that. It is a middle income, mixed race, community, where neighbors know and interact with each other, attend the local schools, and play at the local park. This community is very small, and does not have the resources to support additional high-density housing, nor was it designed to support it with small residential streets and a small school district.

Since the establishment of Del Aire, the community members have strived to maintain its original design, even in the face of numerous changes that have challenged this community. This started with the removal of homes, through eminent domain, in the late 1950s for Interstate 405. Again, in late 1980, homes were removed and families displaced through eminent domain for Interstate 105 and the Metro Green Line. After that it was the Construction of the LAX Courthouse and adjacent apartments in 2000. Then, in 2016 more land and houses were taken to construct a 264 unit, 5 story apartment building, now known as Bell South. More recently, in 2023, there are two high density projects under construction. The conversion of the LAX Suites hotel, located at 11838 Aviation Blvd into Housing for displaced individuals, and a second high density apartment in the 11800 block of Aviation Blvd is also underway.

When you actually look at the history of Del Aire it is very apparent that we have endured significant changes imposed by the County of Los Angeles and the County Department of Regional Planning, and yet still managed to maintain our community, although now much smaller than it was. It is now time for the County and other parties to stop the assault on our neighborhood, it's time to actually listen to the feedback and input that you solicited, which does not include destroying our neighborhood with additional high-density housing. We have done more than our part, now it's time for the County to do theirs and protect our community, not continue to widdle it away.

Respectfully,

Linda Cessor
Del Aire Resident

From: Miguel Alvarado
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan - Del Aire Feedback
Date: Wednesday, November 15, 2023 12:37:49 PM

CAUTION: External Email. Proceed Responsibly.

Attention: Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR).

Here are my specific issues with the plan.

1. Not in keeping with the tight-night feel of the neighborhood and desire of the residents.

The Del Aire community is a small community on the outskirts of LA County. We belong to the Wiseburn School district and feel no connection to the county. We are not connected in any way other than sharing the Sheriff as our law enforcement. Our neighborhood meetings or public forums have never complained about the lack of density in the community or the lack of housing. The number one complaint is the lack of responsiveness by the Sheriff. We have already experienced large growth on LA Cienega with the addition of private apartment buildings with their own amenities, as well as a luxury housing complex to the South of El Segundo with its own amenities, a couple of large apartment complexes to the West on La Cienega with one luxury complex, a soon to be completed low income housing complex and another soon to be completed transition homeless complex. Our area cannot handle any more growth.

2. Part of the plan splits out community into H30 and H9.

There is no reasoning as to why there is a split along 120th street. Just a random line drawn across a major street to make the map look nice and balanced.

3. We do not have the school system or public amenities to handle that much growth and LA County cannot provide any additional resources other than the possibility of busing children out of Del Aire into less desirable school districts. Has the Wiseburn School District been contacted and consulted regarding the proposal? We have such limited space for schools that we had to locate our High School in the city of El Segundo and give them quite favorable terms in order to allow us to use their land and share their tax base.

4. This will set off a lawsuit between the Del Aire Neighborhood Association, the Wiseburn Neighborhood Association, the city of Hawthorne, and the city of El Segundo to challenge the PEIR and keep it in court long enough to allow the neighborhoods of Wisebrun and Del Aire to be added to the city of Hawthorne or the City of El Segundo and rob your County of one of the more profitable tax bases you have.

Neither of these cities wants this kind of growth near its boundaries. The only reason that some of the older residents in the neighborhood had to not be swallowed into the adjacent cities was small differences in taxes. A proposal to radically change and basically erase their neighborhood will trump that reasoning. This will enrage any new families that just purchased

in the area and make it possible for us to finally leave LA County to a smaller city where we feel represented..

5. Your PEIR is nothing more than permission to bulldoze the neighborhoods of Del Aire and Wiseburn and replace it with another city altogether. The residents will not stand for it.

Miguel Alvarado
Del Aire Resident

From:	Alice Matthews
To:	South Bay Area Plan
Cc:	An, Ara; delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan - Del Aire Feedback
Date:	Wednesday, November 15, 2023 11:30:26 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I **do not support** the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

- Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home.
- What the neighborhood needs included in this plan is more green space and improved walking and bike infrastructure that increases street safety, in addition to a grocery store, and a space for the community to gather.

It is outrageous that the neighborhood is informed only one day before the public comment period is closed for responses. Del Aire is an unincorporated area, and this is another example of having no representation for our community. With no real representation for the unincorporated area of our neighborhood our needs and concerns are often overlooked. We are easy targets for simply fulfilling the County's agenda without consideration for our neighborhood needs.

The timing of presenting this issue to us the day before the public comment period is closing is **unacceptable**. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. **I strongly recommend that this proposal be denied.**

Thank you,
Alice Matthews
5412 W 123rd Street Del Aire, CA 90250

--
Alice Matthews
alice.h.matthews@gmail.com
(619) 851-4328

From: Andre Solorio
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan - Del Aire Feedback
Date: Wednesday, November 15, 2023 11:01:02 AM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Andre Solorio
5444 W 124th St. Hawthorne CA 90250

From: Leslie
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan - Del Aire Feedback
Date: Wednesday, November 15, 2023 10:48:59 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do NOTsupport the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes, also with limited parking options. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Leslie Rowen
5325 W. 120th St.

From:	Jim Call
To:	South Bay Area Plan
Cc:	An, Ara; delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan - Del Aire Feedback
Date:	Thursday, November 16, 2023 2:00:40 PM

CAUTION: External Email. Proceed Responsibly.

Mr Dearborn,

The reason for my email to you today is to share my opposition to the zoning changes in the unincorporated area of Los Angeles known as Del Aire. I purchased my current house in June of 1997 and have lived in it ever since as I raised my children. I have seen the negative impact that hi density housing has brought to this little community in the recent and not so recent past.

I was in my house before the rebuilding of Anza School (2007) when impact reports were done that woefully underestimated the negative impact to the surrounding residential streets. Several times a day the traffic is far too busy for the streets to handle and adding more daily traffic would only add to an existing problem.

Many of us only found out about this proposed plan on 11/15. I am amazed more time wasn't given to our Del Aire community to respond and let our objections be heard.

I would ask that this proposed plan to allow the development of 30-unit properties in Del Aire be **denied**.

I appreciate you time on this matter,
Jim Call
West 122nd St homeowner

From: stephaniespeliopoulos@gmail.com
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan - Del Aire Feedback
Date: Thursday, November 16, 2023 1:35:34 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I Strongly Object to the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. We have already been negatively impacted by the apartments on Aviation and Imperial and the train. And will continue to be negatively impacted by the current developments on Aviation.

This is a small community of single-family homes and I am quite certain that is a major reason my neighbors also bought here. I am also quite certain that the developers who will stand to make a ton of money would never allow their own neighborhoods to be decimated in such a way. Of course, because Del Aire is an unincorporated area, we simply have no voice. It isn't right. And just like the Homeless Hotel, this was another last-minute presentation of an issue so that it could be slid by our community.

There are a ton of unused and underused areas further South on Aviation. There is plenty of space other places where it will NOT completely change an existing neighborhood. I don't ask for or need anything else from the County other than to support a clean and safe community (although they did, recently, plant me a tree.) Cramming more people into a small area is the opposite of supporting a clean and safe community. Which, by the way, is the least that we should expect.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Stephanie Speliopoulos
5222 West 119th Place
Del Aire, CA 90304

From: Dolores Bennett
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan - Del Aire Feedback
Date: Thursday, November 16, 2023 1:20:57 PM

CAUTION: External Email. Proceed Responsibly.

Attention: Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to rezone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Dolores Bennett

From: francomari@aol.com
To: South Bay Area Plan
Cc: DelAireNeighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan - Del Aire Feedback - I Do Not Support.
Date: Thursday, November 16, 2023 1:00:50 PM

CAUTION: External Email. Proceed Responsibly.

Attention: Thomas Dearborn,

I am a Del Aire resident and I DO NOT support the draft Program Environmental Impact Report (PIER) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

I live in Del Aire and my community is not reflected in this plan. I ask that this proposal be denied.

Thank You,
Maricela Franco
Resident of Del Aire for over twenty years.

From: Milton
To: South Bay Area Plan; delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan - Del Aire Feedback
Date: Thursday, November 16, 2023 9:31:11 AM

CAUTION: External Email. Proceed Responsibly.

Attn:Thomas Dearborn

I am a Del Aire resident and do not support the Draft Program Environmental Impact Report(PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.
Del Aire is a tight-knit community of families and single-family homes and re-zoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home.

We adamantly oppose the above plan.

I strongly ask that the above proposal be denied.

Sincerely,

Milton
Del Aire long-time resident since 1989

Sent from my iPhone

From: Elisa Gio
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan - Del Aire Feedback
Date: Wednesday, November 15, 2023 10:45:07 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr Thomas Dearborn

I am a Del Aire resident (5346 W 121st St) and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

My community is not reflected in this plan/document. Indeed, this plan represents a direct threat to my family and community because our beautiful home, which we acquired with big sacrifices and hard work during many years, is actually at risk of being buried by large condominiums any time in the future. Same for the entire community.

Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I ask that this proposal be denied.

Thank you,
Elisa Giovannini
Homeowner (5346 W 121st St, Hawthorne)

From: Sandra Duran
To: South Bay Area Plan; An, Ara
Subject: Unincorporated Area Community Plan - Del Aire Feedback
Date: Wednesday, November 15, 2023 9:23:26 PM

CAUTION: External Email. Proceed Responsibly.

Attn: Thomas Dearborn

It has been brought to my attention that there are plans underway to rezone or permit my neighborhood to H30. Are you guys insane? I can't believe you would present this at the Del AIre Neighborhood Association Meeting two days before the public comment period closes.Our community would have helped you to see how bad of an idea this is. I'm sure you guys think it's easy to take advantage of unincorporated areas like ours because we don't have a governing body to protect us.

I don't even think you guys did your homework right. It's more like you were playing a game of RISK. You selected an area that is far enough from the CIty of Hawthorne (so that you don't get any push back from them). Once in place, the tentacles will gradually grow and take over the whole area. We will not stand for this.

Things you need to consider:

- Are you also budgeting for a bigger police department/presence? It takes the Sheriffs a long time to get here from South LA. They are pretty busy on the east side.
- Will there be space/room at Wiseburn School District for this new population? Wiseburn School District doesn't even have its own High School.
- These new H30 units should not have any section 8, low income housing nor rent control.
- We demand that you create an Enhanced Financing Improvement District for Del Aire.
- This area needs to ban any marijuana related businesses.
- The cut off needs to be 120th. There should not be an entrance off Isis Ave. This will help reduce traffic in the only standing residential neighborhood. Entrances can be opened/created off La Cienega. This will allow for easy access to the freeway.
- Why don't you guys just buy that block from LA City?
- Just tell Sacramento, "Not in my CIty."

Overall, I do not support this proposal.

Sandra Duran
Del Aire Resident

From: Cheyenne Francis
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan - Del Aire Feedback
Date: Wednesday, November 22, 2023 9:06:11 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home.

What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period closed is unacceptable. It shows that you wanted to sneak this past us. I understand the period had "closed" but I will still make my voice heard.

This only makes our community lose trust in you. I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Cheyenne Francis
5262 west 123rd pl

From: Bess Ton
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan - Del Aire resident feedback
Date: Wednesday, November 15, 2023 12:49:08 PM

CAUTION: External Email. Proceed Responsibly.

Hi Thomas Dearborn,

I am a resident of the Del Aire community and DO NOT support the Draft Program Environment Impact Report (PEIR) for the Unincorporated Plan to rezone half of Del Aire to H30.

The Del Aire neighborhood is community is made up of mostly single-family homes with a very tight-knit family focus. Rezoning over half of Del Aire to allow 30-unit residential apartments will greatly impact the community's culture. This will increase traffic, school capacity room size for children to learn in a manageable teach student ratio, and removing green space to name a few. I am concerned with over population, capacity for the neighborhood, school growth to be accommodated. This small community has lots of young families growing and a 30-unit property across from 117th to 122nd street near Del Aire Elementary does not benefit the Del Aire neighborhood at all.

What makes the plan successful is to include:

1. Business that is walkable to eat, get coffee, friendly neighborhood cafes.
2. Community green space with grass and trees to avoid being surrounded by buildings.
3. Children focus business with the number of children it can drive economic growth.
4. Bike paths or paths that allow families to walk their pets alongside children.
5. Improve street safety from donut driving at cross streets, unknown cars with drivers sitting smoking, homeless people sleeping in their cars and defecating in front of homes, lawns, and in front of children walking by.

Del Aire community is unincorporated with no representation for our community. Our needs and concerns cannot be overlooked over fulfilling a political agenda.

The presentation of this is not timely before the public comment period closing is NOT acceptable. It shows the political agenda is not factoring in community input who are directly affected by the rezoning. I ask that this proposal be denied.

Sincerely,
Bess Ton
Del Aire Resident on 124th Place

From: Adrian Oropesa
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan
Date: Wednesday, November 15, 2023 7:40:06 PM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, increased public safety ie:law enforcement presence and response times, increase in traffic control, increased school safety and funding, increased fire department response and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/ I ask that this proposal be denied. You are showing the constituents of your district that you were elected by to serve and represent that you are more concerned with the interests of businesses and people that don't reside in this community.

I will leave you with these questions. Would you accept this proposal if it was in your community? Would you accept the same lack of notifications sent out by your elected officials?

I ask that you think about how this proposal will affect the future generations of this community and council district.

Thank you,
Adrian Oropesa
5418 W. 120th Street

From:	Henry Blackwell
To:	South Bay Area Plan
Cc:	Delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan Attn: Thomas Dearborn
Date:	Wednesday, November 15, 2023 9:09:37 PM

CAUTION: External Email. Proceed Responsibly.

Good day,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Re-zoning over half of Del Aire to allow 30-unit residential apartments will destroy the place we call home.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and our concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to the community, the day before the public comment period is closing is unacceptable and suspicious. It appears you are attempting to rush this through without considering the impact it will have on the community it will be affecting. This makes our community loose trust in you and I would like to know if any companies, organizations, or businesses lobbied for this Draft Program Environmental Impact Report?

I live in Del Aire and my community is not reflected in this plan. I ask that this proposal be denied.

Respectfully,

Henry Blackwell
12327 Glasgow Pl, Hawthorne, CA 90250

From: Fernando
To: South Bay Area Plan
Cc: An, Ara
Subject: Unincorporated Area Community Plan Del Aire
Date: Thursday, November 16, 2023 2:50:35 PM

CAUTION: External Email. Proceed Responsibly.

Attention: Thomas Dearborn
I am a Del Aire resident and I do not support the draft program impact report for the unincorporated area community plan to re-zone half of Del Aire to H30 this plan does not benefit my community. it will negatively effect the infrastructure and safety of the community I ask that this proposal be denied.
Thank you
Fernando Diaz
5415 w.121 st. Del Aire Ca.90250-3409

From:	gilbert corona
To:	South Bay Area Plan
Cc:	Emily Corona
Subject:	Unincorporated Area Community Plan Del-Aire and Wiseburn Feedback
Date:	Thursday, November 16, 2023 2:13:48 PM

CAUTION: External Email. Proceed Responsibly.

ATTN: Thomas Dearborn

I am a Del Aire resident and **I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30**. Our neighborhood is a community of families and single family homes. Rezoning over half of Del Aire to allow 30 unit residential apartments **will DESTROY the place we call home.**

Del Aire is an unincorporated area- an example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. In Del Aire, we already face safety concerns and the trash of drug paraphernalia from businesses on the Inglewood Ave stretch. There is already a pile up of cars from commuters that park here and throw their garbage out the window, leaving our own families without a place to park. Many people park and smoke their drugs outside of our homes, while we rush to close windows and doors so our families and homes won't breathe or smell the smoke. We walk outside and evidence of their trash is everywhere (drinks, weed wrappers, tins, actual smoke devices like vapes, food wrappers, etc). Furthermore, non-residents that come into the area to visit the Inglewood stretch throw clothes, furniture, even TOILETS on our street and it's left there for MONTHS because no one does anything about it. On street cleaning days, visitors don't care about ticketing. They don't even move their cars and our streets are left as dirty as they were all week. Having apartment buildings added to Del Aire will worsen the issues we already face here in our community.

Additionally, the timing of presenting this issue to us the day before the public comment period is closing is **UNACCEPTABLE.** This has led to our community losing trust in you. I live in the Del Aire community and this plan does not reflect the safety or peace we've created amongst our neighborhood and **I ask that this move be DENIED.**

Emily Corona
4848 W 137th St
Hawthorne, Ca. 90250-6525

From:	gilbert corona
To:	South Bay Area Plan
Cc:	Aangie Martinez
Subject:	Unincorporated Area Community Plan Del-Aire and Wiseburn Feedback
Date:	Thursday, November 16, 2023 1:54:54 PM

CAUTION: External Email. Proceed Responsibly.

ATTN: Thomas Dearborn

I am a Del Aire resident and **I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30**. Our neighborhood is a community of families and single family homes. Rezoning over half of Del Aire to allow 30 unit residential apartments **will DESTROY the place we call home.**

Del Aire is an unincorporated area- an example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. In Del Aire, we already face safety concerns and the trash of drug paraphernalia from businesses on the Inglewood Ave stretch. There is already a pile up of cars from commuters that park here and throw their garbage out the window, leaving our own families without a place to park. Many people park and smoke their drugs outside of our homes, while we rush to close windows and doors so our families and homes won't breathe or smell the smoke. We walk outside and evidence of their trash is everywhere (drinks, weed wrappers, tins, actual smoke devices like vapes, food wrappers, etc). Furthermore, non-residents that come into the area to visit the Inglewood stretch throw clothes, furniture, even TOILETS on our street and it's left there for MONTHS because no one does anything about it. On street cleaning days, visitors don't care about ticketing. They don't even move their cars and our streets are left as dirty as they were all week. Having apartment buildings added to Del Aire will worsen the issues we already face here in our community.

Additionally, the timing of presenting this issue to us the day before the public comment period is closing is **UNACCEPTABLE.** This has led to our community losing trust in you. I live in the Del Aire community and this plan does not reflect the safety or peace we've created amongst our neighborhood and **I ask that this move be DENIED.**

Angelica Martinez
4848 W 137th St
Hawthorne, Ca. 90250-6525

From: gilbert corona
To: South Bay Area Plan
Subject: Unincorporated Area Community Plan Del-Aire and Wiseburn Feedback
Date: Thursday, November 16, 2023 1:31:32 PM

CAUTION: External Email. Proceed Responsibly.

ATTN: Thomas Dearborn

I am a Del Aire resident and **I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30**. Our neighborhood is a community of families and single family homes. Rezoning over half of Del Aire to allow 30 unit residential apartments **will DESTROY the place we call home.**

Del Aire is an unincorporated area- an example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. In Del Aire, we already face safety concerns and the trash of drug paraphernalia from businesses on the Inglewood Ave stretch. There is already a pile up of cars from commuters that park here and throw their garbage out the window, leaving our own families without a place to park. Many people park and smoke their drugs outside of our homes, while we rush to close windows and doors so our families and homes won't breathe or smell the smoke. We walk outside and evidence of their trash is everywhere (drinks, weed wrappers, tins, actual smoke devices like vapes, food wrappers, etc). Furthermore, non-residents that come into the area to visit the Inglewood stretch throw clothes, furniture, even TOILETS on our street and it's left there for MONTHS because no one does anything about it. On street cleaning days, visitors don't care about ticketing. They don't even move their cars and our streets are left as dirty as they were all week. Having apartment buildings added to Del Aire will worsen the issues we already face here in our community.

Additionally, the timing of presenting this issue to us the day before the public comment period is closing is **UNACCEPTABLE.** This has led to our community losing trust in you. I live in the Del Aire community and this plan does not reflect the safety or peace we've created amongst our neighborhood and **I ask that this move be DENIED.**

Gilbert Corona
4848 W 137th St
Hawthorne, Ca. 90250-6525

From: gilbert corona
To: South Bay Area Plan; andrewguardado12203@gmail.com
Subject: Unincorporated Area Community Plan Del-Aire and Wiseburn Feedback
Date: Thursday, November 16, 2023 4:18:33 PM

CAUTION: External Email. Proceed Responsibly.

ATTN: THOMAS DEARBORN

I am a Del Aire resident and **I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30**. Our neighborhood is a community of families and single family homes. Rezoning over half of Del Aire to allow 30 unit residential apartments **will DESTROY the place we call home.**

Del Aire is an unincorporated area- an example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. In Del Aire, we already face safety concerns and the trash of drug paraphernalia from businesses on the Inglewood Ave stretch. There is already a pile up of cars from commuters that park here and throw their garbage out the window, leaving our own families without a place to park. Many people park and smoke their drugs outside of our homes, while we rush to close windows and doors so our families and homes won't breathe or smell the smoke. We walk outside and evidence of their trash is everywhere (drinks, weed wrappers, tins, actual smoke devices like vapes, food wrappers, etc). Furthermore, non-residents that come into the area to visit the Inglewood stretch throw clothes, furniture, even TOILETS on our street and it's left there for MONTHS because no one does anything about it. On street cleaning days, visitors don't care about ticketing. They don't even move their cars and our streets are left as dirty as they were all week. Having apartment buildings added to Del Aire will worsen the issues we already face here in our community.

Additionally, the timing of presenting this issue to us the day before the public comment period is closing is **UNACCEPTABLE.** This has led to our community losing trust in you. I live in the Del Aire community and this plan does not reflect the safety or peace we've created amongst our neighborhood and **I ask that this move be DENIED.**

Andrew Guardado, 4852 W 137th St
Hawthorne ca 90250-6525

From:	Doug Hughes
To:	South Bay Area Plan
Cc:	An, Ara; delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan / Del Aire feedback
Date:	Thursday, November 23, 2023 3:06:44 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather. Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Douglas Hughes
5408 W 120th St

From:	Jessica
To:	HollyJMitchell@bos.lacounty.gov
Cc:	delaireneighborhood@gmail.com; South Bay Area Plan; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 22, 2023 12:09:32 PM

CAUTION: External Email. Proceed Responsibly.

Dear County Supervisor Mitchell.

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

Our Del Aire community is inclusive, equitable and is affirmatively already furthering fair housing. I am not sure why our area is being targeted for affordable housing? Our area is affordable and because of that is very diverse. I used to live in Culver City and got priced out of the housing market. I found this small pocket in Del Aire that I could afford to purchase a house and not at a condo. Del Aire is the only affordable single-family area in the South Bay. Why are you trying to take this away from us? I have been here for the past 11 years and have a lot if elderly and young families from all ethnicities.

Last year we were given the news that they were renovating an old motel to house homeless on Aviation and 119th Street and now this. How much more can this small community take?

Why not target areas like Manhattan Beach and Hermosa Beach where affordable housing and diversity is actually needed not our little area of Del Aire?

You are our only representative and I implore you to please stand with us and don't allow our Del Aire community to be destroyed.

If that means implementation of an overlay to protect Del Aire PLEASE do so.

Thank you,

Jessica Rosales Mulleneaux

From:	Tim Pitchford
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Thursday, November 16, 2023 4:33:27 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

We are residents of Del Aire, and we ***DO NOT*** support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

Our family has lived at our house for over 45 years. We have been careful to build close relationships and maintain high community standards that everyone shares – even with the commercial businesses on the perimeter of Del Aire on Aviation Blvd.

That this issue has only been presented to us within 2 days of the close of public comments is unconscionable and reflects a complete disregard for those that live in this neighborhood.

While there may be some compelling reasons to make the zoning change by the county, doing so without our community support may prove less than optimal for any projects that would move forward because of it.

We strongly urge this proposal be ***DENIED at this time*** due to the utter lack of equitable community engagement, so that a better proposal may be drafted, one that would incorporate some of our concerns and requests such as more green space, improved walking and bike infrastructure, and increased street safety.

Although Del Aire is technically an unincorporated area, we have stood very strongly together over past issues to make sure the area that so many of us have called home over the decades only continues to improve.

Instead of passing this proposal with ***NO*** community involvement, the county should rather engage us to determine how to move forward, working together, to both achieve county goals ***AND*** address some of our requests and concerns.

Thank you for your consideration,

Tim and Marlene Pitchford

5533 W 119th Place, Del Aire

From: John Evans
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 12:27:58 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

YOU GUYS ARE NUTS TO TRY THIS NONSENSE. GO FIND SOMEWHERE ELSE FOR YOUR STUPID APPARTMENTS.

Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
John Evans
5509 W 122nd Street

From: Family Bell
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 12:20:25 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Bill Williams

From: Melody Star
To: South Bay Area Plan
Cc: An, Ara; delairneighborhood@gmail.com
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 12:19:57 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Melody Callan
West 122nd street home owner

Sent from my iPhone

From: Diana McGregor
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 12:19:20 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

I live at 5240 W. 123rd St. Del Aire, CA 90250 and have lived here since 2013.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

My community is not reflected in this plan/document. I ask that this proposal be denied.

Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

Again, I ask that this proposal be denied.

Thank you,
Diana Vélez-McGregor
5240 W. 123rd Street

From:	Felipe Gutierrez
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 12:16:09 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Thomas Dearborn:

I have been a resident of Del Aire with my wife and sons for more than 18 years and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to rezone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will adversely affect the community we call home. What I would like considered in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and spaces for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is troubling and has the appearance of trying to avoid community input.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Felipe Gutierrez and Family
5302 W 123rd Place

From:	Reza Enchayan
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 12:11:58 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Ali Reza Enchayan
5502 W 124th Street, Hawthorne CA 90250

Sent from Yahoo Mail for iPhone

From: general kevinetheridge.com
To: South Bay Area Plan
Cc: Del Aire Neighborhood Association; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 12:10:28 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I **do not** support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. I seriously question the wisdom of committing to changing all this zoning before there is any commitment or action toward making other necessary improvements. As one example, we are already essentially without law enforcement as the Sheriff's Department is completely incapable of responding to anything that happens in Del Aire in a timely manner. What happens when thousands more people are added into the mix? What does traffic look like with all those additional buildings and all that additional humanity trying to get to work or school in the morning?

What I would like included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather. If that was being proposed along with this massive allowance for many, many more residents (and more gigantic construction projects like the one for the Metro line or the hotels going in along Aviation, etc), then it might be something to consider. I generally don't subscribe to the NIMBY mindset, but this just doesn't seem sensible, just or well-thought out.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. I don't think it is any sort of surprise that Los Angeles County decided to target our neighborhood vs the surrounding neighborhoods or, God forbid, spreading things out EQUALLY between various neighborhoods. Lower income people might want to live in El Segundo or Manhattan Beach also, right?

The timing of presenting this issue to us the day before the public comment period is closing is 100% unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is **NOT** reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Kevin Etheridge
5315 W 127th Place

From: Geoffrey Moy
To: South Bay Area Plan; delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 12:04:11 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to rezone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will negatively affect our community and the place we call home. What I do want to be included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather. Del Aire is an unincorporated area; this is another example of the need for representation in our community. Our needs and concerns are overlooked because of this, and instead, we are easy targets for simply fulfilling the County's agenda.The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.I live in Del Aire, and my community is not reflected in th
is a plan/document. I ask that this proposal be denied.

Regards,
Geoffrey Moy
5514 W 122nd St

From:	Irene Gardner
To:	South Bay Area Plan
Cc:	An, Ara; delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 12:03:50 PM

CAUTION: External Email. Proceed Responsibly.

Thomas Dearborn,

I am a Del Aire resident and I do NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is absolutely unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Irene Gardner
122nd Street

From:	Bell Family
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 12:01:37 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Steven Bell

From:	Regan Galvan
To:	South Bay Area Plan
Cc:	Del Aire Neighborhood; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Thursday, November 16, 2023 4:25:59 PM

CAUTION: External Email. Proceed Responsibly.

Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. We bought our home on 120th in 2019 because of the community feel of the neighborhood. We have invested in our home having recently completed a remodel and exterior improvements. We plan on staying in our home long term and don't want to live next door to a large apartment building.

If you look around our neighborhood, there are plenty of undeveloped or under-developed spaces, for example, along Aviation Blvd, that could work for apartment buildings, like the development near the metro stop. What we do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

We recognize that housing is needed, but drastically changing our neighborhood to make that happen, rather than better utilizing existing properties, is not that way. Our community posits that this is happening because Del Aire is an unincorporated area and lacks representation.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Regan Galvan
@regangalvan

From:	Gabriela Castellon
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 12:00:25 PM

CAUTION: External Email. Proceed Responsibly.

Thomas Dearborn,

I am a Del Aire resident and I do NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is absolutely unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Gabriela Castellon
122nd Street

From: Erica Bell
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 11:59:22 AM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn,

I reside at 5212 W 119th Place and perched my home approx 2 years ago. I selected this community because it is tight knit and comprised of single family homes and families. As a result, I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. It does not support our true community need for waling and biking paths along with more green space for our children to safely play.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Erica Bell
5212 W 119th Place

From:	Brendan Baker
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 11:57:02 AM

CAUTION: External Email. Proceed Responsibly.

Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Brendan Baker

From: Liddy Padgett
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 11:53:45 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Liddy Padgett
5331 W 121st St

From: Maggie Kleinman
To: South Bay Area Plan
Cc: Del Aire Neighborhood; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 11:47:37 AM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

  I am a Del Aire resident and I **do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.** Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  Thank you,
  Maggie Kleinman
  123rd Place, Hawthorne 90250

From: Faramarz Damavandi
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 11:45:39 AM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

  I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  Thank you,
  Feramarz

From: Fressia P
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 11:41:42 AM

CAUTION: External Email. Proceed Responsibly.

- Thomas Dearborn:

  I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  Thank you,
  Miriam Palacios
  W 120th Street, Del Aire, 90250

From:	Rohini Duggal Pahwa
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 11:40:46 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Rohini Pahwa
5242 w 119th st. Inglewood CA 90304

From: Andrew McGregor
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 11:32:05 AM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

  I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will **destroy the place that we call home**. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. **I ask that this proposal be denied**.

  Thank you,
  Andrew McGregor
  5240 W. 123rd St. Del-Aire, Ca 90250

From: jaya kapoor
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 11:30:05 AM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

  I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  Thank you,
  Jaya Vashisht Name
  Street Address (122nd Street)

From:	Reina Camacho
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Thursday, November 16, 2023 4:20:25 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Thomas Dearborn,

My name is Reina Camacho, I am a resident and homeowner in the Del Aire neighborhood that will be negatively affected by the proposed rezoning plan. I am writing to express my strong opposition to the proposed rezoning of the Del Aire neighborhood, for it will negatively affect if the proposal is enacted; that in itself will be detrimental to the area, nearly all residents in the Del Aire and surrounding neighborhoods are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already at or over-capacity, and with almost 100% certainty lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on La Cienega and El Segundo Blvd already span long distance and wait times, same thing for Aviation Blvd and 120th St.; the intersections connecting LAX will be a traffic nightmare with the increased local traffic; as is, these intersections are routinely blocked by traffic during rush hour and hugely augmented in peak travel season. While the traffic may be lighter on average, the local neighborhood traffic disproportionately surges during morning and evening rush hours, causing traffic issues during critical times for our neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children since students walk to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times at key points in our neighborhood, which may not be anticipated during the rezoning proposal.

Schools in the area are already reported at or overcapacity, and the LA County of Regional Planning (DRP) should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail from this proposal and/or other approved plans.

Property values will most likely go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I was disappointed to only hear about the proposed rezoning just a day before the Public Comment Period closes (11-16-23). There seems to be no indication of notifications ever being sent and or a complete explanation of the impacts these changes will have and the accurate data to back the proposal, but I suspect none were delivered into our neighborhood, or proper notice given.
I urge you to disapprove of the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend the meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,
Reina Camacho

From:	Nicholas Wong
To:	South Bay Area Plan
Cc:	Neighborhood Del Aire; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 11:28:47 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Nicholas Wong
5324 W 122nd St; Hawthorne CA 90250

Sent from my iPhone

From:	Marisa Janicek
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 11:28:12 AM

CAUTION: External Email. Proceed Responsibly.

Thomas Dearborn:

I am a Del Aire resident of 18 years and my family and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes that has been built over many years. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home and have worked so hard to build. For the plan our community needs are; more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather. We have been consistent in our request for this over the many years.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you again.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied and a new one drafted with input from the many caring and dedicated community members of Del Aire.

Thank you,

Marisa Janicek
5414 w 118th place

From: Jennifer Buchanan
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 11:11:54 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I **do not support** the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Jennifer Buchanan
123rd Place

From: Erica
To: delaireneighborhood@gmail.com; An, Ara; South Bay Area Plan
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 11:10:41 AM

CAUTION: External Email. Proceed Responsibly.

Hello,

Please take into account what the residents of Del Aire have to say. Please don't destroy this beautiful place we all currently love to live in.

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

> Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.
>
> The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.
>
> I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.
>
> Thank you,
>
> Erica Sacks

From:	Kimberly B
To:	South Bay Area Plan
Cc:	An, Ara; Del Aire Neighborhood
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 11:10:27 AM

CAUTION: External Email. Proceed Responsibly.

Hello,

Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank You,
Kimberly Dennis
5540 w 124th st

From: Ryan Daugherty
To: An, Ara; South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 11:02:05 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Ryan Daugherty
5301 W 119th Pl

From:	denise bartasavich
To:	South Bay Area Plan
Cc:	An, Ara; Del Aire Neighborhood
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 11:00:22 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank You,
Denise Bartasavich
5540 W 124TH ST

From:	Brittany Alvarez
To:	South Bay Area Plan
Cc:	An, Ara; delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 10:59:30 AM

CAUTION: External Email. Proceed Responsibly.

Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Brittany Alvarez
W. 127th Place

From: Brent Sacks
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 10:58:23 AM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Brent Sacks

From:	Stacy Diehl
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 10:58:03 AM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Dearborn:

I am a Del Aire resident and do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home.

I would like to see included in this plan more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked, making us easy targets for fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable.

As a Del Aire resident, I can confidently say that my community is not reflected in this plan/document. I ask that this proposal be denied.

Sincerely,
Stacy Diehl
5330 W. 122nd Street
Hawthorne, CA 90250

From: Yvonne
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 4:11:02 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will greatly impact the community negatively. Our schools would become more impacted and traffic to get to the elementary school in the area would be more stressful due to an increase in traffic. It would also add overall traffic to the area and minimize room to bike ride and walk down the street without being overwhelmed by the towering buildings. I don't believe that apartment buildings belong in this area. Or a mixed complex building as it would add unnecessary chaos to a currently tranquil neighborhood.

What I would like included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store to walk to and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/ I ask that this proposal be denied.

Thank you,
Yvonne Quintana
4863 W 135th St, Hawthorne, CA 90250

From:	Jessica Santolla
To:	South Bay Area Plan
Cc:	aan@box.lacounty.gov; delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 10:56:49 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Jessica Santolla
5444 W. 124th St

From:	Sharath Gowda
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 10:53:51 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Sharath Gowda
5401 W 119th Pl,
Del Aire, CA 90304

From:	Winnie Ng
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 10:50:08 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want to be included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead, we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Winnie Nguyen

From:	Holly Sheldon
To:	South Bay Area Plan
Cc:	An, Ara; Neighborhood Del Aire
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 10:48:58 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Holly Sheldon & Carol Kobus
5360 W 119th Street

Sent from my iPhone

From:	Chelsea Morgan
To:	South Bay Area Plan
Cc:	An, Ara; delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 10:45:00 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Chelsea Morgan

Special Education Teacher, MS

Rancho Vista Elementary School

All District programs, activities, and practices shall be free from unlawful discrimination, including discrimination against an individual or group based on race, color, ancestry, nationality, national origin, immigration status, ethnic group identification, ethnicity, age, religion, marital status, pregnancy, parental status, physical or mental disability, sex, sexual orientation, gender, gender identity, gender expression, or genetic information; a perception of one or more of such characteristics; or association with a person or group with one or more of these actual or perceived characteristics.

Title IX Contact: Richard Licciardello, 310-378-9966 x 417

Section 504 Contact: Michael Bosler, 310-378-9966 x 444

375 Via Almar, Palos Verdes Estates, CA 90274 https://bit.ly/2PXa68Q

From:	Dawson, Kristen M
To:	South Bay Area Plan
Cc:	Del Aire Neighborhood; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 10:44:02 AM
Attachments:	image001.png

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I **do not support** the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Kristen Dawson
5541 W 124th Street
Del Aire, CA 90250

Kristen Dawson | Executive Assistant
Supply Chain | The Kroger Co.
310.884.2912

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain information that is confidential and protected by law from unauthorized disclosure. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

SUPPLY CHAIN
Kroger
Ralphs | Food 4 Less / FoodsCo

From:	Nicole LaBier
To:	South Bay Area Plan
Cc:	An, Ara; Neighborhood Del Aire
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 10:07:45 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Nicole LaBier
5456 W 118th Place, Del Aire

From:	Elizabeth Lara
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Thursday, November 16, 2023 4:10:31 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Thomas Dearborn,

My name is Elizabeth Lara, I am a resident and homeowner in the Del Aire neighborhood that will be negatively affected by the proposed rezoning plan. I am writing to express my strong opposition to the proposed rezoning of the Del Aire neighborhood, for it will negatively affect if the proposal is enacted; that in itself will be detrimental to the area, nearly all residents in the Del Aire and surrounding neighborhoods are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already at or over-capacity, and with almost 100% certainty lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on La Cienega and El Segundo Blvd already span long distance and wait times, same thing for Aviation Blvd and 120th St.; the intersections connecting LAX will be a traffic nightmare with the increased local traffic; as is, these intersections are routinely blocked by traffic during rush hour and hugely augmented in peak travel season. While the traffic may be lighter on average, the local neighborhood traffic disproportionately surges during morning and evening rush hours, causing traffic issues during critical times for our neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children since students walk to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times at key points in our neighborhood, which may not be anticipated during the rezoning proposal.

Schools in the area are already reported at or overcapacity, and the LA County of Regional Planning (DRP) should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail from this proposal and/or other approved plans.

Property values will most likely go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I was disappointed to only hear about the proposed rezoning just a day before the Public Comment Period closes tomorrow (11-16-23). There seems to be no indication of notifications ever being sent and or a complete explanation of the impacts these changes will have and the accurate data to back the proposal, but I suspect none were delivered into our neighborhood, or proper notice given.
I urge you to disapprove of the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend the meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,
Elizabeth Lara

From: Janice Chanana
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 4:01:41 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home.

I moved into this neighborhood in 2020 and absolutely love it. It's my family's first home which we rebuilt/updated, and are so proud of it. I love my home and neighborhood. It's the home where I am now raising children. We love our neighbors, and want to maintain a calm, quiet, and safe neighborhood.

What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery/convenience store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I ask that this proposal be denied.

Thank you,
Janice Chanana

119th Street

From:	Jessica
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Thursday, November 16, 2023 3:59:40 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/ I ask that this proposal be denied.

Thank you,

Jessica Rosales Mulleneaux
Del Aire Resident

From: Elizabeth Lara
To: South Bay Area Plan
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 3:55:00 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Thomas Dearborn,
My name is Elizabeth Lara, I am a resident and homeowner in the Del Aire neighborhood that will be negatively affected by the proposed rezoning plan. I am writing to express my strong opposition to the proposed rezoning of the Del Aire neighborhood, for it will negatively affect if the proposal is enacted; that in itself will be detrimental to the area, nearly all residents in the Del Aire and surrounding neighborhoods are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already at or over-capacity, and with almost 100% certainty lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on La Cienega and El Segundo Blvd already span long distance and wait times, same thing for Aviation Blvd and 120th St.; the intersections connecting LAX will be a traffic nightmare with the increased local traffic; as is, these intersections are routinely blocked by traffic during rush hour and hugely augmented in peak travel season. While the traffic may be lighter on average, the local neighborhood traffic disproportionately surges during morning and evening rush hours, causing traffic issues during critical times for our neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children since students walk to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times at key points in our neighborhood, which may not be anticipated during the rezoning proposal.

Schools in the area are already reported at or overcapacity, and the LA County of Regional Planning (DRP) should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail from this proposal and/or other approved plans.

Property values will most likely go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I was disappointed to only hear about the proposed rezoning just a day before the Public Comment Period closes tomorrow (11-16-23). There seems to be no indication of notifications ever being sent and or a complete explanation of the impacts these changes will have and the accurate data to back the proposal, but I suspect none were delivered into our neighborhood, or proper notice given.
I urge you to disapprove of the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend the meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,
Elizabeth Lara

From: Selvi Ersoy
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 3:13:40 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is **more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.**

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Selvi Ersoy
5219 W 123rd Pl

From: Karina Franco
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 1:47:01 PM

CAUTION: External Email. Proceed Responsibly.

* Attention Thomas Dearborn:

I am a Del Aire resident and I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I have lived in Del Aire for the past 14 years and I moved here for its small community environment, its school district and the wonderful people who live here. I can't emphasize ENOUGH that MY/OUR community is not reflected in this plan/document. I ask that this proposal be DENIED!!!

Thank you,
Karina Franco
5253 W 125th St
Del Aire, CA 90250

From:	Joni Ailey
To:	South Bay Area Plan; delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback Attention: Thomas Dearborn
Date:	Saturday, November 18, 2023 6:32:21 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want to be included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead, we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Joni Ailey
5409 W 119th St
Del Aire, Calif 90304

--
Joni Ailey
globalailey@gmail.com

From:	Jonathan Flores
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Thursday, November 16, 2023 1:07:29 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Dearborn:

I am a Del Aire resident and have been for the past two+ years. I do not support the Draft Program Environmental Impact Report ("PEIR") for the Unincorporated Area Community Plan to rezone half of Del Aire from H9 to H30 ("Del Aire Rezoning), especially the areas surrounding Del Aire Elementary.

At the outset and as you may have read from other Del Aire residents, our neighborhood is a tight-knit community of families -- many of which have lived in Del Aire longer than my family has -- and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will significantly impact the character of the community that we call home. More importantly, however, the proposed re-zoning of half of Del Aire from H9 to H30 does not achieve most of the South Bay Area Plan (Project) goals or meet the Los Angeles County General Plan's guiding principles. Specifically, the proposed Del Aire Rezoning will *not* encourage active transportation because nearby businesses (*i.e.*, potential employers, shopping centers, restaurants) are *not* within a reasonable walking distance, nor are the surrounding high-traffic thoroughfares (*i.e.*, El Segundo Boulevard, Imperial Highway, La Cienega Boulevard and Aviation Boulevard) of the proposed Del Aire Rezoning area safe for biking transportation. Further, the environmental impact to the area would be significant. The population growth would be at least three times the current population of the area, thereby dramatically increasing the number of cars on the streets vying for already-full streets. Further, during potential construction of these new multi-unit complexes, the associated excessive noise, vibration, etc. would significantly impact those that are located in areas adjacent to the new construction. This would be especially significant to Del Aire Elementary, a top-performing and highly-ranked elementary school in the area, if the construction were to take place close to the school. Moreover, the rezoning would *not* celebrate community identity and culture or create green and natural spaces.

What I do want included in this plan is more green space and improved walking and bike infrastructure that increases street safety.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

As stated previously, I live in Del Aire and my community is not reflected in this plan; therefore, I ask that this proposal be denied.

Thanks,

Jonathan L. Flores
5308 W. 127th Street

From: cappynmichelle
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 12:39:33 PM

CAUTION: External Email. Proceed Responsibly.

Thomas Dearborn:

I am a lifelong Del Aire resident. I was born and raised on the same street that I am now raising my own family. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Patrick Cappasola
5413 W 123rd Place

From: Nelson Martinez
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 12:25:28 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Thomas Dearborn:

I am writing to express my strong opposition to the proposed rezoning of the Unincoporated Area Community Plan for half of the Del Aire Park Community to H30. I have been a resident of this community for forty-nine years and I believe that this rezoning would have detrimental effects on the character, infrastructure, and quality of life in our Del Aire neighborhood.

The H30 zoning designation would likely lead to increased population density, placing additional strain on our already overburdened infrastructure. Our roads, schools, and public services are designed to accommodate the current population, and any significant increase in density may result in traffic congestion, inadequate parking, and overcrowded schools. I am concerned that the proposed changes have not adequately considered the capacity of our community to support such growth without compromising the well-being of our Del Aire community and residents. Furthermore, the rezoning to H30 will alter the unique character of our neighborhood. The current zoning regulations have contributed to the development of a community with a distinct identity, characterized by our small, close-knit community, pride of single-family residential home ownership, long-term residences, plenty of parking, not overcrowded, and deep care for the entire community. The proposed changes risk disrupting this cohesion and will lead to the construction of buildings that are incompatible with the surrounding architecture and atmosphere. Preserving the cultural and historical integrity of our neighborhood is crucial, and I believe that the H30 zoning is not aligned with these objectives.

There is also a concern about the potential impact on property values. Rezoning to H30 could result in increased development, which may overshadow existing homes and negatively affect property values. This could have a lasting financial impact on residents who have invested in their homes and in this community.

I urge the LA County Department of Regional Planning to carefully consider the long-term consequences of rezoning the Del Aire area to H30. It is essential that any decisions made prioritize the well-being and interests of the existing residents, as well as the overall health of the community. I request that the concerns and voices of the community members be thoroughly taken into account before any final decisions are made regarding this rezoning proposal of the Del Aire area.

Thank you for your time and consideration. I look forward to a thoughtful and transparent decision-making process that respects the needs and desires of the residents first, who call this neighborhood home.

Thank you,

Julia Martinez & Nelson Martinez

5480 W. 121st Street, Hawthorne, CA 90250

From: Patrick Garretty
To: South Bay Area Plan
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 12:06:20 PM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Patrick Garretty
5250 W. 123rd Street

From:	Michelle Cappasola
To:	South Bay Area Plan
Cc:	An, Ara; delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Thursday, November 16, 2023 11:40:46 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn: I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Respectfully,
Michelle Cappasola
5413 W 123rd Place

From: Patrick Garretty
To: South Bay Area Plan
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 11:17:34 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Patrick Garretty
5250 W. 123rd St

From: Robert Stephenson
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 10:24:54 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Robert Stephenson
5246 W 123rd Pl

From:	Jenny-Anne Flores
To:	South Bay Area Plan
Cc:	An, Ara; delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Thursday, November 16, 2023 10:01:37 AM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Dearborn,

I am a Del Aire resident and **I do not support** the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. **What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather**.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Jenny-Anne Flores
5308 W 127th St
Hawthorne, CA 90250

From: Chris Frederick
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 9:58:58 AM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn:

I am a Del Aire resident on 118th Place and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Christopher Frederick
5318 W. 118th Place
Del Aire, CA 90304

From:	Zalina Visentin
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Thursday, November 16, 2023 9:46:22 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Hawthorne resident in the Three Sixty at South Bay community and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. While Del Aire are our neighbors, they are also our friends and partners. We are a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we and our friends call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather. This directly affects me and my neighbors in the Three Sixty Community, as well.

Del Aire is an unincorporated area, and this is another example of having no representation for the community. Del Aire's needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to Del Aire the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by. This only makes our community lose trust in you.

I live next to Del Aire and see that the Del Aire community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Zalina Visentin
5532 Palm Dr, Hawthorne, CA 90250

From: David Gonzalez
To: An, Ara; South Bay Area Plan; delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Saturday, November 18, 2023 8:08:36 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan. I ask that this proposal be denied.

Thank you,

David Gonzalez
Del Aire Resident

From:	Wyatt Blue
To:	South Bay Area Plan; delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Thursday, November 16, 2023 9:37:16 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

Our neighborhood is a tight-knit community of families and single-family homes, which is what we love most about our community. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home.

What I do want included in this plan (and have voiced this opinion in past) is more green space, improvements to our parks, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. This behavior on your departments end is very disappointing and we will not stand for it.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Wyatt Blue
5360 w 120th st.
DEL AIRE, CA, 90250

Wyatt Blue
Certified Athletic Trainer | Sports Performance Specialist

From: Anand Joshi
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 9:07:47 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/ I ask that this proposal be denied.

Thank you,
Anand A Joshi
5434 W 120th St, Hawthorne, CA, 90250

From: SWAPNA JOSHI
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 9:05:58 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/ I ask that this proposal be denied.

Thank you,
Swapna Joshi

From: Benson Lee
To: South Bay Area Plan; delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 9:01:47 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire adjacent resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live adjacent to Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Benson Lee
5226 Pacific Terrace

Hawthrone, CA 90250

From: Erica Lyons
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 8:08:07 AM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Luke Bell

From: Elizabeth Cantore
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 7:09:21 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a neighboring Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. The neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather. Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you. I live directly across the street from Del Aire, our children attend school there and my community is not reflected in this plan/document. I would also like to add that LA county sheriff response time is already extremely slow, allowing 30 unit dwellings would further increase response time, putting us all at risk. I ask that this proposal be denied.

Thank you,
Elizabeth Cantore
5554 Coral Drive, Unit 101
Hawthorne, CA 90250

Sent from my iPhone

From: Kyoko Takahashi
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 6:56:19 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you. I live in Del Aire and my community is not reflected in th is plan/document. I ask that this proposal be denied.

Thank you,
Yuki Takahashi
Kyoko Takahashi
12103 Hindry Ave

From: James Parker
To: An, Ara; South Bay Area Plan; delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 6:49:42 AM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

  I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will drastically alter the fabric of our community. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  Thank you,
  James Parker
  5445 W 120th St.

From:	Brad Okresik
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Thursday, November 16, 2023 2:52:23 AM

CAUTION: External Email. Proceed Responsibly.

Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I would like included in this plan is more green space and a simple exercise/calisthenics/play equipment like a bar for pull-ups, monkey bars, parallel bars, etc.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Bradley Okresik
5338 W 119th place
Inglewood, CA 90304

From:	Danny Rodriguez
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 10:17:11 PM

CAUTION: External Email. Proceed Responsibly.

Attention: Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Daniel Rodriguez

From: engodesigns@yahoo.com
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Friday, November 17, 2023 7:40:47 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you. I live in Del Aire and my community is not reflected in this plan/ I ask that this proposal be denied.

Thank you.

From: Xochitl Mendez
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 10:11:56 PM

CAUTION: External Email. Proceed Responsibly.

Attention: Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Xochitl Mendez
Resident on 119th St.

From:	Janice Rotella
To:	South Bay Area Plan
Cc:	Del Aire Neighborhood; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 9:36:53 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Janice Rotella
5354 W 125th Street, 5419 W 121 Street, 5341 West 121 Street
310-994-4036

From:	Meghan Beierle
To:	South Bay Area Plan
Cc:	Del Aire Neighborhood; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback ATTN: Thomas Dearborn
Date:	Wednesday, November 15, 2023 9:03:55 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

My name is Meghan Beierle and I am a Del Aire resident. I am writing to you to tell you I vehemently DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. This will RUIN our neighborhood. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. It will also devalue our properties greatly and trap us in a neighborhood we don't recognize. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. You are taking advantage here and we will not stand for it.

The timing of presenting this issue to us **the day before the public comment period is closing is unacceptable**. It shows that you are trying to sneak this by us. This only makes our community lose trust in you. **This plan is completely unacceptable.**

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be **denied**.

Thank you,
Meghan Beierle
Resident at 5247 W 123rd Place in Del Aire

meghan bob photography
c/ 310.736.8319
w/ www.meghanbob.com
instagram/ meghanbob

From: Gillian George
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 9:03:31 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

We own a home on West 121st Street in Del Aire and live there with our 3 year old son who attends preschool in the neighborhood. We do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to rezone half of Del Aire to H30. Rezoning our street and others to allow 30-unit residential apartments will drastically change the character of this neighborhood and negatively impact the safety and well being of its residents. We are especially concerned that the area you propose to rezone includes the streets adjacent to Del Aire Elementary. This plan should seek to improve our community by providing for more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and because of that, we lack adequate and fair representation for our community. Our needs are often overlooked or dismissed, and we believe this plan is an example of that.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable and extremely disappointing. It shows that we cannot trust you to act in good faith.

We live in Del Aire and our community is not reflected in this plan/document. We ask that this proposal be denied.

Thank you,
Gillian George & Jesús Yapor
5453 W. 121st St.
Hawthorne, CA 90250

From:	Ivan Egana
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 9:00:44 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr Thomas Dearborn

I am a Del Aire resident (5346 W 121st St) and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

My community is not reflected in this plan/document. Indeed, this plan represents a direct threat to my family and community because our beautiful home, which we acquired with big sacrifices and hard work during many years, is actually at risk of being buried by large condominiums any time in the future. Same for the entire community.

Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I ask that this proposal be denied.

Thank you,

Ivan Egana
5346 W 121st St
Hawthorne CA 90250

From:	Hugh O"Gorman
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara; Nathalie Aragno
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 7:41:04 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas:

My name is Hugh O'Gorman.I am a Del Aire resident who was in attendance at last night's meeting in Del Are Park Community center. I write today on the behalf of my entire family: my wife, Nathalie Aragno, and my two daughter's Lila (18) and Marly (14), who are growing up in this community.

As you can imagine we were completely SHOCKED to learn of the zoning proposal you spoke of in our community.
Accordingly, we write today to inform you that **we vehemently object to the the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30**.

As I'm sure other's have written to you, our humble neighborhood is an intimate community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will radically affect our small ecosystem and ruin what we have here.

What we all do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

To present this issue to us the day before the public comment period is closing is disrespectful to say the least. It reflects a lack of transparency, which is not appreciated.

The community we have lived in for over a decade, and adore, is not reflected in this plan/document. **I ask that this proposal be denied.**

I appreciate your time in reading this, Thomas. Please help us do the right thing for our community, for our families, for our lives.

Sincerely,
The O'Gorman Family
Hugh O'Gorman
Nathalie Aragno
Lila and Marly O'GOrman
5448 West 122nd St.
Hawthorne, CA 90250

Hugh O'Gorman
Professor & Head of Performance California State University Long Beach
Co-Executive Director The National Alliance of Acting Teachers
Faculty MICHA: Michael Chekhov Association of America
Faculty MCE: Michael Chekhov Europe
Author:Acting Action: a primer for actors
https://rowman.com/ISBN/9781538139295/Acting-Action-A-Primer-for-Actors
213.840.6729
hugh@hughogorman.com

actingteachers.org
hughogorman.com
ACTORS' ODYSSEY RETREATS
- Costa Rica June 23-29, 2024

From: sarah older aguilar
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 7:29:22 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn,

I am a Del Aire resident, since 2014, and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

Our neighborhood is a tight-knit, stable community of single-family homes with little turn-over. Rezoning over half of Del Aire to allow 30-unit residential apartments will jeopardize the quality of life and safety of of our community. Rezoning does not ensure affordable housing, but *does* stand to make a lot of money for property developers, corporations managing residential apartments (without any direct responsibility or connection to our community), and the country off tax payers' dollars.

We should absolutely not create more housing, until there is existing infrastructure to accommodate increased population. We need safe walking and bike infrastructure to access grocery stores, local employers, and schools.

I am a teacher at a local high school. I walk to work everyday and see the traffic jams on Aviation and El Segundo Blvd. I also share ONE sidewalk (along Aviation Blvd) with other adults heading to work and many more school-aged children on foot, bikes, or scooters. Because it is unsafe for children to ride bike in the street, they ride on the sidewalk creating a hazardous situation for everyone. **Last week, I saw a middle school student pushed off the sidewalk and into on coming traffic because of a crowded sidewalk.** Fortunately no one was hurt, but **this is a tragedy waiting to happen.**

Del Aire is an unincorporated area, and this is another example of our needs and concerns being overlooked.
I live in Del Aire and the well being of my community is not supported by this plan/document. I ask that this proposal be denied.

Thank you,
Sarah Older Aguilar
127th Place

From: Susan Dundorf
To: An, Ara; South Bay Area Plan; delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 7:09:30 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Thomas Dearborn,

My name is Susan Dundorf, I am a resident and homeowner in the Del Aire neighborhood that will be negatively affected by the proposed rezoning plan. I am writing to express my strong opposition to the proposed rezoning of the Del Aire neighborhood, for it will negatively affect if the proposal is enacted; that in itself will be detrimental to the area, nearly all residents in the Del Aire and surrounding neighborhoods are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already at or over-capacity, and with almost 100% certainty lower the property values of the existing community. Traffic and safety of pedestrians are major areas of concern. Traffic jams on La Cienega and El Segundo Blvd already span long distance and wait times, same thing for Aviation Blvd and 120th St.; the intersections connecting LAX will be a traffic nightmare with the increased local traffic; as is, these intersections are routinely blocked by traffic during rush hour and hugely augmented in peak travel season. While the traffic may be lighter on average, the local neighborhood traffic disproportionately surges during morning and evening rush hours, causing traffic issues during critical times for our neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children since students walk to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times at key points in our neighborhood, which may not be anticipated during the rezoning proposal. Schools in the area are already reported at or overcapacity, and the LA County of Regional Planning (DRP) should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail from this proposal and/or other approved plans. Property values will most likely go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I was disappointed to only hear about the proposed rezoning just a day before the Public Comment Period closes tomorrow (11-16-23). There seems to be no indication of notifications ever being sent and or a complete explanation of the impacts these changes will have and the accurate data to back the proposal, but I suspect none were delivered into our neighborhood, or proper notice given. I urge you to disapprove of the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend the meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards
Susan Dundorf

From:	Lauren"s Hotmail
To:	South Bay Area Plan; Neighborhood Del Aire; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 7:08:12 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Thomas Dearborn,

My name is Lauren Brooks, I am a resident and homeowner in the Del Aire neighborhood that will be negatively affected by the proposed rezoning plan. I am writing to express my strong opposition to the proposed rezoning of the Del Aire neighborhood, for it will negatively affect if the proposal is enacted; that in itself will be detrimental to the area, nearly all residents in the Del Aire and surrounding neighborhoods are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already at or over-capacity, and with almost 100% certainty lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on La Cienega and El Segundo Blvd already span long distance and wait times, same thing for Aviation Blvd and 120th St.; the intersections connecting LAX will be a traffic nightmare with the increased local traffic; as is, these intersections are routinely blocked by traffic during rush hour and hugely augmented in peak travel season. While the traffic may be lighter on average, the local neighborhood traffic disproportionately surges during morning and evening rush hours, causing traffic issues during critical times for our neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children since students walk to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times at key points in our neighborhood, which may not be anticipated during the rezoning proposal.

Schools in the area are already reported at or overcapacity, and the LA County of Regional Planning (DRP) should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail from this proposal and/or other approved plans.

Property values will most likely go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I was disappointed to only hear about the proposed rezoning just a day before the Public Comment Period closes tomorrow (11-16-23). There seems to be no indication of notifications ever being sent and or a complete explanation of the impacts these changes will have and the accurate data to back the proposal, but I suspect none were delivered into our neighborhood, or proper notice given.
I urge you to disapprove of the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend the meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,
Lauren Brooks

From:	Gerardo Leyva
To:	South Bay Area Plan
Cc:	Del Aire Neighborhood
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 6:48:14 PM

CAUTION: External Email. Proceed Responsibly.

Attention Mr Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

I have been a resident of Del Aire since 2003 and I've seen the changes most of which I have not supported. I work in city government and have personally witness how allowing corporations to build large housing units has diminished the quality of life in the neighborhoods. As you increase the population, you don't increase public safety services such as police and fire. As it is already, our local sheriffs department do the bare minimum. For political reasons, they do not want to engage the public and are being told by their supervision not to be proactive. I know this firsthand because I have not only witnessed it, but I've been told by active sheriffs.

Del Aire already has a criminal court that releases criminals on a regular basis into our neighborhoods. We have accessibility through public transportation close by which brings in an unwanted population into the neighborhood. Crime in this area has gone up and residents are tired of it. Most refuse to report it because they know nothing can be done because of regional decisions made by the district attorneys office, and the lack of support from the Los Angeles sheriffs department.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Gerardo Leyva
Del Aire resident

From:	Gonzalez, Elisa
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara; Julian Gonzalez
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Friday, November 17, 2023 11:00:57 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

We are Del Aire residents and we oppose the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. **Rezoning over half of Del Aire to allow 30-unit residential apartments will change the character of the local area, leading to more people, traffic, safety issues, noise but most importantly the reduction in property values.** What we do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

We live on 117th St where a five-story building is located across the street and not only does this impact greatly our parking but also the amount of trash, pet feces, damage to our front yards, vehicles and the crime that comes with such large buildings. Privacy is also something our homes and yards lack as such tall buildings give view access to our properties, showing all that we own, making our properties hot locations for break-ins. The traffic is ridiculous, and tenants never follow the speed limit, making our streets dangerous for us to even walk through.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

We live in Del Aire and my community is not reflected in this plan/document. We ask that this proposal be denied.

Thank you,
Julian & Elisa Gonzalez
5506 W 117th St., Inglewood, CA 90304

From:	Ines Medina
To:	South Bay Area Plan
Cc:	An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 6:39:26 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be DENIED.

Thank you,
Ines and Carmen Medina
Street Address: 118th Place

Sent from AT&T Yahoo Mail on Android

From: Jamie Medina
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 6:34:29 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be DENIED.

Thank you,
Jamie Medina
Street Address: 118th Place

From:	TJ
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 6:29:41 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Tammy Jones
Del Aire Resident

From:	Bryan Alvey
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 5:55:26 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Bryan Alvey
5534 W 124th Street, Del Aire, CA 90250

From:	Andrew Cohen
To:	South Bay Area Plan
Cc:	An, Ara; delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 5:55:08 PM

CAUTION: External Email. Proceed Responsibly.

Attn: Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Andrew Cohen
USMC-OIF/OEF Vet
118th Pl

Thank you

The information contained in this e-mail and any attachments is privileged and is intended only for the use of the named recipient. If you are not the intended recipient or the employee or agent responsible for delivering this message to the intended recipient, you may not read, copy, distribute, or use this

information. If you have received this e-mail in error, please immediately notify us by telephone or reply e-mail and destroy and/or delete this communication.

From: Tara Krogstad
To: South Bay Area Plan
Cc: delaireneighborbood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 5:52:24 PM

CAUTION: External Email. Proceed Responsibly.

- I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  Thank you,
  Tara Green

5234 W 123rd Street
Hawthorne, CA 90250

From: Tori Mosieur
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 5:51:35 PM

CAUTION: External Email. Proceed Responsibly.

Attention: Mr. Thomas Dearborn

We join our neighbors and community members in opposition of the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to rezone half of Del Aire to H30.

Having lived in the South Bay my whole life, I have never experienced the sense of community that I have here in Del Aire. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy our little community by causing more traffic, overcrowding, and potentially bringing an unwanted element to our niche of single family homes.

We firmly ask that this proposal be denied.

Respectfully,

Tori & Philip Mosieur
5503 W 122nd St
Del Aire 90250

From:	Jessica Davis
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 5:50:45 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document.

I ask that this proposal be denied.

Thank you,

Jessica Davis
5514 W 122nd St

From: Sergio Salazar
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 5:49:19 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr Thomas Dearborn,

My name is Sergio Salazar, I am a resident and home owner in the Del Aire neighborhood that will be negatively affected by the proposed rezoning plan. I am writing to express my strong opposition to the proposed rezoning of the Del Aire neighborhood, for it will negatively affect if the proposal is enacted; that in itself will be detrimental to the area, nearly all residents in the Del Aire and surrounding neighborhoods are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already at or over-capacity, and with almost 100% certainty lower the property values of the existing community.
Traffic and safety of pedestrians are major areas of concern. Traffic jams on La Cienega and El Segundo Blvd already span long distance and wait times, same thing for Aviation Blvd and 120th St.; the intersections connecting LAX will be a traffic nightmare with the increased local traffic; as is, these intersections are routinely blocked by traffic during rush hour and hugely augmented in peak travel season. While the traffic may be lighter on average, the local neighborhood traffic disproportionately surges during morning and evening rush hours, causing traffic issues during critical times for our neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times at key points in our neighborhood, which may not be anticipated during the rezoning proposal.

Schools in the area are already reported at or overcapacity, and the LA County of Regional Planning (DRP) should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail from this proposal and/or other approved plans. Property values will most likely go down in the area if multi-family apartments or condominiums are built. Multi family dwellings are inconsistent with the neighborhoods developed in the area. I was disappointed to only hear about the proposed rezoning a day before the Public Comment Period closes tomorrow (11-16-23). There seems to be no indication of notifications ever being sent and or a complete explanation of the impacts these changes will have and the accurate data to back the proposal, but I suspect none were delivered into our neighborhood, or proper notice given.

I urge you to disapprove of the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend the meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Sergio Salazar

From: Nadia Gordon
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 5:48:48 PM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Nadia and Devin Gordon

Nadia Gordon
VP, SBA Processing and Construction Manager
SBA Complete, Inc.
550 Continental Blvd., Suite 120
El Segundo, CA 90245
Phone: (310) 424-3449
Fax: (310) 424-3405
www.sbacomplete.com
ngordon@sbacomplete.com
NOTICE: This E-mail (including attachments) is covered by the 18 U.S.C. 2510 et seq. Electronic Communications Privacy Protection Act, is confidential and may be legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution or copying of this communication is strictly prohibited. Please reply to the sender that you have received the message in error, then please delete this transmission with any attachments and destroy all copies in any form. No contracts may be concluded on behalf of the sender by means of electronic communications unless expressly stated to the contrary. Thank you for your cooperation.

From:	Michael Gabor
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Thursday, November 16, 2023 11:02:11 PM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan. I ask that this proposal be denied.

Thank you,
Michael Gabor
5303 W 123rd PL

From: Dawn Hansen-Baxter
To: South Bay Area Plan
Cc: delairneighborhood@gmail.com
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 5:31:29 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Dawn Hansen-Baxter
West 122nd street home owner

From: Rhonda
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 5:21:40 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a resident of Del Aire, and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

Our neighborhood is a tight-knit community filled with families and single-family homes. By rezoning over half of Del Aire and allowing 30-unit residential apartments, you will be destroying the place we call home. What I do want included in this plan is improved street safety (speed bumps and better walking and bike infrastructure), continued improvements to Del Aire Park and Del Aire Elementary School, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area and because of this, our needs and concerns are often overlooked. We become easy targets for simply fulfilling the County's agenda. This plan is another example of having no representation for our community. This is not okay.

I'd also like to add that the timing of this is unacceptable. It has been presented to us the day before the public comment period is closing. The way this has been handled shows that you are trying to sneak this by us and it only makes our community lose trust in you.

My community is not reflected in this plan and I once again want to state that I DO NOT support this and ask that this proposal be denied.

Thank you,

Rhonda Granger
123rd Place, Del Aire

From:	Jennifer Wong
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 5:19:37 PM

CAUTION: External Email. Proceed Responsibly.

Attention: Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home.

What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Jennifer Park Wong
5324W 122nd street Hawthorne, CA 90250

Sent from my iPhone

From:	Evelyn Soileau
To:	South Bay Area Plan
Cc:	Neighborhood Del Aire; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 5:17:33 PM

CAUTION: External Email. Proceed Responsibly.

Thomas Dearborn,

This is unacceptable and I am sure you would not want this in your neighborhood.

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Evelyn Samayoa

From:	Darin Cyr
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 5:10:51 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Darin Cyr
5407 W 118th St
Inglewood, CA 90304

From: Erin Gilhuly
To: South Bay Area Plan; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 5:10:06 PM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Erin Gilhuly
ering345@gmail.com
310-738-0980

From:	Phoebe
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 4:57:35 PM

CAUTION: External Email. Proceed Responsibly.

Hi,

I am a neighboring Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead, we are easy targets for simply fulfilling the County's agenda. The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you. I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied

Thank you,

Yiru.Qian
5429 Strand, Hawthorne, CA 90250

From: Joel Louer
To: South Bay Area Plan; delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 4:56:49 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn,

I am a Del Aire resident and I do NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is absolutely unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Joel Louer
122nd Street

From: A Romero
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 4:48:36 PM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn
- I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.
- Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  Thank you,
  Romero Family
  119th St and Isis

From:	Jenn Mascari
To:	South Bay Area Plan
Cc:	Neighborhood Del Aire; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 4:25:17 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident of 12 years and I **do not** support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want to be included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead, we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us **the day before** the public comment period is closing is **unacceptable**, and quite frankly, disgusting. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Jennifer Mascari
5502 W. 123rd Place

From: Karl Pacho
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 5:22:58 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a LA county (Wiseburn) resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in LA county and my community is not reflected in this plan/ I ask that this proposal be denied.

Thank you,
Karl Pacho

From:	Larci Isley
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 4:20:40 PM

CAUTION: External Email. Proceed Responsibly.

Good afternoon Mr Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a very tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is ***unacceptable***. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Larci Isley Ramirez
5327 W El Segundo Blvd

From: Paloma Slezak
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 4:05:42 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather. We have already issues with traffic safety and recently had a car crash into a neighbor's front yard on the corner of 118th Place and Judah.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Paloma Baker

Sent from my iPhone

From:	Daniel Hilfer
To:	South Bay Area Plan
Cc:	An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 3:59:51 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

My name is Daniel Hilfer and I have been a Del Aire resident for 9 years. I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Daniel Hilfer
5425 W 121 St.

From:	Amy Goeringer
To:	South Bay Area Plan
Cc:	An, Ara; Del Aire Neighborhood Association
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 3:39:23 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn:

I am part of the Del Aire community and I **100% DO NOT** support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. The wonderful Del Aire neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy that community. What we community members DO want included in this plan is **more green space, improved walking and bike infrastructure that increases street safety, and a space for the community to gather**.

Del Aire is an unincorporated area of LA County. As a result, we are often disrespected and undervalued as homeowners and as a thriving community of residents. This plan, submitted with very little notice and allowing for very little time to consider our feedback, is yet another example of having **no representation for our community**. Our needs and concerns are overlooked and we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you more.

I ask that this proposal be denied.

Thank you,
Amy Goeringer

From: Maria Torres
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 3:33:41 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/ I ask that this proposal be denied.

Thank you,
Maria Torres

From: elena Salazar
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 3:33:40 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Elena Enriquez-Salazar
5238 W. 119th Pl.
Inglewood, CA 90304

From: francisco Laureano
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 3:22:30 PM

CAUTION: External Email. Proceed Responsibly.

- Dear Thomas Dearborn:

I am a Del Aire resident and i attend last nights LA county and Del Aire community meeting last night. After doing my research and listening to others to within my community, I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you and the county.

I live in Del Aire (North of 120th on Isis) and my community is not reflected in this plan/document. I ask that this proposal be denied. I just find it unfair that we were told of this last minute without time to notify everyone in Del Aire.

Thank you, Francisco

From: Richard Van Vranken
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 3:21:36 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Dearborn,

We have been a Del Aire resident for 45 years and shocked and dismayed at the proposed Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. I do NOT support it.

Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I DO want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Richard and Gail Van Vranken
5326 W. 127th Street
Hawthorne, CA

From: nancyakramer@aim.com
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 3:12:24 PM

CAUTION: External Email. Proceed Responsibly.

Attention Mr. Dearborn:

As a Del Aire resident, I'm writing to vigorously oppose the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to rezone half of Del Aire to H30. The proposal to allow 30-unit residential apartments in Del Aire would be extremely detrimental to the stability and functionality of of this small community. Every family and resident in Del Air would be negatively impacted by such a misguided proposal. I am particular concerned about adding a significant influx of people to an area that has infrastructure designed and built nearly 90 years ago. Sewage, roads, electrical, emergency services, waste disposal currently etc. are all at or exceeding designed capacity. Adding thousands of individuals to this environment without adequate scoping, planning and impact assessment is poor management and dangerous to the community

Living as we do in an unincorporated part of the county, the residents of Del Aire have no representation for our community. As a result, our concerns are too often overlooked. Further, the chosen timing of presenting this issue so close to the end of the public comment period is deeply concerning. It shows a lack of good faith, to put it mildly.

I live in Del Aire and can assure you my community is not reflected in this proposal. I respectfully ask that it be denied.

Thank you.

Nancy Kramer
12111 Judah Ave
Del Aire CA 90250

From:	Stacey Parker
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 3:11:46 PM

CAUTION: External Email. Proceed Responsibly.

Hello Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Stacey Parker
5443 W 120th St
Del Aire, CA 90304

From: Marco Mascari
To: South Bay Area Plan
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 16, 2023 5:18:49 PM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident, and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. Additionally, traffic is already a major issue in our area. Our streets are small, with many not wide enough for two cars to pass each other simultaneously. Increasing the housing density will further exacerbate this problem, leading to increased congestion and diminishing the quality of life for current residents. Instead, I would like to see the plan include more green space, improved walking and bike infrastructure that enhances street safety, and a dedicated space for community gatherings.

Thank you,
Marco Mascari
5502 w 123rd place
Del Aire

From:	Thomas Noravong
To:	South Bay Area Plan
Cc:	An, Ara; delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 3:08:55 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Thomas Noravong

Sent from Yahoo Mail on Android

From: Shubh Vashisht
To: South Bay Area Plan
Cc: Del Aire Neighborhood; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 3:07:15 PM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

  I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  Thank you,
  Shubh Vahsisht
  Street Address (Street 122nd)

From:	Chanelle
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback Urgent !!
Date:	Wednesday, November 15, 2023 3:04:21 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn: I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather. Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you. I live in Del Aire and my community is not reflected in this plan/ I ask that this proposal be denied. Thank you, Chanelle Lea, 5507 W. 118th St. Del Aire, Resident of Del Aire since 1953.

From: Andrew Sung
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 2:40:44 PM

CAUTION: External Email. Proceed Responsibly.

Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather. Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you. I live in Del Aire and my community is not reflected in this plan/ I ask that this proposal be denied.

Thank you,

Andrew Sung
5361 W 119th Pl.

From: Stephen Salazar
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara; Michelle Salazar
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 1:51:58 PM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

  I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

- Thank you,
  Stephen & Michelle Salazar
  12123 Judah Ave.

From:	Shelby Faulhaber
To:	South Bay Area Plan
Cc:	elaireneighborhood@gmail.com; An, Ara; Mike Faulhaber
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 1:46:36 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn,

I am appalled to learn of this new plan for Del Aire! As a resident of Del Aire for nearly 30 years, my husband and I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. Such an invasion will make our neighborhood less safe and will draw more crime, not to mention increases in traffic and abuse to our already aging infrastructure.

What I would like to see in this plan is more green space and improved walking and bike infrastructure that increases street safety. Biking has become more popular with so many children and young families in the area, and I see that as a much better focus and improvement to our community.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is completely unacceptable. We should be made aware of things happening in our neighborhood and by not doing so you are being no better than criminal.

WE DO NOT WANT THIS IN DEL AIRE! I ask that this proposal be denied.

Thank you,
Shelby Faulhaber
5303 W 124th Pl
Del Aire, CA 90250

From:	Robert Praul
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 1:33:58 PM
Attachments:	image940067.png image237627.png

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Mara Ancheta-Praul
W. 124th Street, Del Aire, CA 90250

Robert Praul | **Technology Director**

DivergeIT
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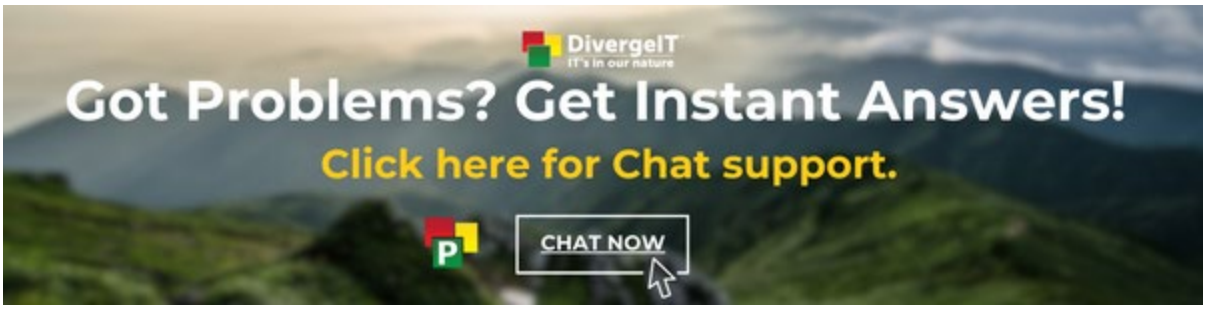
robertp@divergeit.com
Direct: +1 310-765-7217
Office: (310) 765-7200
www.divergeit.com
Schedule a Meeting: General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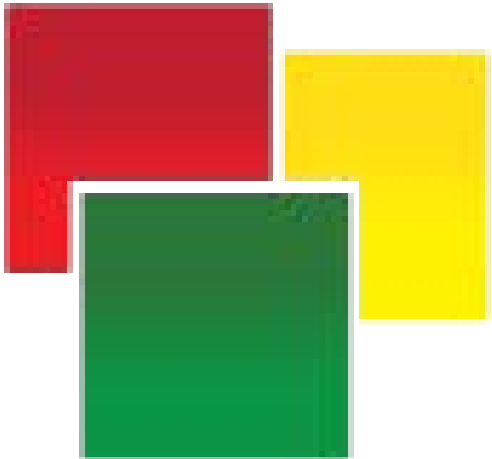

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Got Problems? Get Instant Answers!
Click here for Chat support.
CHAT NOW

From:	Samantha Holman
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara; Samantha H.
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 1:28:08 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. We already have TWO eyesore low income housing apartments being built right by our house. We don't have the resources by our law enforcement to support this!!! WE HAVE NO LOCAL GROCERY STORES, OR ANY SERVICES WITIN WALKING DISTANCE TO SUPORT THIS TYPE OF PLAN. CRIME IS ALREADY RISING BECAUSE OF OUR LOCAL OFFICIALS FAILED POLICIES. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will DESTROY the place that we call home.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be DENIED. Please have some compassion over profit when it comes to destroying our city any further. Enough is enough!

Thank you,

Samantha Holman

5540 w. 123RD Place

Hawthorne, CA 90250

From:	Austin Williams
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 1:24:15 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

As a Del Aire resident, I'm writing to vigorously oppose the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to rezone half of Del Aire to H30. The proposal to allow 30-unit residential apartments in Del Aire would radically alter our small community of single-family homes for the worse. Every family and resident in Del Air would be negatively impacted by such a misguided proposal.

Living as we do in an unincorporated part of the county, the residents of Del Aire have no representation for our community. As a result, our concerns are too often overlooked. Further, the chosen timing of presenting this issue so close to the end of the public comment period is deeply concerning. It shows a lack of good faith, to put it mildly.

I live in Del Aire and can assure you my community is not reflected in this proposal. I respectfully ask that it be denied.

Thank you.

Austin Williams
12111 Judah Ave
Del Aire CA 90250

From:	Kevin Ngai
To:	South Bay Area Plan
Cc:	Del Aire Neighborhood Assn; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 1:08:45 PM

CAUTION: External Email. Proceed Responsibly.

To: LA County Department of Regional Planning
Attn: Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Kevin Ngai
5426 West 119th Place
Inglewood, CA 90304

From:	Jean Walsh
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Thursday, November 16, 2023 5:04:44 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Rezoning over half of Del Aire to allow 30-unit residential apartments will completely alter character of the place we call home. I also find the proposal strangely contradictory in the context of objections to short-term rentals from various government officials who want to ban them partly on the basis of the need to preserve the existing character of neighborhoods in our area.

Our neighborhood is a tight-knit community of families, single-family homes and many long-time residents such as myself. Del Aire is an unincorporated area, and this is another example of lack of respect and representation for our community. Our needs and concerns are often overlooked because of this, and instead we become easy targets for fulfilling the agendas of others who don't live here and will not be subject to the consequences of these decisions. (I've been in Del Aire long enough to have talked to people who lived north of 116th street and had their properties taken by eminent domain for the 105 freeway only to see them sit idle for over fifteen years. And as a new resident, I experienced the outrage in the neighborhood when people on 116th and 117th streets received letters informing them a decision had been made to take their properties by eminent domain and directing them to attend a meeting to be told how the process would work. It turned out no such decision had actually been made.)

I object vehemently to the timing of presenting this issue to the neighborhood the day before the public comment period is closing. I don't know how I can think of it as anything other than underhanded and contrary to the spirit of openness and forthrightness that I expect from our government and representatives. This sort of practice only aggravates issues of trust in you within the neighborhood.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Jean

Jean Walsh
118th Street
jean_walsh@att.net

From: Joplin MacColl Franklin
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 1:07:48 PM

CAUTION: External Email. Proceed Responsibly.

Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Joplin Matthews-Wright
5436 W 119th Place 90304

From:	Erica Lyons
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 1:07:09 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Nicole Lyons

From: mary brewer
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 1:05:27 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan. I ask that this proposal be denied.

Thank you,
Mary Brewer

From: Dick Barton
To: South Bay Area Plan
Cc: Del Aire Neighborhood Assn.; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 12:47:24 PM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I do NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

My protest against this plan is not a knee-jerk NIMBY reaction. It is a simple statement that this post-war tract was developed in the 1950's FOR the 1950's: small homes, narrow streets, and single-car garages meant to be used as attics until returning GI's could afford a car. Two schools have been squeezed into the neighborhood to accommodate the tract and adjacent neighborhoods. This already crowded neighborhood needs

* more - not less - green space
* less - not more - traffic.

I respectfully submit that the current proposal seems to lack thorough population density and traffic studies to understand the use of, and physical width and size of our streets, and the already present danger that the children in this neighborhood incur daily in simply getting to and from school. What I do want included in this plan is proper traffic control, increased street safety for children, more green space, improved walking and bike infrastructure, and, if it's not asking too much, a forward-looking view of how people actually do move these days, e.g. young people on e-vehicles. There's just so much that is missing in this draft proposal.

The timing of presenting this issue to us the day before the public comment period closes adds the appearance of it being a hastily prepared and piecemeal document. Worse, the timing itself makes it look like you are trying to sneak it through without proper scrutiny and community input. It is not a confidence-building document.

I live in Del Aire and neither I nor my community are not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Dick Barton
5359 west 123rd Street
Del Aire, California 90250

From: Olivia Beltran
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 12:45:12 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Olivia Beltran
5430 W 120th St
Hawthorne, CA 90250

From:	Manuel Quintero
To:	South Bay Area Plan
Cc:	Neighborhood Del Aire; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 12:40:44 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

My name is Manuel Quintero and I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Since I was in high school in the early 90's, I wanted to live in my neighborhood and in 2008, my family was able to realize this dream of mine. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda and the agenda of developers to put money in their pockets.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Manuel Quintero
5116 Stacy Street
Hawthorne, CA 90250

From: Erica Kane
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 12:37:12 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Erica K Hernandez

From:	Mara Ancheta
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 15, 2023 12:31:50 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Mara Ancheta-Praul
W. 124th Street, Del Aire, CA 90250

From: Robin Kucharik
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 12:30:24 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Robin Kucharik
5355 w 118th place , Del aire

Sent from my iPhone

From: Cernin, Paul A.
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Wednesday, November 15, 2023 12:28:46 PM
Attachments: Metaanalysis_Bergman et al 2021_negative impacts densification.pdf

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CAUTION: External Email. Proceed Responsibly.

Attention: Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. In particular, I'm very concerned about how this major densification proposal will negatively impact the neighborhood – a place I moved to for my family's well-being. Densification may have some benefits, but **the attached meta-analysis demonstrates major concerns for urban densification including profound impacts on physical and psychological health; and this is why I am completely opposed to your proposal.** What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is *unacceptable*. I find this lack of transparency very upsetting. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. **I ask that this proposal be denied.**

Thank you,
Paul Cernin
5502 West 124th Street
Hawthorne, CA 90250

Paul Cernin, Ph.D.
Clinical Psychologist/Neuropsychologist
UCLA Health Sciences Clinical Instructor
Pre-Internship Training Director
Greater Los Angeles VA Health Care System
Director, Geriatric Psychiatry Outpatient Program
11301 Wilshire Blvd., Bldg 401 room A203
Los Angeles, CA. 90073

Phone: 310-268-3336
Paul.Cernin@va.gov

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A systematic review of the scientifically demonstrated effects of densification

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A systematic review of the scientifically demonstrated effects of densification

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A systematic review of the scientifically demonstrated effects of densification

M Y Berghauser Pont[1], P G Perg[2], P A Haupt[3] and A Heyman[1]

[1] Chalmers University of Technology, Department of Architecture and Civil Engineering, Gothenburg Sweden, meta.berghauserpont@chalmers.se
[2] Sveriges lantbruksuniversitet, Uppsala Sweden
[3] SLU Landscape, Ultuna, Department of Urban and Rural Development, Uppsala Sweden

Abstract. One of the current dominant strategies proposed for sustainable urban development is densification. UN Habitat prescribes a density of over 150 inhabitants per hectare to realize the UN Sustainable Development Goals. While some authors advocate the very reasonable benefits of density, others emphasize the potential drawbacks. The main goal of this paper is to provide a systematic review of international research on urban density and its potential benefits and drawbacks for sustainable urban development. 1208 articles were selected from Web of Science and after the screening of abstracts, 330 papers were found eligible to be included in the quantitative synthesis. Results show that the effects of densification that dominate literature are transport related studies (41%), followed by studies focusing on economics (14%), social effects (12%) and human health (11%). Least studied effects are resource efficiency (1%), service (3%) and urban environment (4%). Positive correlations with higher density are reported for transport and economics, while ecology, social impact and health show mainly negative correlations with higher density. The findings reported are generic as similar trends are found in North America, Asia and Europe and only minor differences in outcome are found in studies using different measures of density, unit or scale of analysis.

1. Introduction

The compact city approach is since the 1990s the main planning strategy to cope with the fierce competition between land uses as a result of global urbanization and is regarded as one of the main strategies for sustainable urban development [1]. It is argued to provide, through densification and compact building, several environmental gains, especially related to the reduction of greenhouse gas emissions, innovation and economic growth [2]. However, there are also negative effects associated with higher density, not least when it comes to environmental degradation [3]. Importantly, great inconsistencies have been identified in the methodologies and techniques used to describe the built environment, including a great disparity in scales [3]. This make current studies on urban densification difficult to compare and does not allow for any cumulative progress, suggesting that the currently most prevalent planning approach for sustainable urban development lack enough scientific foundation. Hence, although current urbanization rates require some form of densification, there is need for a better understanding of its trade-offs. This paper therefore aims at providing an overview of positive and negative effects of densification and the degree of scientific consensus. A systematic review is used to collect an evidence base that covers, as broadly as possible, the theoretically relevant links between

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density and corresponding environmental, social and economic effects. By including all outcomes related to density, this paper contributes to a recently published review paper where only environmental outcomes are considered [3]. We further restrict our sample to empirical studies published in peer reviewed journals included in Web of Science, which guarantees scientific rigor. Here, the current paper deviates from another recently published review [2] where mainly other search methods were used.[5] We do not impose geographical restrictions in the search for articles nor any time limit. Further, various geographic scales of analysis are covered from neighborhood to cross-region comparisons.

The objective of the current review is to evaluate the effectiveness of higher density (i.e. as means) to arrive at more sustainable urban development (i.e. the goal). The main research question is therefore: *Is there scientific evidence that high density solutions contribute to more sustainable urban development, one of the United Nations sustainable development goals (SDG), ´Sustainable cities and communities´ (SDG11)?* We do not address this question directly, but through the effects of densification such as good health and well-being (SDG3), inequality (SDG10), climate change and its impacts (SDG13), and biodiversity (SDG15). The reported outcomes are in a next step categorized in terms of their contribution to sustainable urban development. In most cases, this is rather straight forward such as preserving limited resources – a fundamental sustainability principle, while this is more challenging in other areas such as economics where in cases of a high level of ambiguity, the contribution is defined as neutral[6].

The outline of the paper is as follows. In the next section, the method for the systematic review is explained. In the third section, the quantitative synthesis is discussed guided by four research questions. The last section discusses these findings in relation to sustainable urban development by highlighting the areas of consensus and ambiguity. This will be used to define recommendations for practice and an agenda for future research.

2. Method

For the systematic literature review, we follow standard best-practice approaches as discussed in [4]. From a systematically selected sample of studies in the field, both an overview can be gained of the outcomes discussed (i.e. environmental, social and economic) as well as the consistency in the results and their magnitude. In short, the process of the analysis consists of three steps: first, search for articles according to an a priori search strategy; second, filtering out of obviously irrelevant ones; thirdly, reviewing the final sample following a pre-defined method. Web of science is used as first source, which guarantees double peer-reviewed material. As we do not want to steer the search towards specific outcomes, we focus the search on keywords related to the *topic* urban density (and synonyms). To exclude literature that discusses non-urban issues, keywords such as urban and city are added and to make sure we only include studies that are based on quantitative empirical data to arrive at conclusion, we add keywords to search for this specific *type of studies*. The search is further limited to peer-reviewed studies and English language, which means that a language bias has been introduced into the search. The following keywords were used: TS=(dens*) AND TS=(urban OR city OR cities) AND TS=(empiric*) refined further through DOCUMENT TYPE=(article) AND LANGUAGES=(English).[7] This resulted in a total amount of 1208 papers. In the next step, the eligibility of papers was assessed based on titles and abstracts, using three inclusion and exclusion criteria:

- *Topic*. Density should be related to urban development including population density, dwelling density, residential density, etc., as well as urban-rural gradient or sprawl (being the opposite of

[5] Less than 10% in this review of the selected papers were selected through Web of Science, while one third of the paper were collected through Google Scholar and one third was recommended by colleagues working in related fields.
[6] An interpretation has been made on basis of contemporary mainstream discourse on sustainability.
[7] We added another set of keywords to make sure that we include environmental studies that often use the term urban gradient instead of density. These search terms were TS=("urban gradient" OR "urban rural gradient" OR "urban to rural gradient") AND TS=(empiric*).

dense urban forms); exclusion criteria were density in relation to certain materials, species, trees, etc.

- *Type of study*. The papers should use quantitative empirical data to prove the relation between density and the outcome; exclusion criteria were commentaries, review documents, case studies, (agent based) modelling, qualitative studies, etc.
- *Outcome*. The papers should discuss a clearly defined outcome using a quantitative proxy or index; exclusion criteria were articles without a defined outcome (often method development papers).

Based on these inclusion and exclusion criteria, the selection of articles is reduced, first, based on their title, which resulted in a reduction from 1208 to 509 papers. Second, the same criteria are used in the reading of the 509 abstracts, which reduced the number of full articles to be included in the final review to 330.[8] To arrive at a quantitative assessment of the positive and negative effects of densification, the reading of the full articles is guided by a series of research questions. The main question is whether higher densities contribute to sustainable urban development. This is in first instance done by noting the actual correlation between density and a specific outcome; the results are either positive and significant, negative and significant, or insignificant. A positive correlation means that when density increases, the measured outcome values also increase. This is in some cases also positive in terms of sustainable urban development, such as an increasing density that is positively associated with people being more physically active. In other cases, the negative correlation can still have a positive effect on sustainable urban development, such as an increasing density that is negatively associated with CO_2 emissions, which still means that it contributes positively to sustainable urban development. We know from earlier reviews [2,3] that evidence is not similar across different outcomes (e.g. transport vs health related outcomes) or across different continents, which brings us to the first two research sub-question:

1. What is the scientific evidence that density contributes to sustainable urban development and how do the results vary across various outcome categories?
2. Is the scientific evidence different across various continents?

Further, there are strong indications that the methods used in studies, such as scale and type of density measure, affect the outcome [3]. This is of high importance when such knowledge is to be translated into planning recommendations such as UN Habitat's recommendation for higher density for sustainable urban development [5]. This brings us to two additional research sub-question:

3. How is the relation between density and measured outcome affected by the type of density measure such as population density, built density or land cover used in the study?
4. How is the relation between density and measured outcome affected by the unit and its resolution such as e.g. address, generated grid of 10m or census tract on 2-digit postcode level used for the analysis?

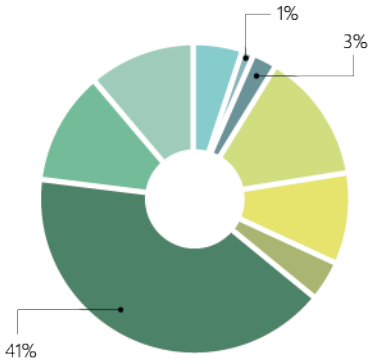
The results are presented based on the selected full articles where an article is duplicated in case it studies various outcomes or uses various measures for density.

3. Quantitative synthesis of results

The outcomes identified in the reviewed articles are grouped in nine main categories (Figure 1). It should be noted that these categories are defined posteriori, based on the article reviewed for this paper and a parallel reading of comprehensive plans in Sweden [6]. The latter study aims to give an overview of the

[8] At the time of writing of this paper, 179 full articles are included. The additional 151 articles will be included in the presentation at the conference.

claimed benefits of densification in Swedish urban development practice. The identified main categories are further divided into sub-categories.



Category	Amount of articles	Percentage
Technical infrastructure	9	5%
Resource efficiency	1	1%
Service	5	3%
Economics	23	14%
Climate & ecology	16	9%
Urban environment	7	4%
Transport	70	41%
Social	20	12%
Human health	19	11%

Figure 1. Distribution of the studied outcome categories discussed in scientific papers

The first category, *technical infrastructure*, includes aspects related to capacity of e.g. water and sewerage that changes when more housing units are added to an area. The three other sub-categories are surface water management, energy, and road and rail infrastructure. The second category, *resource efficiency*, covers the effective use of existing natural and land resources. It should be noted that we only include the resource ´land´ here in general terms and the resource ´natural areas including agricultural land, nature and forests´. The more economically driven resource efficiency argument is found under the category *economics*. The next main category is *service*, including the sub-categories accessibility to service; the customer base of commercial and public service; presence and accessibility of recreational green; and housing. The subsequent category *economics* includes three sub-categories: labor productivity (including innovation), property values and public finances. *Ecology* includes three motives: biodiversity, mainly focusing on topics related to species diversity; ecological quality, which relates to ecosystems and their stability over time; and climate related issues in general. *Urban environment* is the category that groups all topics that describe the spatial qualities of the built environment. It covers the following four sub-categories: mixed land uses, cultural and esthetic qualities, micro-climate, and spatial qualities such as proximity. *Transport* is the category with most sub-categories. We distinguish three different modalities (public transport, pedestrian & bicycle, and car); sub-categories that relate to the use of these transport modes (car ownership, trip distance, choice of modality, and general travel behavior); energy use related to transport; and emissions related to transport. A last category is travel safety where especially traffic accidents are in focus. The subsequent category is *social impact*. Here we distinguish issues related to well-being, social interaction, social equity, and crime. The sub-category well-being or quality of life focuses on the individual, while the sub-category social interaction concerns the meeting and interaction between individuals. The last main category, *human health,* includes topics such as walkability and obesity, and psychological health, including stress and problems related to for instance sleep. Noise and air pollution are included as separate sub-categories as they represent the top two in disease burdens among environmental factors in Europe [7].

The full article reading shows that most articles are written by first authors with an affiliation to a department of architecture and/or urban planning (40%). Almost the same number of papers is written by authors from non-spatial disciplines such economics and medicine (37%), followed by authors with an affiliation in geography (12%), and civil engineering (7%). When comparing the outcomes in all studies with the outcomes in papers written by first authors with an affiliation to a department of architecture and/or urban planning, a slight deviation is found; more articles focus on transport related outcomes of densification and impact on service, while fewer articles address economics, ecology, and resource efficiency. This might be explained by the fact that mobility and service are traditionally central

to urban planning, while economics and ecology (including resource efficiency) are mainly studied within their own disciplines.

The outcome studied most often is transport, representing 41% of the articles in our sample (Figure 1). This is striking, but not surprising. The now seminal publication by Newman and Kenworthy [8], which showed a strong correlation between population density and energy consumption related to transport, has not only influenced the debate on urban development, advocating the compact city concept, but is also the most cited work in this field of research [3]. Five other outcomes of densification that are discussed relatively often are economics (14%), social (12%), health (11%) and ecology (9%).

3.1. Does densification contribute to sustainable urban development?

While half of the studies report a positive relation between density and sustainable urban development, one third of the studies show a negative relation and 12% of the studies show that density does not play a significant role. Densification has thus both advantages and disadvantages. When looking at the various outcome categories separately, we get a clearer picture of what these advantages and disadvantages are (Figure 2). Studies on the effects related to transport, economics, service and technical infrastructure more often report positive correlations, especially for transport related outcomes and economics. The ecological, social and health effects of higher densities are for the most part negative and outcomes categorized as urban environment are more often negative than positive.

The distribution of studied outcomes is highly uneven, as we have discussed above. This unbalance remains when we look at some of the sub-categories (Figure 3). Transport related studies focus mainly on sustainable modes of transport (public transport and active modes, together 37%), followed by private car as mode of transport (14%), trip distance by car (14%), and car-transport emissions (16%). Fewer articles study density in relation to traffic safety and travel behavior (9% and 10% respectively). Studies on economics are primarily about the agglomeration effects of densification such as higher productivity, employment rates, profits or number of entrepreneurs, companies and innovations (52% of the papers om economics), followed by the relation of density with public finances (17%) and property values (13%). Studies on the social impact of densification focus primarily on well-being (45%) and less on social interaction (15%), crime (10%) and social equity (5%).

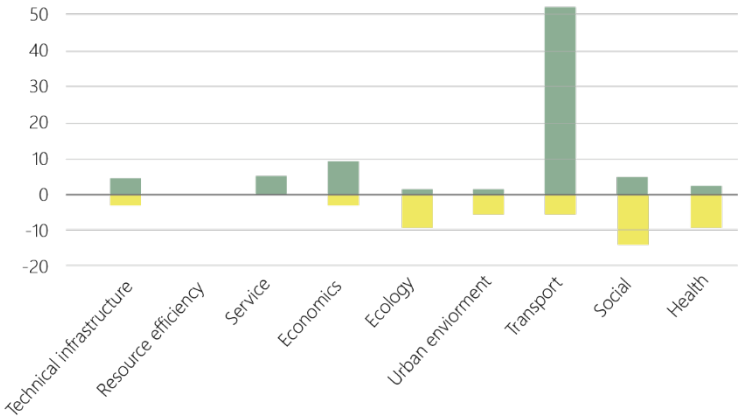


Figure 2. Main outcome categories where the amount of outcomes deemed positive for sustainable urban development are depicted in green and negative ones in yellow.

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The top-20 of most frequently studied sub-categories (Figure 4) show that the choice for active modes of transportation is most often studied and categorized as contributing positively to sustainable urban development. Next sub-category is labor productivity, an economic argument to densify. The third most often studied outcome is physical health[9] that shows an ambiguity in its contribution to sustainable urban development. This is a surprising finding as it is often argued that higher density contributes to more walkable neighborhoods and thus, it is assumed, positive health effects. Based on our findings, we can indeed confirm the positive relation between density and the choice of more active modes of transport. However, the review also shows that this does not prove that it automatically contributes positively to physical health. The following three sub-categories are transport related and report a primarily positive contribution of density in terms of reduced car usage, car-related emissions and motorized trip distance. The next two sub-categories, well-being and ecological conditions, show a mainly negative effect on sustainable urban development.

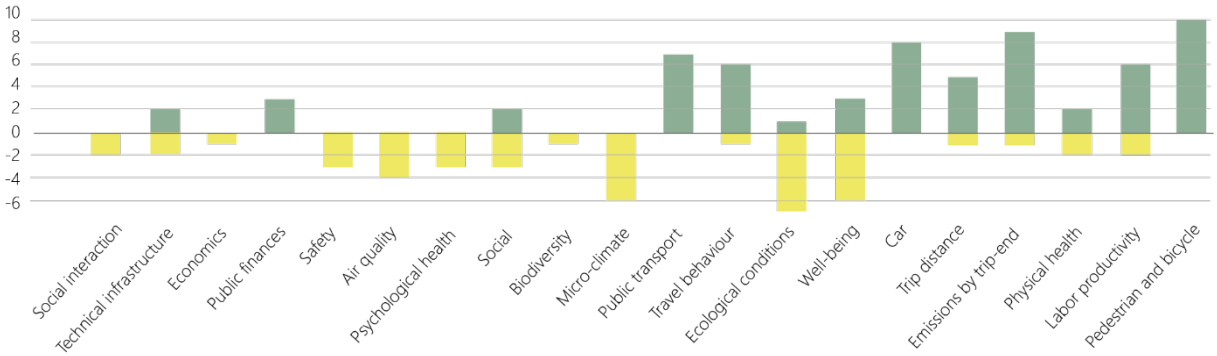

Figure 4. Top-20 of studied outcomes where the amount of positive effects on sustainable urban development are depicted in green and negative ones in yellow.

3.2. Is the scientific evidence different across various continents?

Of all empirical studies included in this review, 40% is conducted in North America, followed by Asia (29%) and Europe (23%). The other continents are underrepresented, representing less than 5% of the sample and more often less than 1%. In general, more positive effects of density are reported in the

[9] The total number of papers is 11, but only 4 reported significant positive or negative effects (see appendix).

North American studies (54%) compared to Europe (41%) and Asia (37%), which might be related to the fact that North American cities have lower densities in general.

The bulk of studies in North America concerns transport (51%), followed by economics (13%), ecology (10%), health (10%), and social impact studies (9%). In Asia, transport dominates as well (41%), followed by social impact and health studies (each 14%), ecology (10%), and economics (8%). Europe has the least transport studies in comparison to North America and Asia (only 25%) and has an equal number of studies related to economics (also 25%), followed by social impact studies (16%), health (13%), and the urban environment (8%). In other words, the same categories are studied most frequently in all three continents but Europe deviates from the other two with less focus on transport. Further, in North America, studies on mode choice, trip distance and travel behavior dominate, while in Asia, studies on emissions related to transport dominate and in Europe, the studies focus mostly on sustainable modes of transport and travel behavior.

The strongest positive relation between density and sustainable urban development that is reported in all studies relates to transport. In North America, transport related studies report a primarily positive relation to sustainable urban development (74%). In Asia and Europe, the number of transport related papers are fewer and the reported effect on sustainable urban development is a bit weaker in Asia in comparison with North America but stronger in Europe. In the North American studies, positive contributions to sustainable urban development are also reported for technical infrastructure and economics. Studies related to ecology, social impact and human health show a negative impact in line with the results where all studies are included. This trend is repeated, but more strongly, in the two other continents; positive results are found in relation to transport and economics, while negative effect are reported in relation to ecology, social impact and health.

3.3. How are the results affected by the type of density measure?

The dominant measure used to calculate density in all articles is population density; 50% of all studies use this measure, followed by density type[10] (14%) and Floor Space Index [11] (8%). There are some patterns in the data worth to note such as the even greater dominance of the use of population density in transport studies (63%). Further, working population density is mainly used in studies related to transport and economics, while FSI is more frequently used in studies related to social impact. Due to the field specific use of measures, it is hard to draw conclusions on the relation between the measures used and sustainable urban development, but it seems that the overall trends found hold when we look at the results found for studies using specific density measures.

3.4. How are the results affected by the unit of analysis and its resolution?

Most studies are based on administrative units such as census tracts or municipal boundaries (61%), followed by generated units such as grid cells, often used in geospatial analysis to combine datasets with varying administrative boundaries (19% of the articles use generated units). Morphologically or ecologically defined units of analysis are underrepresented (6% and 4% respectively), which might be explained by the fact that data often is not available for these units. Further, not surprisingly, the ecologically defined unit of analysis is most often used in studies related to ecology, while the morphological unit is used in transport and social impact related studies. Studies on economics primarily use administrative units of analysis. Noteworthy is that studies based on administrative units of analysis more often report a positive relation with sustainable urban development. Again, this can also be the results of the more frequent use of units of analysis in certain types of studies (i.e. focusing on specific outcomes) such as studies on economics that primarily use administrative units.

To know at which scale level the results of an analysis have relevance, the resolution of the unit of study is also important. If a study is based on data gathered on city level, it is argued that one should not

[10] Density types is a diverse category such as urban, suburban and rural neighbourhood types, but have in common that they are based on density measures that are grouped in different classes.

[11] Referred to as Floor Area Ratio in the North American context. FSI and FAR are calculated by dividing the total built floor space by the area unit (e.g. plot, block or neighbourhood).

draw conclusions on the lower neighborhood scale or higher scales such as regions (the so called MAUP problem) [9]. In our sample, most studies are based on data on neighborhood level (37%), followed by district (22%), city (12%) and regional level (11%). We did not find significant differences in the results between these resolutions, which means, contrary to our hypothesis, that results can be interpreted as generic, independent of the resolution used.

4. Conclusions and discussion

Almost half of the studies included in this review focus on transport where higher density is shown to correlate with more sustainable modes of transport and less greenhouse gas emissions and thus to contribute positively to sustainable urban development. The second most studied outcome is economics that, again, has demonstrated positive contribution to sustainable urban development. Negative effects have been found in relation to ecology, social impact and human health. Some exceptions to this can be found in the sub-categories physical health and social well-being but results here are inconclusive. Similar outcome trends are found in North America, Asia and Europe with some minor differences where North American studies generally present more positive results. Similar minor differences were found when comparing differences in outcome of studies using different measures of density, units or resolutions. This means that findings presented are to a large extent generic, which is important when knowledge is to be transferred to planning practice. However, the review also highlights the need to shift the focus away from transport related research to less frequently studied outcomes and especially the ones that show deviating results such as well-being and physical health. The strong dichotomy between, on the one hand, the positive effects of density on transport and economics and, on the other hand, the negative effects for ecology, social issues and human health is striking. It also formulates a challenging task for urban planners to balance these two spheres (the system and the lifeworld), while at the same time acknowledging the need for some form of densification to handle current urbanization rates.

Acknowledgments

The project is funded by The Swedish Research Council Formas, nr 2018-00281, *Density and sustainability: norms in practice and the results of research*.

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A systematic review of the scientifically demonstrated effects of densification

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Abstract. One of the current dominant strategies proposed for sustainable urban development is densification. UN Habitat prescribes a density of over 150 inhabitants per hectare to realize the UN Sustainable Development Goals. While some authors advocate the very reasonable benefits of density, others emphasize the potential drawbacks. The main goal of this paper is to provide a systematic review of international research on urban density and its potential benefits and drawbacks for sustainable urban development. 1208 articles were selected from Web of Science and after the screening of abstracts, 330 papers were found eligible to be included in the quantitative synthesis. Results show that the effects of densification that dominate literature are transport related studies (41%), followed by studies focusing on economics (14%), social effects (12%) and human health (11%). Least studied effects are resource efficiency (1%), service (3%) and urban environment (4%). Positive correlations with higher density are reported for transport and economics, while ecology, social impact and health show mainly negative correlations with higher density. The findings reported are generic as similar trends are found in North America, Asia and Europe and only minor differences in outcome are found in studies using different measures of density, unit or scale of analysis.

1. Introduction

The compact city approach is since the 1990s the main planning strategy to cope with the fierce competition between land uses as a result of global urbanization and is regarded as one of the main strategies for sustainable urban development [1]. It is argued to provide, through densification and compact building, several environmental gains, especially related to the reduction of greenhouse gas emissions, innovation and economic growth [2]. However, there are also negative effects associated with higher density, not least when it comes to environmental degradation [3]. Importantly, great inconsistencies have been identified in the methodologies and techniques used to describe the built environment, including a great disparity in scales [3]. This make current studies on urban densification difficult to compare and does not allow for any cumulative progress, suggesting that the currently most prevalent planning approach for sustainable urban development lack enough scientific foundation. Hence, although current urbanization rates require some form of densification, there is need for a better understanding of its trade-offs. This paper therefore aims at providing an overview of positive and negative effects of densification and the degree of scientific consensus. A systematic review is used to collect an evidence base that covers, as broadly as possible, the theoretically relevant links between

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density and corresponding environmental, social and economic effects. By including all outcomes related to density, this paper contributes to a recently published review paper where only environmental outcomes are considered [3]. We further restrict our sample to empirical studies published in peer reviewed journals included in Web of Science, which guarantees scientific rigor. Here, the current paper deviates from another recently published review [2] where mainly other search methods were used.[5] We do not impose geographical restrictions in the search for articles nor any time limit. Further, various geographic scales of analysis are covered from neighborhood to cross-region comparisons.

The objective of the current review is to evaluate the effectiveness of higher density (i.e. as means) to arrive at more sustainable urban development (i.e. the goal). The main research question is therefore: *Is there scientific evidence that high density solutions contribute to more sustainable urban development, one of the United Nations sustainable development goals (SDG), ´Sustainable cities and communities´ (SDG11)?* We do not address this question directly, but through the effects of densification such as good health and well-being (SDG3), inequality (SDG10), climate change and its impacts (SDG13), and biodiversity (SDG15). The reported outcomes are in a next step categorized in terms of their contribution to sustainable urban development. In most cases, this is rather straight forward such as preserving limited resources – a fundamental sustainability principle, while this is more challenging in other areas such as economics where in cases of a high level of ambiguity, the contribution is defined as neutral[6].

The outline of the paper is as follows. In the next section, the method for the systematic review is explained. In the third section, the quantitative synthesis is discussed guided by four research questions. The last section discusses these findings in relation to sustainable urban development by highlighting the areas of consensus and ambiguity. This will be used to define recommendations for practice and an agenda for future research.

2. Method

For the systematic literature review, we follow standard best-practice approaches as discussed in [4]. From a systematically selected sample of studies in the field, both an overview can be gained of the outcomes discussed (i.e. environmental, social and economic) as well as the consistency in the results and their magnitude. In short, the process of the analysis consists of three steps: first, search for articles according to an a priori search strategy; second, filtering out of obviously irrelevant ones; thirdly, reviewing the final sample following a pre-defined method. Web of science is used as first source, which guarantees double peer-reviewed material. As we do not want to steer the search towards specific outcomes, we focus the search on keywords related to the *topic* urban density (and synonyms). To exclude literature that discusses non-urban issues, keywords such as urban and city are added and to make sure we only include studies that are based on quantitative empirical data to arrive at conclusion, we add keywords to search for this specific *type of studies*. The search is further limited to peer-reviewed studies and English language, which means that a language bias has been introduced into the search. The following keywords were used: TS=(dens*) AND TS=(urban OR city OR cities) AND TS=(empiric*) refined further through DOCUMENT TYPE=(article) AND LANGUAGES=(English).[7] This resulted in a total amount of 1208 papers. In the next step, the eligibility of papers was assessed based on titles and abstracts, using three inclusion and exclusion criteria:

- *Topic*. Density should be related to urban development including population density, dwelling density, residential density, etc., as well as urban-rural gradient or sprawl (being the opposite of

[5] Less than 10% in this review of the selected papers were selected through Web of Science, while one third of the paper were collected through Google Scholar and one third was recommended by colleagues working in related fields.
[6] An interpretation has been made on basis of contemporary mainstream discourse on sustainability.
[7] We added another set of keywords to make sure that we include environmental studies that often use the term urban gradient instead of density. These search terms were TS=("urban gradient" OR "urban rural gradient" OR "urban to rural gradient") AND TS=(empiric*).

dense urban forms); exclusion criteria were density in relation to certain materials, species, trees, etc.

- *Type of study*. The papers should use quantitative empirical data to prove the relation between density and the outcome; exclusion criteria were commentaries, review documents, case studies, (agent based) modelling, qualitative studies, etc.
- *Outcome*. The papers should discuss a clearly defined outcome using a quantitative proxy or index; exclusion criteria were articles without a defined outcome (often method development papers).

Based on these inclusion and exclusion criteria, the selection of articles is reduced, first, based on their title, which resulted in a reduction from 1208 to 509 papers. Second, the same criteria are used in the reading of the 509 abstracts, which reduced the number of full articles to be included in the final review to 330.[8] To arrive at a quantitative assessment of the positive and negative effects of densification, the reading of the full articles is guided by a series of research questions. The main question is whether higher densities contribute to sustainable urban development. This is in first instance done by noting the actual correlation between density and a specific outcome; the results are either positive and significant, negative and significant, or insignificant. A positive correlation means that when density increases, the measured outcome values also increase. This is in some cases also positive in terms of sustainable urban development, such as an increasing density that is positively associated with people being more physically active. In other cases, the negative correlation can still have a positive effect on sustainable urban development, such as an increasing density that is negatively associated with CO_2 emissions, which still means that it contributes positively to sustainable urban development. We know from earlier reviews [2,3] that evidence is not similar across different outcomes (e.g. transport vs health related outcomes) or across different continents, which brings us to the first two research sub-question:

1. What is the scientific evidence that density contributes to sustainable urban development and how do the results vary across various outcome categories?
2. Is the scientific evidence different across various continents?

Further, there are strong indications that the methods used in studies, such as scale and type of density measure, affect the outcome [3]. This is of high importance when such knowledge is to be translated into planning recommendations such as UN Habitat's recommendation for higher density for sustainable urban development [5]. This brings us to two additional research sub-question:

3. How is the relation between density and measured outcome affected by the type of density measure such as population density, built density or land cover used in the study?
4. How is the relation between density and measured outcome affected by the unit and its resolution such as e.g. address, generated grid of 10m or census tract on 2-digit postcode level used for the analysis?

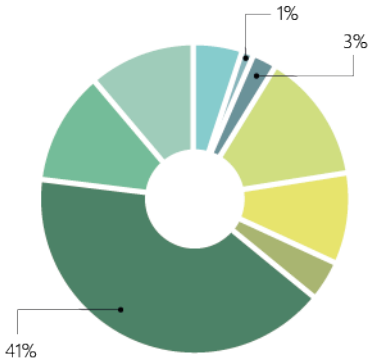
The results are presented based on the selected full articles where an article is duplicated in case it studies various outcomes or uses various measures for density.

3. Quantitative synthesis of results

The outcomes identified in the reviewed articles are grouped in nine main categories (Figure 1). It should be noted that these categories are defined posteriori, based on the article reviewed for this paper and a parallel reading of comprehensive plans in Sweden [6]. The latter study aims to give an overview of the

[8] At the time of writing of this paper, 179 full articles are included. The additional 151 articles will be included in the presentation at the conference.

claimed benefits of densification in Swedish urban development practice. The identified main categories are further divided into sub-categories.



Category	Amount of articles	Percentage
Technical infrastructure	9	5%
Resource efficiency	1	1%
Service	5	3%
Economics	23	14%
Climate & ecology	16	9%
Urban environment	7	4%
Transport	70	41%
Social	20	12%
Human health	19	11%

Figure 1. Distribution of the studied outcome categories discussed in scientific papers

The first category, *technical infrastructure*, includes aspects related to capacity of e.g. water and sewerage that changes when more housing units are added to an area. The three other sub-categories are surface water management, energy, and road and rail infrastructure. The second category, *resource efficiency*, covers the effective use of existing natural and land resources. It should be noted that we only include the resource ´land´ here in general terms and the resource ´natural areas including agricultural land, nature and forests´. The more economically driven resource efficiency argument is found under the category *economics*. The next main category is *service*, including the sub-categories accessibility to service; the customer base of commercial and public service; presence and accessibility of recreational green; and housing. The subsequent category *economics* includes three sub-categories: labor productivity (including innovation), property values and public finances. *Ecology* includes three motives: biodiversity, mainly focusing on topics related to species diversity; ecological quality, which relates to ecosystems and their stability over time; and climate related issues in general. *Urban environment* is the category that groups all topics that describe the spatial qualities of the built environment. It covers the following four sub-categories: mixed land uses, cultural and esthetic qualities, micro-climate, and spatial qualities such as proximity. *Transport* is the category with most sub-categories. We distinguish three different modalities (public transport, pedestrian & bicycle, and car); sub-categories that relate to the use of these transport modes (car ownership, trip distance, choice of modality, and general travel behavior); energy use related to transport; and emissions related to transport. A last category is travel safety where especially traffic accidents are in focus. The subsequent category is *social impact*. Here we distinguish issues related to well-being, social interaction, social equity, and crime. The sub-category well-being or quality of life focuses on the individual, while the sub-category social interaction concerns the meeting and interaction between individuals. The last main category, *human health,* includes topics such as walkability and obesity, and psychological health, including stress and problems related to for instance sleep. Noise and air pollution are included as separate sub-categories as they represent the top two in disease burdens among environmental factors in Europe [7].

The full article reading shows that most articles are written by first authors with an affiliation to a department of architecture and/or urban planning (40%). Almost the same number of papers is written by authors from non-spatial disciplines such economics and medicine (37%), followed by authors with an affiliation in geography (12%), and civil engineering (7%). When comparing the outcomes in all studies with the outcomes in papers written by first authors with an affiliation to a department of architecture and/or urban planning, a slight deviation is found; more articles focus on transport related outcomes of densification and impact on service, while fewer articles address economics, ecology, and resource efficiency. This might be explained by the fact that mobility and service are traditionally central

to urban planning, while economics and ecology (including resource efficiency) are mainly studied within their own disciplines.

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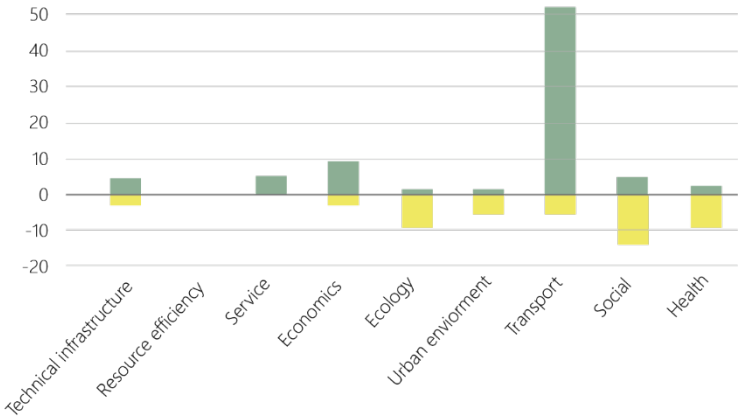

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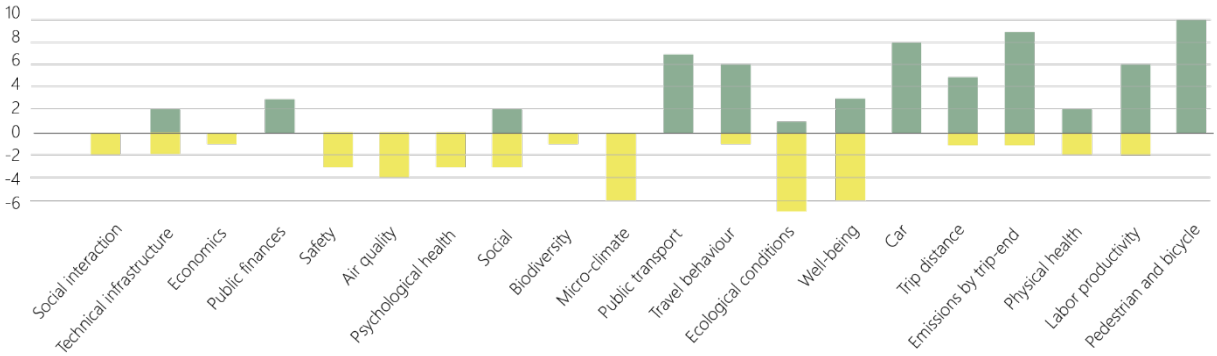

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The strongest positive relation between density and sustainable urban development that is reported in all studies relates to transport. In North America, transport related studies report a primarily positive relation to sustainable urban development (74%). In Asia and Europe, the number of transport related papers are fewer and the reported effect on sustainable urban development is a bit weaker in Asia in comparison with North America but stronger in Europe. In the North American studies, positive contributions to sustainable urban development are also reported for technical infrastructure and economics. Studies related to ecology, social impact and human health show a negative impact in line with the results where all studies are included. This trend is repeated, but more strongly, in the two other continents; positive results are found in relation to transport and economics, while negative effect are reported in relation to ecology, social impact and health.

3.3. How are the results affected by the type of density measure?

The dominant measure used to calculate density in all articles is population density; 50% of all studies use this measure, followed by density type[10] (14%) and Floor Space Index [11] (8%). There are some patterns in the data worth to note such as the even greater dominance of the use of population density in transport studies (63%). Further, working population density is mainly used in studies related to transport and economics, while FSI is more frequently used in studies related to social impact. Due to the field specific use of measures, it is hard to draw conclusions on the relation between the measures used and sustainable urban development, but it seems that the overall trends found hold when we look at the results found for studies using specific density measures.

3.4. How are the results affected by the unit of analysis and its resolution?

Most studies are based on administrative units such as census tracts or municipal boundaries (61%), followed by generated units such as grid cells, often used in geospatial analysis to combine datasets with varying administrative boundaries (19% of the articles use generated units). Morphologically or ecologically defined units of analysis are underrepresented (6% and 4% respectively), which might be explained by the fact that data often is not available for these units. Further, not surprisingly, the ecologically defined unit of analysis is most often used in studies related to ecology, while the morphological unit is used in transport and social impact related studies. Studies on economics primarily use administrative units of analysis. Noteworthy is that studies based on administrative units of analysis more often report a positive relation with sustainable urban development. Again, this can also be the results of the more frequent use of units of analysis in certain types of studies (i.e. focusing on specific outcomes) such as studies on economics that primarily use administrative units.

To know at which scale level the results of an analysis have relevance, the resolution of the unit of study is also important. If a study is based on data gathered on city level, it is argued that one should not

[10] Density types is a diverse category such as urban, suburban and rural neighbourhood types, but have in common that they are based on density measures that are grouped in different classes.

[11] Referred to as Floor Area Ratio in the North American context. FSI and FAR are calculated by dividing the total built floor space by the area unit (e.g. plot, block or neighbourhood).

draw conclusions on the lower neighborhood scale or higher scales such as regions (the so called MAUP problem) [9]. In our sample, most studies are based on data on neighborhood level (37%), followed by district (22%), city (12%) and regional level (11%). We did not find significant differences in the results between these resolutions, which means, contrary to our hypothesis, that results can be interpreted as generic, independent of the resolution used.

4. Conclusions and discussion

Almost half of the studies included in this review focus on transport where higher density is shown to correlate with more sustainable modes of transport and less greenhouse gas emissions and thus to contribute positively to sustainable urban development. The second most studied outcome is economics that, again, has demonstrated positive contribution to sustainable urban development. Negative effects have been found in relation to ecology, social impact and human health. Some exceptions to this can be found in the sub-categories physical health and social well-being but results here are inconclusive. Similar outcome trends are found in North America, Asia and Europe with some minor differences where North American studies generally present more positive results. Similar minor differences were found when comparing differences in outcome of studies using different measures of density, units or resolutions. This means that findings presented are to a large extent generic, which is important when knowledge is to be transferred to planning practice. However, the review also highlights the need to shift the focus away from transport related research to less frequently studied outcomes and especially the ones that show deviating results such as well-being and physical health. The strong dichotomy between, on the one hand, the positive effects of density on transport and economics and, on the other hand, the negative effects for ecology, social issues and human health is striking. It also formulates a challenging task for urban planners to balance these two spheres (the system and the lifeworld), while at the same time acknowledging the need for some form of densification to handle current urbanization rates.

Acknowledgments

The project is funded by The Swedish Research Council Formas, nr 2018-00281, *Density and sustainability: norms in practice and the results of research*.

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[8] Newman, P. and J. Kenworthy, *Sustainability and Cities: Overcoming Automobile Dependence* (Chicago: University of Chicago Press, 1999).

[9] Openshaw, S., and P.J. Taylor (1979). A million or so correlation coefficients. Three experiments on the modifiable areal unit problem. *Statistical applications in spatial sciences*, ed. N. Wrigley, 127–144. London: Pion.

From: kyle winbauer
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; hollyjmitchell@bos.lacounty.gov
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 23, 2023 8:42:42 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan / I ask that this proposal be denied.

Thank you,

Del Aire Resident

From:	Bob & Val Hawks
To:	An, Ara; South Bay Area Plan; board@wiseburnwatch.club
Subject:	Unincorporated Area Community Plan –Wiseburn Feedback
Date:	Friday, November 17, 2023 7:23:32 PM

CAUTION: External Email. Proceed Responsibly.

- Hi I am a Wiseburn resident and would like to submit my comments on the draft of the Program Environmental Impact Report (PEIR) that has been published:

First from from what I understand they are rezoning Inglewood ave to allow for more housing and business but not including parking facilities for the new buildings?? We already have limited to no parking in Wiseburn. Any new structures must have parking for the tennants within that building. Was the community asked for their feedback prior to setting this up?
another note on this would be we in CA live in a costal desert and it's been that way prior to any of us being here yet we continually are building more housing and adding ADU's etc. We may be in a temporary non drought situation but I gurantee we will be back to having to cut water usage and if we don't we residents will get fined and then threatened with flow restrictors etc. the FIRST thing that needs to happen is business 101. build the infrastructure first. have more water storage and increase the electric grid. That is #1 on the to do list.
As far as Inglewood Ave I move to have it like Main street in El Segundo. Many stop signs or lights between El Segundo blvd and Rosecrans. Slow the traffic WAY down. Mom and pop business, resturants etc are good. NO pot shops. On that note we were told emphatically that the pot shop at 13705 Inglewood would be gone by the end of March 2023? Gee, I want some suplimental income so i should turn my home into a pot shop and by the time you get around to fining me or closing me down I'll be 6 feet under.
This is Bob hawks
4878 W 132nd street

From: dellsdeals@sbcglobal.net
To: South Bay Area Plan; board@wiseburnwatch.club; An, Ara
Subject: Unincorporated Area Community Plan –Wiseburn Feedback
Date: Saturday, November 18, 2023 1:24:07 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Wiseburn resident for 30 years and would like to submit my comments on the draft of the Program Environmental Impact Report (PEIR) that has been published:

I raised two children in the neighborhood. I consider the area family friendly, good schools, low crime. The El Segundo and Inglewood Ave businesses make the area look undesirable. The center lane on Inglewood ave have made the traffic more dangerous by taking away lane space.

It would be great if businesses along the corridor offered pedestrian friendly and green space. The current mix of businesses are auto shops, tire shops and make the area look undesirable. Definitely no POT shops, liquor stores, smoke shops, no franchise businesses like McDonalds.

What has become worse over time is the parking. As more and more adults remain in their parents' home because of economic conditions the number of cars for each dwelling has gone up. I often park in front of my driveway and recently I have started parking on my lawn to squeeze an extra car in the driveway. A parking exemption will only make this situation worse. The distance from Inglewood to Douglas Ave metro is quite a distance so I don't believe that new mixed use properties should be allowed to offer fewer parking space than needed.

Thank you for taking my comments into consideration as you conduct planning in our area that incorporates resident interests..

Greg Dell 5023 W 132nd street

From:	Lisa Frazza
To:	South Bay Area Plan; Lisa Frazza; Del Aire Neighborhood; Holly J. Mitchell
Subject:	Unincorporated Area Community Plan, Del Aire Feedback
Date:	Thursday, November 16, 2023 6:52:13 AM

CAUTION: External Email. Proceed Responsibly.

Attention: Thomas Dearborn!!

My Husband and I are Del Aire Residents and Homeowners.

We have proudly owned our home since 1994. We do Not support the Draft Program Environmental

Impact Report (PEIR) for the Unincorporated Area Community Plan to rezone half of Del Aire

to H30.

Our neighborhood is a tight-knit community of families residing in single-family homes.

Rezoning over half of Del Aire to allow 30-Unit residential apartments will destroy the neighborhood

we happily call home.

This is what we DO want included in this plan: more Green Space, improved walking and

bike infrastructure that would increase street safety and provide a space for our Del Aire

Community to gather.

Del Aire is an Unincorporated Area. This is a blatant example of our residents not having

representation for our community, despite the fact we actually vote for our Supervisors.

Instead, we are being treated as easy targets for simply fulfilling LA County's agenda.

The timing of presenting this issue to us the day before the public comment period

is closing is unacceptable! It is obvious that you are attempting to sneak this by us. This

only makes us lose trust in you, and makes our community stronger in standing up to

your devious actions.

We live happily in Del Aire. We are NOT reflected in this plan/document. We strongly

implore that this proposal be DENIED.

Thank You for your attention,

Lisa Frazza-Cortiula
John A. Cortiula
5248 W 119th Street
Del Aire (Inglewood), Ca 90304-1030

kipup@att.net

From:	Angie Castellanos
To:	South Bay Area Plan
Cc:	Neighborhood Del Aire
Subject:	Unincorporated Area Community Plan- Del Aire Feedback
Date:	Wednesday, November 15, 2023 12:26:58 PM

CAUTION: External Email. Proceed Responsibly.

Thomas Dearborn,

I am a resident of Del Aire and attended the meeting yesterday and heard some upsetting news. I have attended an in person meeting and an online meeting regarding the plan for rezoning and never once heard the possibility of lots in the neighborhood being allowed to build a 30-unit complex within the residential area. I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. We are a community of single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will greatly impact our neighborhood.

The way this was brought to our attention and only allowing our community one day before the public comment period closes is unacceptable.

Like I said previously I attended meetings for this plan and the possibility of these 30-unit structures being allowed to be built in Del Aire was never mentioned. This shows dishonesty in your part.

I am a resident of Del Aire and ask that this proposal be denied. I feel my community is not being reflected well in this plan.

Angie Castellanos
118th Place Resident

From:	Jerry G. Matthews
To:	South Bay Area Plan
Cc:	Neighborhood Del Aire; An, Ara
Subject:	Unincorporated Area Community Plan-DEL AIRE Feedback
Date:	Wednesday, November 15, 2023 11:54:10 AM

CAUTION: External Email. Proceed Responsibly.

As a Del Aire resident since 2017, I was just informed of and am adamantly opposed to the Draft Program Environmental Impact Report (PEIR) that would re-zone half of our neighborhood to H30, allowing 30-unit apartments be built. The short notice of this plan a day before the closing of public comment reinforces our perception that we have no reliable representation for our community interests and well being with the LA County Board of Supervisors.

Del Aire is a community of single family homes and families that support each other and enjoy community get togethers around holidays. The proposed Unincorporated Area Community Plan would negatively impact this shared sense of community. Instead, a plan that improved public safety with more green space, walking and bike paths and convenience to grocery shopping would positively impact the community.

As a resident, and as this plan in no way reflects the best interests or needs of Del Aire, I ask that this plan be DENIED.

Regards,

Jerry Matthews
5412 W. 123rd Street
Del Aire, Unincorporated LA County

From:	richard nowak
To:	South Bay Area Plan
Subject:	Unincorporated Area Community Plan-Del Aire Feedback (Attention : Thomas Dearborn)
Date:	Wednesday, November 15, 2023 11:11:37 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn : I'm a proud Del Aire resident since 1985 . I'm a disabled MILITARY VETERAN , serving ALL campaigns starting from VIET NAM thru the HOMELAND DEFENSE era . Retiring in 2018 WIGH OVER 40 YEARS served .Our neighborhood is a tight-knit community of families and single - family homes . I have proudly sent both my children thru the school system . Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the community that we call home . What we do want and need in this plan is more green space , improved walking and bike infrastructure that increases street safety , a grocery store , and a space for the community to gather and have scheduled , sanctioned meetings . Not like the clandestine type meeting that just happened in Del Aire . Del Aire is an unincorporated area , and this is another example of having no representation for our community . Our needs and concerns overlooked because of this , and instead we are easy targets for simply fulfilling the County's agenda . The timing of presenting this issue to us the day before the public comment period is closing is unacceptable . It shows that you are trying to SNEAK this by us . This makes us lose trust in you . Del Aire is not reflected in the plan/proposal . PLEASE deny the plan/document . THANKS RICHARD NOWAK . 5425 W122nd ST. Del AIRE , CA .90250 (cell) 310-529-4441 PS : Funny , I was raised and schooled in DEARBORN , MICHIGAN

From: nataliederrico@gmail.com
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan-Del Aire Feedback
Date: Wednesday, November 15, 2023 4:26:34 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:
>
> I am a Del Aire resident and will not support the draft program environmental impact report for the unincorporated Area Community plan to re zone half of Del Aire to H30. I have grown up in Del Aire and now my children are growing up in the same neighborhood a block from where I grew up. Del Aire has always been a quite little pocket of single family homes with safe low traffic streets for families to enjoy. By changing the zoning to H30 this would change the dynamics and destroy what we love about this community. As far as regional planning is concerned the emphasis should be on improving the community we have and taking input from residents instead of looking to make money with developers and other businesses. I have lost trust in our county leaders as I see how this change was placed into motion with no time for residents to oppose the plan. With ZERO TRANSPARENCY it seems as though our county board was looking to pull a fast one on the residents of Del Aire. As a resident of Del Aire I ask that this proposal be denied. This would change the community I grew up in and the one my children should be able to enjoy.
>
> Thank You,
> Natalie Diaz
> 5430 West 122nd Street
> Hawthorne, Ca. 90250
>
> Sent from my iPhone

From: Fernando Diaz
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan-Del Aire Feedback
Date: Wednesday, November 15, 2023 4:17:57 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and will not support the draft program environmental impact report for the unincorporated Area Community plan to re zone half of Del Aire to H30. I have grown up in Del Aire and now my children are growing up in the same neighborhood a block from where I grew up. Del Aire has always been a quite little pocket of single family homes with safe low traffic streets for families to enjoy. By changing the zoning to H30 this would change the dynamics and destroy what we love about this community. As far as regional planning is concerned the emphasis should be on improving the community we have and taking input from residents instead of looking to make money with developers and other businesses. I have lost trust in our county leaders as I see how this change was placed into motion with no time for residents to oppose the plan. With ZERO TRANSPARENCY it seems as though our county board was looking to pull a fast one on the residents of Del Aire. As a resident of Del Aire I ask that this proposal be denied. This would change the community I grew up in and the one my children should be able to enjoy.

Thank You,
Fernando Diaz
5430 West 122nd Street
Hawthorne, Ca. 90250

Sent from my iPhone

From: Deborah Harley
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan-Del Aire Feedback
Date: Thursday, November 16, 2023 1:35:18 PM

CAUTION: External Email. Proceed Responsibly.

- Attention Thomas Dearborn:

  I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

  Thank you,
  Paul Harley 5441 West 123rd place Del Aire

Sent from my iPhone

From: Bonnie D"Errico
To: South Bay Area Plan
Subject: Unincorporated Area Community Plan-Del Aire
Date: Wednesday, November 15, 2023 12:52:35 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather. Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you. I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,

Bonnie D'Errico
5319 w 121st Street
Hawthorne, Ca 90250

From:	Ms Diana Pinto
To:	South Bay Area Plan; delaireneihborhood@gmail.com; An, Ara
Subject:	Unincorporated Area community plan - Del Aire resident feedback
Date:	Wednesday, November 15, 2023 3:28:18 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn,

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated areas community plan to re-zone half of Del Aire to H30. Our neighborhood is composed of a tight-knit community of family homes. Rezoning over half of our community to allow 30 unit residential apartments will severely impact our homes. I would appreciate to include in these plans more green space, improved walking and bike infrastructures and increased street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked and instead we are easy targets for simply fulfilling the County's agenda.

I live in the Del Aire community and I ask that the proposal be denied.

Thank you.

Diana Pinto
5223 W. 124th St

From: Raul Montoya
To: South Bay Area Plan
Subject: Unincorporated Area community plan
Date: Wednesday, November 15, 2023 10:56:57 AM

CAUTION: External Email. Proceed Responsibly.

As a neighbor of Del Aire unincorporated area of los Ángeles,I am again of rezoning our community,please step back,we want our community small,acces to parking spaces and not crowded,please I hope you support my concerns,thanks very much,Raul V Montoya

Sent from Yahoo Mail for iPhone

From: Kathy Pittluck
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Unincorporated Community Plan-Del Aire Community
Date: Wednesday, November 15, 2023 6:17:17 PM

CAUTION: External Email. Proceed Responsibly.

- Dear Thomas Dearborn:

  I have been a Del Aire resident for 33 years and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

  Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

  The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

  I live in Del Aire and my community is not reflected in this plan/document. I respectfully ask that this proposal be denied.

  Thank you,
  Kathy Pittluck
- 5312 W. 119th Place

From: Zachary Werner
To: South Bay Area Plan
Subject: Unincorporated area community plan -Del Aire Feedback
Date: Thursday, November 16, 2023 2:00:14 PM

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,
I have lived in Del Aire since I was born, and was recently lucky enough to invest in a home in my neighborhood. I have a lot of friends and family who live in del Aire and do not want to see them impacted by this haphazard plan for apartment buildings. You would be uprooting elderly, young families and everything in between and basically destroying our awesome little community. Del Aire as a whole demands you reconsider your plan and do not waste your time, efforts and money in an attempt to move forward with this. We will not stand for it. Have a great day.
_ Zach

Sent from my iPhone

From: thriftlady@aol.com
To: South Bay Area Plan
Cc: delaireneighborhood@gmzil.com; An, Ara
Subject: Unincorporated area community plan Del Aire Feedback
Date: Thursday, November 16, 2023 10:04:09 AM

CAUTION: External Email. Proceed Responsibly.

Unincorporated Area Community Plan, Del Aire Feedback
Attention, Thomas Dearborn:
Please don't stomp on us just because you can. Home owner ship is important. By doing this rezoning you are saying lets all just pay rent to some big entity.
I have been a Del Aire resident for over 30 years and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single family homes.
Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call HOME! And with it a chance for home ownership.
What I do want included in a plan is more green space, improved walking and bike infrastructure that increases street safety, and a space for the community to gather.
Del Aire is an unincorporated area and this is another example of having no representation for our comunity. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.
The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us! This only makes our community lose trust in you.
I live in Del Aire and my community's desires are not reflected in this plan.
I ask that this proposal be DENIED!
Thank you,
Jeff and Carol Baldwin
5452 w 123rd Place

From: desiree queza
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Unincorporated area community plan : Del Aire
Date: Thursday, November 16, 2023 2:24:31 PM

CAUTION: External Email. Proceed Responsibly.

Mr. Dearborn:

I am a neighboring Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather. Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you. I live in neighboring Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Desiree Queza

Sent from my iPhone

From: Robert Cappasola
To: South Bay Area Plan
Subject: Unincorporated area community plan, Del Aire Feedback
Date: Thursday, November 16, 2023 4:55:40 PM

CAUTION: External Email. Proceed Responsibly.

Attention: Thomas Dearborn
Sent from my iPad
I am a Del Aire resident and I do not support the Draft Program Environmental impact report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to allow 30 homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I have lived in Del Aire since 1974 and my community is not reflected in this plan/ I ask that this proposal be denied.

Thank you,
Robert & Cathy Cappasola
5346 W. 123rd place

Sent from my iPhone
Robert Cappasola
| http://secure-web.cisco.com/1fraxK-ggMD9V5uhYjzr1fqweHruniXVrcbVJmhZf28CCbAaG1eotMkUY1wOxxyxhCTxWsr6PYv1ZQmLuXivVvmiQFh9poRzctN_dAyzy8qifwUfgjY7E9yIpJSAt53Web-_TLOCZ4iSSq4s7CbpJql5cF6DfRvyW6B6Mm1ghzitGc1OIe-EBfvH-U1HRnb0yFIAfLwTezFpXFiKCbjz3oR2ac7Ye2w71zrTs0dSoKCd-5xDZoYbGarWJ6SKcY1Z0ametCXXFtnAqE_waXRqrtrczt8BT0J-oCAFp07ErcM7No3FfWZx--l-SZ4AeSNaTfVqfQYAe3h1Jlklxqxf3WfYQvZPeUwrkyNeOvCeHAeIVL3YrGzkeleSSzDeGTaxt/http%3A%2F%2Fwww.puritanbakery.com%2F<http://secure-web.cisco.com/1fraxK-ggMD9V5uhYjzr1fqweHruniXVrcbVJmhZf28CCbAaG1eotMkUY1wOxxyxhCTxWsr6PYv1ZQmLuXivVvmiQFh9poRzctN_dAyzy8qifwUfgjY7E9yIpJSAt53Web-_TLOCZ4iSSq4s7CbpJql5cF6DfRvyW6B6Mm1ghzitGc1OIe-EBfvH-U1HRnb0yFIAfLwTezFpXFiKCbjz3oR2ac7Ye2w71zrTs0dSoKCd-5xDZoYbGarWJ6SKcY1Z0ametCXXFtnAqE_waXRqrtrczt8BT0J-oCAFp07ErcM7No3FfWZx--l-SZ4AeSNaTfVqfQYAe3h1Jlklxqxf3WfYQvZPeUwrkyNeOvCeHAeIVL3YrGzkeleSSzDeGTaxt/http%3A%2F%2Fwww.puritanbakery.com%2F>

[Photo]

T: (310) 830-5451

E: rcappasola@puritanbakery.com<mailto:rcappasola@puritanbakery.com>

A: 1624 Carson St, CA 90745

The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

From: ADAM SALAZAR
To: South Bay Area Plan
Cc: An, Ara; delaireneighborhood@gmail.com
Subject: Unincorporated area community plan- Del aire feedback
Date: Wednesday, November 15, 2023 8:15:38 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Thomas Dearborn,

My name is Adam Salazar, I am a resident and homeowner in the Del Aire neighborhood that will be negatively affected by the proposed rezoning plan. I am writing to express my strong opposition to the proposed rezoning of the Del Aire neighborhood, for it will negatively affect if the proposal is enacted; that in itself will be detrimental to the area, nearly all residents in the Del Aire and surrounding neighborhoods are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already at or over-capacity, and with almost 100% certainty lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on La Cienega and El Segundo Blvd already span long distance and wait times, same thing for Aviation Blvd and 120th St.; the intersections connecting LAX will be a traffic nightmare with the increased local traffic; as is, these intersections are routinely blocked by traffic during rush hour and hugely augmented in peak travel season. While the traffic may be lighter on average, the local neighborhood traffic disproportionately surges during morning and evening rush hours, causing traffic issues during critical times for our neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children since students walk to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times at key points in our neighborhood, which may not be anticipated during the rezoning proposal.

Schools in the area are already reported at or overcapacity, and the LA County of Regional Planning (DRP) should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail from this proposal and/or other approved plans.

Property values will most likely go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent

with the neighborhoods developed in the area. I was disappointed to only hear about the proposed rezoning just a day before the Public Comment Period closes tomorrow (11-16-23). There seems to be no indication of notifications ever being sent and or a complete explanation of the impacts these changes will have and the accurate data to back the proposal, but I suspect none were delivered into our neighborhood, or proper notice given.

I urge you to disapprove of the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend the meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,
Sent from my iPhone

From:	Monique Dobson
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Unincorporated area community plan-del Aire feedbacks
Date:	Wednesday, November 15, 2023 7:38:00 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Monique Dobson
Sent from my iPhone

From: htwick@aol.com
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated area community plan
Date: Wednesday, November 15, 2023 7:03:16 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Sue Romero
5553 west 123 place
Hawthorne , CA, 90250

Sent from the all new AOL app for iOS

From:	Bob Romero
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated area community planning
Date:	Wednesday, November 15, 2023 7:09:22 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Bob Romero
5553 west 123 place
Hawthorne , CA, 90250

Sent from Yahoo Mail for iPhone

From: Ready Made Rovers
To: An, Ara; South Bay Area Plan; delaireneighborhood@gmail.com
Subject: Unincorporated area community planning
Date: Wednesday, November 15, 2023 9:00:07 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Shauna Romero
5553 west 123 place
Hawthorne , CA, 90250

Sent from Yahoo Mail for iPhone

From: michelle oropesa
To: South Bay Area Plan; An, Ara
Cc: delaireneighborhood@gmail.com
Subject: Unincorporated community planning
Date: Thursday, November 16, 2023 9:17:57 PM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident and I absolutely do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, increased public safety ie:law enforcement presence and response times, increase in traffic control, increased school safety and funding, increased fire department response and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is completely unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I have lived in Del Aire for over 30 years and my community is not reflected in this plan. I ask that this proposal be firmly denied. You are showing the constituents of your district that you were elected by to serve and represent that you are more concerned with the interests of businesses and people that don't reside in this community.

I will leave you with these questions. Would you accept this proposal if it was in your community? Would you accept the same lack of notifications sent out by your elected officials?

I ask that you think about how this proposal will affect the future generations of this community and council district.

Sincerely,

MichelleOropesa
5418 W. 120th Street

From:	Zheng , Suyan
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Urgent: Oppose Rezoning Proposal for Apartment Building Development in Del Aire
Date:	Thursday, November 16, 2023 1:00:11 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn and Members of the LA County Department of Regional Planning,

I hope this email finds you well. I am writing to express my strong opposition to the recent announcement regarding the proposed rezoning of over ½ of Del Aire to allow for the development of 30-unit properties across Del Aire from 117th to 122nd street by Anza Elementary, as shared by Yanell, the Del Aire organizer.

I understand that the public comment period for this proposal is set to close tomorrow, Thursday, November 16, 2023. While I appreciate the need for community development, this rezoning plan may significantly impact our neighborhood, and the residents' concerns must be thoroughly considered before any decisions are finalized.

As a Del Aire community member, I value our neighborhood's unique character and atmosphere. Introducing high-density housing may increase traffic, parking issues, and potential strain on local resources. Additionally, the sudden announcement and shortened public comment period have raised concerns among residents who thought there would be more time to voice their opinions on this matter.

I request an extension of the public comment period for a more comprehensive discussion among the community members. This will ensure that all concerns and viewpoints are adequately addressed before any irreversible decisions are made.

In the interest of transparency and community engagement, I urge the LA County Department of Regional Planning to reconsider the proposed rezoning and to provide residents with a fair opportunity to express their opinions and concerns.

I have CC'd this email to delaireneighborhood@gmail.com as instructed, and I will encourage my friends and neighbors to do the same. Together, we hope to contribute to a substantial email opposition response, reflecting the concerns of the Del Aire community.

Thank you for your attention to this matter, and I trust that you will consider the best interests of the residents in your decision-making process.

Sincerely,
Suyan

Suyan Zheng, PhD
Assistant Professor | Department of Business Law

David Nazarian College of Business and Economics
California State University, Northridge
Northridge, CA 91330-8245
Phone: +1 (818) 677-5489
suyan.zheng@csun.edu
www.csun.edu/blaw

From:	John Riley
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	We do not support the Draft Program Environmental Impact Report (PEIR)
Date:	Wednesday, November 15, 2023 12:18:26 PM

CAUTION: External Email. Proceed Responsibly.

o Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
John & Karen Riley
35 W 123rd Place
Hawthorne, CA 90250

From:	Monica Guzman-Waight
To:	South Bay Area Plan
Cc:	cwaight@mattconstruction.com
Subject:	Written Opposition Comments on Draft PEIR
Date:	Thursday, November 16, 2023 1:55:48 PM
Attachments:	image003.png
Importance:	High

CAUTION: External Email. Proceed Responsibly.

To: Thomas Dearborn, AICP, Senior Planner

My husband and I were unable to attend the meeting on the 2nd, but I've discovered that a zoning change is being proposed with insufficient consideration for its impact on individuals being relocated from the Weisburn School District. In the graphic below, the sections highlighted in pink represent areas that will no longer be part of the district. This encompasses a significant population, including my own family.

This plan appears to neglect the interests of numerous residents and students. I'm keen to gain insights into the research that informed this decision regarding the boundary adjustment. It seems that the areas being excluded may have been chosen based on perceived lower value, potentially implying a focus on less diverse neighborhoods, like a form of selective exclusion. Given the substantial consequences for families within the district, I'm almost astonished that there wasn't more extensive public engagement, especially for those directly affected by the proposal, but I could see why you would not want that.

The primary ways in which we will be impacted are twofold:

- Our decision to purchase our home was **SOLELY** influenced by its location within the school district's boundaries, and this plan will result in our exclusion. Meaning our kids will no longer benefit from the services provided (again why we moved here).
- This change not only affects our children's educational opportunities but also has implications for the value of our property.

I vehemently oppose this plan and strongly urge a transparent explanation of the rationale and the decision-making process behind its conclusion. Furthermore, I believe it is crucial to have more extensive discussions with those who will be affected before any vote on this matter is conducted.

Monica Guzman-Waight, Director, Marketing & Communications
(She/Her)

310-897-6597 Mobile | 213-788-4842 Main | 213-438-5250 Direct
mgwaight@rinconconsultants.com

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d

RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

From: Katie Kryske
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Zoning Change Plan
Date: Wednesday, November 15, 2023 6:51:00 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas,
I appreciate you taking the time to read this email. I'm writing to tell you I'm appalled by the plan to change the zoning of Del Aire to allow people to develop 30 unit properties from 117th to 122nd. I've lived here since 1987 and this change would have a devastating effect on our community. We are all outraged at this proposal and will not stop fighting this. Please do not allow this to happen.
Thank you,
Katie Kryske

--
Click to give free food and care!
www.theanimalrescuesite.com

From: Roxanne Vargas
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Zoning change & 30 unit apartments
Date: Monday, November 20, 2023 2:39:23 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan / I ask that this proposal be denied.

Thank you,

Del Aire Resident

Restoring Lives Together
Roxanne Vargas
RESTORATION LIFE CHURCH

From: Monica Ro
To: South Bay Area Plan
Subject: Zoning changes of Del Aire
Date: Thursday, November 16, 2023 1:12:56 PM

CAUTION: External Email. Proceed Responsibly.

Please do not change the zoning of Del Aire from 117th to 122nd Street by Anza Elementary (aka: Del Aire Elementary) School.

30 units of housing will give negative impact to surrounding residential homes in the neighborhood.
It will also make school over crowded.

Please help us to keep Del Aire as
a nice part of L.A. county.
Thank you for your dedicated work and concerns for the L.A. County citizens.

Monica Ro
Chung Ro

Sent from my iPhone

From: Sharon and/or Steve Stein
To: South Bay Area Plan
Subject: Zoning changes to community of Del Aire
Date: Friday, November 17, 2023 1:56:02 PM

CAUTION: External Email. Proceed Responsibly.

Del Aire has been an enclave of single family homes nestled against the industrial complex of east El Segundo for decades. The recently passed ADU laws have changed some of these plots.

To change the dynamics of old and new residents who appreciate the current layout does not take into proper consideration of their investment, their HOME.

Adding so many units, changes schools and their population, traffic, pollution, noise, shopping and overall devaluation of quality of life and property value.

Please reconsider this proposal.

Sharing Stein of Wiseburn

Sent by Sharon on her iPhone, so please excuse spelling & grammar

From: Richard Bailey
To: South Bay Area Plan
Subject: delaireneighborhood@gmail.com
Date: Monday, November 20, 2023 1:47:02 PM

CAUTION: External Email. Proceed Responsibly.

As a resident of Del Aire over the last 35 years I'm not supportive of the initiative to rezone our community with the designated city blocks proposed in the last city council meeting. Traffic congestion, crime and homeless individuals over the last few years as already tarnished our quaint and quiet community and this initiative will exacerbate the issues and devalue the single home residents who already reside in our city.

Regards,

Richard Bailey

Sent from my T-Mobile 5G Device
Get Outlook for Android

From: robert la cour
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: no on Zone Change
Date: Wednesday, November 15, 2023 12:51:39 PM

CAUTION: External Email. Proceed Responsibly.

Thomas Dearborn

I do not believe that anyone in our community has requested this change in zoning. The request has been done by investors outside the area trying to capitalize on the fear that there is not enough housing in the Los Angeles Area.

This rezoning will destroy a great home-owner community with longtime residents and turn into a rental area with a transient residents. Our award winning school district, with great new schools, will not be able to accommodate the influx of new students that this will bring.

It will cause flight of its current residents and turn the area into one that will increase the need of county tax dollars for police protection.

This will completely change the neighborhood because no one wants the an apartment building next door to them. This is strictly a money grab by investors.

This has never been good for idea for neighborhoods throughout Los Angeles County.

If you want to see what happens to a bedroom community with rezoning with dense housing designs such as been proposed, check out the neighborhood communities that existed in the 1960s to 1970s in north Inglewood (between Florence and Manchester and La Brea and La Cienega) that consisted of large lots and see what it is today. Ask yourself, is this an improvement?

We in our neighborhood have worked hard to keep this community safe and clean. We bought here because of what it has to offer not to turn it over to investors who could care less about the area.

Would this a good idea for your neighborhood? I think not.

Thank you for your consideration,

Robert La Cour

From:	Manuel Carrillo
To:	South Bay Area Plan; An, Ara
Cc:	delaireneighborhood@gmail.com
Subject:	regarding Del Aire Neighborhood
Date:	Tuesday, November 21, 2023 11:57:48 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that I call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and space for community to gather.

I live here and my community is not reflected in this document.

From: adrienne and robert
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; Steven Reisig; adrienne gmail
Subject: vote NO on rezoning DelAire
Date: Wednesday, November 15, 2023 3:01:25 PM

CAUTION: External Email. Proceed Responsibly.

We vote to Deny the rezoning. Bob and Adrienne ross

From: Tanya Smith
To: South Bay Area Plan
Cc: An, Ara
Subject: Attn:Thomas Dearborn
Date: Tuesday, November 28, 2023 9:40:18 PM

CAUTION: External Email. Proceed Responsibly.

As a resident of Del Aire for over 65 years, I have seen many changes.

Some good and some bad.

I have seen many single homes removed, families that had to relocate (even if they didn't want to move) so that freeways could be built and streets widen.

All the schools that I attended, Anza, Sepulveda, Dana and Hawthorne High School are upgraded.

Del Aire Park used to be a neighborhood park but since the Internet, it has turned into a weekend party place for people who are not from the neighborhood.

Del Aire supported a bike lane down 120th that no one really uses. Remodeled the LAX hotel to support the homeless.

Then a large apartment complex and new hotel on Aviation. (still in progress)

And now, a plan to rezone 1/2 of Del Aire so 30-unit

properties could be built.

THIS IS A PLAN I TOTALLY DISAGREE WITH!!!

It will create parking issues, traffic issues and increase crime. Our community as we know it now, will no longer be the same.

It will destroy our community of generation families that have lived here as long as I have. I love our community just the way it is.

Where single homes are and not an apartment city. Go do dense housing at another location.

T.Smith

From:	midnitebs@netscape.net
To:	South Bay Area Plan
Cc:	Del Aire Neighborhood; An, Ara
Subject:	DEL AIRE REZONING
Date:	Wednesday, November 29, 2023 2:09:52 PM

CAUTION: External Email. Proceed Responsibly.

I was flabbergasted when I read the proposal to completely downgrade parts of Del Aire by increasing zoning to H30 or F30.
How anyone claiming to represent the people of this area can endorse this is beyond me.
Our neighborhood has thrived ever since it began in the fifties. Almost my entire life has been spent enjoying the Del Aire neighborhood. Rode bikes as a kid in this area, went to all Wiseburn schools until Hawthorne High. I watched my next door neighbor depart in the sixties and they built the San Diego Freeway over his lot.
The changes you support, for whatever reason, are totally anti-neighborhood. If these changes are approved I doubt it would be long before developers would be licking their chops and devouring multiple properties whenever possible.
If I go near 135th and Yukon in Hawthorne I see clearly what the future might be for our peaceful, family oriented area. Parking is ridiculous. Ask Hawthorne cops how many calls they go to in that area.
Watch the mad rush for parking on street sweeping days because of the hideous ratio of required parking to number of units built.
Our infrastructure is still fifties era, internet often lags, power loss seems more often than it used to be.
Packing more people, more cars, more trash, more sewage into this existing system seems ill advised.
I sincerely doubt you will get any positive feedback from homeowners here.
Is it really Trident Labs behind this proposal?
Unsure why I take the time to send this letter. History has shown that these things are decided far ahead of time.
Community input meetings are useless since we've seen Board members leave a meeting when the neighbors have the audacity to disagree with the elected officials. It's all window dressing to make it appear that the board is in touch with " THE NEEDS OF OUR COMMUNITY ".
Why did officials have six separate meetings and 3 neighborhood walk throughs with people from our neighborhood and rezoning was never discussed in any of the meetings?
The dishonesty in our government is alive and well and true colors will be evident as all the government proposals sail through and the Del Aire residents be damned!
Remember the Wild Goose property, or the now 6 story bldg on Ye Olde Shack property ?
How about the courthouse, where residents were assured no felonies or violent criminal trials would be held ?
Yes , our county officials always want what's best for us ! And they'll decide for us, like it or not !

From:	Judy Sights
To:	South Bay Area Plan
Cc:	DelAireNeighborhoo@gmail.com; Aan@lacounty.gov
Subject:	De; Aire zoning change
Date:	Wednesday, November 29, 2023 10:31:31 AM

CAUTION: External Email. Proceed Responsibly.

As long time (38+ years) residents and property owners in

Del Aire, we vigorously oppose the proposed change in the zoning.

It will impact not only all property values but it will have such a negative impact on Anza Elementary school and all residents of this quiet neighborhood.

We ask that you vote against this re-zoning proposal.

Sincerely,

Robert & Judith Sights

5208 W. 122nd St.

Hawthorne, CA 90250

From: jla stuff
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Del Aire 30-Unit Developments
Date: Thursday, November 30, 2023 8:32:50 PM

CAUTION: External Email. Proceed Responsibly.

Attn: Thomas Dearborn:

I am a 40-year resident of Del Aire and I am adamantly opposed to rezoning of over one half of Del Aire to allow for the development of 30-unit properties across our residential neighborhood. We were giving no warning and no vote of the residents was taken. This is no way to conduct government business. Please withdraw this rezoning plan.

Jacqueline Anastasi

From: Martha Bashaw
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Del Aire Housing Development
Date: Tuesday, November 28, 2023 2:35:27 PM

CAUTION: External Email. Proceed Responsibly.

Hello.

I am a resident of the Del Aire Neighborhood. My family has lived in this neighborhood since 1950 and has enjoyed the tranquility of the area. We have stayed in this neighborhood for 73+ years because we enjoy the multi-single-family homes. I recently learned there are plans to develop a multi-unit development in my neighborhood.

A multi-unit development will disrupt the peace and tranquility families in this area have enjoyed for many years, impacting our lives negatively. The development will bring more vehicles, noise, and activity to the area and the already heavy vehicular traffic off the 405/105 freeways.

My neighbors and I oppose this plan to develop a multi-unit project in Del Aire.

Respectfully,

c/ Martha Bashaw

From: lmukd@aol.com
To: South Bay Area Plan; hollyjmitchell@bos.lacounty.gov
Cc: delaireneighborhood@gmail.com
Subject: Del Aire Re-Zoning
Date: Thursday, November 30, 2023 11:06:29 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas and Holly,

I am yet another concerned resident in the Del Aire area that is utterly against what I see and hear is being proposed in our area. Our little neighborhood of Del Aire is just that...little. I have lived in this neighborhood since I was four years old. Now, as a homeowner myself this is the community where I chose to live and work. I know first hand the gem of an area that Del Aire continues to be, but I also know the limitations that this area has.

The magnitude of this rezoning will impact half of our living spaces here in our community. For a variety of reasons we do not have the capacity to build 30 unit housing throughout this small area:

1. Being a teacher at our local school gives me first hand knowledge that our district does not have the capacity to add an extreme amount of surplus students that this additional housing will attract. Our school was rebuilt in 2003 and was only supposed to house roughly 500 students. Our lower grades alone can only fit 24 students in each room per class size reduction and per sizing of the rooms. During the recession of 2007 and beyond, our schools had to increase the amount of students per classroom with special permission from the state. Our lower grade classrooms ballooned to 28-30 students in each of the four classrooms per grade level, while our upper grades were housing up to 34 students per class. We simply did not have the space to accommodate those additional students. Our school was busting at the seams. During that time, all learning areas, the lunch area, and even the playground space, as well as school schedules were greatly impacted. Since then, this problem was resolved by slowly returning class sizes to their intended numbers. Again, the proposed additional housing units will immediately return our school to this recession state, therefore taking our overall environment in the wrong direction for student learning outcomes. The pick-up and drop-off nightmare that we already have will increase to incredibly unsafe levels. We already have cars flying down the street at outrageous speeds, car lines that pour out to the main streets of 120th and LaCienega, and car vs. pedestrian pick up and drop off challenges. As much as you think families will walk to pick up their children from school, they don't. Most are in cars picking up their children on their way to appointments and after school activities.

2. Transient parking is already an issue here. People park here while disappearing onto the metro or airport for days leaving abandoned vehicles in front of our homes and limiting our own neighborhood parking. Additional apartment style housing will deepen the parking issues we already face.

3. Our crime is already up in this area and county officials never address it. Getting Sherrifs to respond to our area or complete basic patrol is an everyday hardship. Adding population to Del Aire will not increase emergency services such as police presence or support. Therefore, our crime will continue to increase.

4. We are an extremely small area with extremely limited access to restaurants, pharmacies, coffee shops, markets, vet services, and medical services. People within our area still need to get in our cars to shop and take care of immediate needs. These needs are already not met for the existing population by walking. Adding additional housing here is not going to help anyone get to these places easily. On the contrary, congestion on our small streets will continue to increase.

5. We have ONE park for recreation and access to green space. This county run park is already at extreme capacity or better said, over capacity, during most times of the year. Many people from outside our neighborhood use it during afternoon hours and especially on the weekends. Our own community is "spaced-out" from park use and parking continues to be an issue around the park area at all times. The amount of trash, sexual intended items, beer bottles, etc. that is found on the streets around the park area after a weekend is jarring to say the least. The amount of people who use the parking lot or parking in front of the park to smoke marijuana is constant. As a runner, I am constantly dodging the smell of that drug anytime I run by the park. The indecent activities that happen in cars in and around the park area is gross.

The points above describe how the county is already not meeting the needs of our community. Not being able to manage the needs to our existing population proves that the county will not be able to manage additional housing and the responsibility that comes with increasing the density of people. Furthermore, not respectfully involving our community in this process from the start is what we would expect from elected officials with sly intentions. The Del Aire community stands in complete unison and solidarity on this issue. The community expects to be heard rather than ignored as usual, and treated equally without unfairly taking on the brunt of homelessness. We already pay an incredible amount of increasing property taxes and taxes that directly go to support homelessness at all levels. Please look elsewhere to create this type of community. For Del Aire, it would be destructive at all levels mentioned above.

Ruby del Rio
Del Aire Resident
Teacher- Anza School

From: John Giovati
To: South Bay Area Plan
Subject: Del Aire Rezoning
Date: Sunday, November 26, 2023 3:59:57 PM

CAUTION: External Email. Proceed Responsibly.

Del Aire is a long-time, well-established, family community. Recently, a 5 or so story hotel has been built at the corner of West 118th Place (no telling when it will be completed), with only one level of parking on the ground floor, and across the street a motel is being converted into low-income housing. There's really no way to know how those two projects will impact Del Aire until they are operational.

Now, before those are even completed, the County is planning to rezone our small, tight-knit, safe neighborhood to allow 30-plus unit dwellings to replace single family homes.

Why is this all happening? Who stands to gain from this? Who is getting paid? It certainly isn't benefiting the current Del Aire residents. This will lower property values, and certainly make it less likely that people will want to buy homes in this area in the future. Why are County residents being treated like SECOND CLASS CITIZENS? Is it just easier to bully and steamroll County residents vs. those of incorporated cities?

The one thing we have been promised and have been waiting for for over a decade is for something to be done to beautify and make useful the corridor along Aviation Blvd. that includes the railway line. Now, we have a third project being proposed in our neighborhood before the old railroad line is developed!

Was the railway line proposal just an empty promise to keep us happy until the real plan to ruin our family neighborhood could be implemented? Because if you wait long enough to follow through on the promise of improvement, the promise eventually becomes a LIE!

Again, I can only wonder who is getting paid? Who benefits? Who is looking out for the current residents? This rezoning plan stands to increase crime and traffic, and to decrease the overall quality of life in our wonderful neighborhood.

This is a horrible idea.

From: Jamie Tran
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Del Aire Rezoning
Date: Sunday, November 26, 2023 12:58:56 PM

CAUTION: External Email. Proceed Responsibly.

Hi,

I am a current Del Aire resident and have been living on 130th St for over 11 years. I love the neighborhood and am against the rezoning for 30 apartment units. This area is already congested as it is on our streets which is already super small to drive though. There is limited parking on regular weekdays and even less on the weekends. Traffic during after work hours is extremely congested. The stores especially Costco and surrounded areas have been a zoo to get around. I am unhappy about the building of additional apartments in this neighborhood as there are already people building ADUs. I am against this idea. The residents here are unhappy and fed up with it as well.

-Jamie Tran

From: Quirante, Myrna C
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Del Aire Rezoning, H30
Date: Wednesday, November 29, 2023 4:59:35 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environment Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30 unit residential apartment will destroy the place the I have called home since 1989. What I do want to include in this plan is more green space, improved walking and biking infrastructure that increases street safety, a grocery store and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you. I live in Del Aire and my community is not reflected in this plan and I ask that this proposal be DENIED!

Thank you,
Myrna Quirante
120th Street, Del Aire

IMPORTANT WARNING: This message is intended for the use of the person or entity to which it is addressed and may contain information that is privileged and confidential, the disclosure of which is governed by applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this information is strictly prohibited. Thank you for your cooperation.

From: John Lin
To: Supervisor Holly J Mitchell
Cc: DelAireNeighborhood@gmail.com; South Bay Area Plan
Subject: Del Aire Rezoning
Date: Wednesday, November 29, 2023 6:13:59 PM

CAUTION: External Email. Proceed Responsibly.

Supervisor Mitchell,

I am a Del Aire resident and I am reaching out because I do not support the Department of Regional Planning's proposal to rezone over half of Del Aire to be able to build 30-unit apartments.

You are our elected representative and we do not feel represented in this plan. We have participated in multiple community engagement activities with the Department of Regional Planning and rezoning of this magnitude was never even mentioned.

We are aware of the housing crisis and that we are along a Metro stop, and we understand that additional housing is needed. However, rezoning our neighborhood is not the best answer.

We are a thriving close-knit community that would be very adversely affected when multi-unit apartments are able to be erected on any lot within our community, causing congestion, overflow in street parking, and residents without a vested interest in the community.

There is a current trend in commercial real estate that is causing lots of empty office space and office buildings. Certainly rezoning those commercial lots to allow multi-unit housing is a much less disruptive and would be welcomed by many distressed owners of those properties. There are plenty of those properties on the borders of Del Aire.

Unincorporated communities are already under-resourced and under-represented by design. Please do not give us no voice in a plan that would break down the fabric of our community.

Sincerely,

John Lin & Vickie Lee
5524 W 122nd St, Del Aire CA 90250
310-980-2396
slkjoy@gmail.com

From: Art Manjarrez
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Deparment of Regional Planning Proposed Plan
Date: Thursday, November 30, 2023 8:20:25 PM

CAUTION: External Email. Proceed Responsibly.

Hi There,

I am a Del Aire resident, and I am reaching out because I do not support the Department of Regional Planning's proposed plan to rezone over half of Del Aire to be able to build 30-unit apartments.

We have participated in multiple community engagement activities with the Department of Regional Planning and rezoning of this magnitude was never even mentioned.

We are aware of the housing crisis and that we are along a Metro stop, and we understand that some additional housing is needed. However, rezoning our entire neighborhood is not the answer. Unincorporated communities are already under-resourced and under-represented by design. Please do not give us no voice in a plan that would break down the fabric of our community.

Regards,

Art Manjarrez
Del Aire Resident

From: nrmcclain
To: South Bay Area Plan
Subject: FW: Changes to Del Aire zoning
Date: Tuesday, November 28, 2023 11:33:41 AM

CAUTION: External Email. Proceed Responsibly.

Sent from my Galaxy

-------- Original message --------
From: nrmcclain <nrmcclain@yahoo.com>
Date: 11/28/23 10:49 AM (GMT-08:00)
To: Southbayareaplan@planning.lacpunty.gov
Cc: DelAireNeighborhood@gmail.com, Aan@bos.lacounty.gov
Subject: Changes to Del Aire zoning

I am horrified at the plans to rezone this small community to allow people to develop 30-unit properties in an area that can barely accommodate 2-4 bedroom houses, with only room for a 1 car garage. The streets are narrow as it is and most people have to park on the streets. The streets simply are not big enough to support such a development, nor could the infrastructure support it. Indeed, such a ridiculous idea would mean destroying the whole area and uprooting the people who already live here.

Who on earth in your organization came up with such a hare brained idea? Obviously, someone who lives in a wealthier community and who simply doesn't care about the rest of us.

Look elsewhere and leave our small community alone.

Nadra McClain
5347 W. 123rd St.
Del Aire

Sent from my Galaxy

From: Willy Chica
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: FW: Del Aire rezoning
Date: Monday, November 27, 2023 8:53:47 AM

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident, and I am reaching out because I do not support the Department of Regional Planning's proposed plan to rezone over half of Del Aire to be able to build 30-unit apartments.

We are aware of the housing crisis and that we are along a Metro stop, and we understand that some additional housing is needed. However, rezoning our entire neighborhood is not the answer. Unincorporated communities are already under-resourced and under-represented by design. Please do not give us no voice in a plan that would break down the fabric of our community.

William Chica
310 505-0588

From: JoAnn Kryske
To: South Bay Area Plan
Subject: Government rezoning of Del Aire
Date: Thursday, November 30, 2023 4:09:28 PM

CAUTION: External Email. Proceed Responsibly.

To Whom it may concern, I am writing again in opposition of your Department of Regional Planning proposal to change the zoning of Del Aire. Being a resident for 36 years, there is no reason to change the zoning here because we are an unincorporated area and have no voice or representation. Since the Del Aire Neighborhood met several times with you and you never mentioned this rezoning, it seems that the planning committee was deliberately hiding this information and plan in order to not receive any negative complaints from this.

Again, I am opposed to this proposed rezoning move over half of Del Aire. Not sure what you're thinking other than figuring out how to make our lives more miserable and to ruin our investments.

Thank you,

Jo Ann Kryske

Virus-free.www.avast.com

From:	Carlos Rodriguez
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	LA County looking to Re-zone Del Aire
Date:	Sunday, November 26, 2023 3:39:48 PM

CAUTION: External Email. Proceed Responsibly.

Attn: Thomas Dearborn

I have been a Del Aire resident since 1980 and I DO NOT support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30 unit residential apartments will destroy our homes and our community. I ask that this proposal be DENIED.

Thank you,
Carlos Rodriguez
5313 W. 122nd St.

From:	Teresa Espinoza
To:	South Bay Area Plan
Cc:	An, Ara; delaireneighborhood@gmail.com
Subject:	OPPOSING TO REZONE DEL AIRE TO ALLOW 30-UNIT PROPERTIES ACROSS THE NEIGHBORHOOD
Date:	Thursday, November 30, 2023 10:39:08 PM

CAUTION: External Email. Proceed Responsibly.

Attention: Thomas Dearborn

I am writing to express my strong opposition towards the LA County Department of Regional Planning (DRP) to rezone Del Aire with 30-unit properties across the neighborhood.

All residents in the Del Aire neighborhood are completely opposed to this proposal. This will cause traffic and safety problems at our Anza Elementary School.

Regards,

Teresa Espinoza
Del Aire Resident

From: Keith Pittluck
To: South Bay Area Plan
Cc: DelAireNeighborhood@gmail.com; An, Ara
Subject: Proposed zoning change for Del Aire
Date: Thursday, November 30, 2023 4:40:52 PM

CAUTION: External Email. Proceed Responsibly.

Attn: Thomas Dearborn

Dear Supervisor Mitchell:

My family and I have been residents of Del Aire for 33 years. I am sending you this email to let you know I do not support the Department of Regional Planning's proposed plan to rezone over half of Del Aire to be able to build 30-unit apartments.

Members of our community have participated in multiple community engagement activities with the Department of Regional Planning, and rezoning of this magnitude was never even mentioned.

We are aware of the housing crisis and that we are along a Metro stop. We also understand that some additional housing is needed. However, rezoning our entire neighborhood is not the answer. Unincorporated communities are already under-resourced and under-represented by design. Many units have already been built and others under construction on the perimeter of our neighborhood. There has also been a large increase in the amount of rentals in our neighborhood. These have already impacted our community. Rezoning to allow apartments within the neighborhood would further exacerbate the problem.

I urge you to consider the impact on our small community of these proposed zoning changes.

Sincerely,
Keith Pittluck

From: Joseph IV Marshall
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Public Comment on rezoning Del Aire
Date: Thursday, November 30, 2023 4:27:56 PM

CAUTION: External Email. Proceed Responsibly.

Attention: Thomas Dearborn

As a 30 year resident of the Del Aire community, I strongly DISAPPROVE of the proposal to change the northern half of Del Aire into 30-unit properties.

First, the County is turning a local motel into a homeless shelter (on Aviation).

Now, you are proposing to destroy our residential community. Enough is enough.

If individual homeowners are selling their homes, and apartments are built in their stead, that is bad enough. But if imminent domain is used to force the process, that is a travesty. Please find somewhere else to conduct yet another experiment in social engineering.

Joseph Marshall

From: Holly J. Mitchell
To: Samantha Smith-Strassner
Cc: South Bay Area Plan
Subject: RE: Del Aire Rezoning
Date: Friday, December 1, 2023 8:37:11 AM

Hello,

Thank you for your engagement on this important topic. We are in receipt of your public comment. In addition to submitting public comment to our office, the public can send their comments via email to SouthBayAreaPlan@planning.lacounty.gov.
Thank you for contacting our office.

Best,

Team Mitchell

Office of Supervisor Holly J. Mitchell, Second District
Los Angeles County Board of Supervisors
O: (213) 974-2222 | **F**: (213) 680-3283

From: Samantha Smith-Strassner <ssstrassner@icloud.com>
Sent: Saturday, November 18, 2023 7:58 PM
To: Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>
Subject: Del Aire Rezoning

CAUTION: External Email. Proceed Responsibly.

Hello Holly,

I am a Del Aire resident, and I am reaching out because I do not support the Department of Regional Planning's proposed plan to rezone over half of Del Aire to be able to build 30-unit apartments.

YOU are our elected representative and we do not feel represented in this plan. We have participated in multiple community engagement activities with the Department of Regional Planning and rezoning of this magnitude was never even mentioned.

We are aware of the housing crisis and that we are along a Metro stop, and we

understand that some additional housing is needed. However, rezoning our entire neighborhood is not the answer. Unincorporated communities are already under-resourced and under-represented by design. Please do not give us no voice in a plan that would break down the fabric of our community.

Thank you,

Samantha Smith-Strassner

Sent from my iPhone

From: Holly J. Mitchell
To: Meghan Beierle
Cc: South Bay Area Plan
Subject: RE: Del Aire Rezoning Issue
Date: Friday, December 1, 2023 8:37:46 AM

Hello,

Thank you for your engagement on this important topic. We are in receipt of your public comment. In addition to submitting public comment to our office, the public can send their comments via email to SouthBayAreaPlan@planning.lacounty.gov.
Thank you for contacting our office.

Best,

Team Mitchell

Office of Supervisor Holly J. Mitchell, Second District
Los Angeles County Board of Supervisors
O: (213) 974-2222 | **F**: (213) 680-3283

From: Meghan Beierle <meghanbob@gmail.com>
Sent: Saturday, November 18, 2023 8:35 PM
To: Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>
Subject: Del Aire Rezoning Issue

CAUTION: External Email. Proceed Responsibly.

Hello Holly,

My name is Meghan Beierle and I am a Del Aire resident. I am reaching out because I do not support the Department of Regional Planning's proposed plan to rezone over half of Del Aire to be able to build 30-unit apartments.

YOU are our elected representative and we do not feel represented in this plan. We have participated in multiple community engagement activities with the Department of Regional Planning and rezoning of this magnitude was never even mentioned.

We are aware of the housing crisis and that we are along a Metro stop, and we understand that some additional housing is needed. However, rezoning our entire neighborhood is not the answer. Unincorporated communities are already under-resourced and under-represented by design. Please do not give us no voice in a plan that would break down the fabric of our community.

We will not stand for this. I, along with the organizers in our community will work to unseat you if you do not help our community fight against this horrific plan. It will devalue our homes, create a parking crisis and ruin our small community. This is not the answer to the housing crisis in LA. This will look like a political win that will only benefits developers that do not reside in our neighborhood. This metro is not the answer. There are ZERO grocery stores within walking distance, only one small park serving the entire community, ONE sheriff and no police force, and the school won't be able to absorb the influx of students. You've already stuck us with an awful low income complex on Aviation that has less than half the parking needed which will flood our residential streets. Your studies are off. They are abusing the fact that we are unincorporated. But we have a voice and we will not stand for this. Stop this now.

Sincerely,
Meghan
123rd Place & Glasgow

Meghan Bob Photography
www.meghanbob.com
c/ 310.736.8319

From: Holly J. Mitchell
To: Maria
Cc: delaireneighborhood@gmail.com; South Bay Area Plan
Subject: RE: Del Aire neighborhood
Date: Friday, December 1, 2023 8:38:54 AM

Hello,

Thank you for your engagement on this important topic. We are in receipt of your public comment. In addition to submitting public comment to our office, the public can send their comments via email to SouthBayAreaPlan@planning.lacounty.gov.
Thank you for contacting our office.

Best,

Team Mitchell

Office of Supervisor Holly J. Mitchell, Second District
Los Angeles County Board of Supervisors
O: (213) 974-2222 | **F**: (213) 680-3283

From: Maria <mariaferrante@sbcglobal.net>
Sent: Saturday, November 18, 2023 10:57 PM
To: Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>
Cc: delaireneighborhood@gmail.com
Subject: Del Aire neighborhood

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident, and I am reaching out because I do not support the Department of Regional Planning's proposed plan to rezone over half of Del Aire to be able to build 30-unit apartments.

YOU are our elected representative and we do not feel represented in this plan. We have participated in multiple community engagement activities with the Department of Regional Planning and rezoning of this magnitude was never even mentioned.

We are aware of the housing crisis and that we are along a Metro stop, and we understand that some additional housing is needed. However, rezoning our entire neighborhood is not the answer. Unincorporated communities are already under-resourced and under-represented by design. Please do not give us no voice in a plan

that would break down the fabric of our community.

Maria Ferrante

5506 W 124th Street, Del Aire

From: Holly J. Mitchell
To: Baxter, Frank E [US] (SP)
Cc: South Bay Area Plan
Subject: RE: Del Aire re-zoning plan
Date: Friday, December 1, 2023 8:40:53 AM

Hello,

Thank you for your engagement on this important topic. We are in receipt of your public comment. In addition to submitting public comment to our office, the public can send their comments via email to SouthBayAreaPlan@planning.lacounty.gov.
Thank you for contacting our office.

Best,

Team Mitchell

Office of Supervisor Holly J. Mitchell, Second District
Los Angeles County Board of Supervisors
O: (213) 974-2222 | **F**: (213) 680-3283

From: Baxter, Frank E [US] (SP) <frank.baxter@ngc.com>
Sent: Thursday, November 30, 2023 11:12 AM
To: Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>
Subject: Del Aire re-zoning plan

CAUTION: External Email. Proceed Responsibly.

Good day Supervisor Mitchell,

I hope this finds you well. As a 26 year resident of the Del Aire community, I want to express my concerns regarding the planned re-zoning effort for my neighborhood. The idea of the potential of vastly increasing the population of this small, close-knit community is in my opinion excessive. We already face slow response times for county services (Sherriff, fire and emergency), as well as an already fully populated elementary school. There are no food services (grocery, few eateries) as well. The configuration of the neighborhood also has multiple cul-de-sacs on the east side of North Del Aire. Potentially adding hundreds of families to this community will create a congestive nightmare. It seems that our community is feeling the brunt of the planning for additional homes in Los Angeles County, and I feel un-fairly so. This is a community that is seeing a resurgence of first time home buyers with young children, attracted to this neighborhood because it is a clean, safe a d relatively affordable area compared to many in LA County. The two most recent apartment buildings erected in our area have a number of vacancies. I do not see how building more apartments will solve housing shortages when the units already here are not full to capacity. Unless the plan is to build low-income housing which would bring on additional concerns for every home owner in this wonderful neighborhood. This is simply a bad idea.

My address is 5336 west 122nd Street.

Regards,

Frank Baxter

Section Manager MP&L
M3/2263B
Office: 310-814-7423
Cell: 424-241-8539
Cell: 310-429-1433

From: Holly J. Mitchell
To: Donna Charles
Cc: South Bay Area Plan
Subject: RE: Del Aire
Date: Friday, December 1, 2023 8:39:21 AM

Hello,

Thank you for your engagement on this important topic. We are in receipt of your public comment. In addition to submitting public comment to our office, the public can send their comments via email to SouthBayAreaPlan@planning.lacounty.gov.
Thank you for contacting our office.

Best,

Team Mitchell

Office of Supervisor Holly J. Mitchell, Second District
Los Angeles County Board of Supervisors
O: (213) 974-2222 | **F**: (213) 680-3283

From: Donna Charles <ds.charles6507@icloud.com>
Sent: Sunday, November 19, 2023 5:20 AM
To: Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>
Subject: Del Aire

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident, and I am reaching out because I do not support the Department of Regional Planning's proposed plan to rezone over half of Del Aire to be able to build 30-unit apartments.

YOU are our elected representative and we do not feel represented in this plan. We have participated in multiple community engagement activities with the Department of Regional Planning and rezoning of this magnitude was never even mentioned.

We are aware of the housing crisis and that we are along a Metro stop, and we understand that some additional housing is needed. However, rezoning our entire neighborhood is not the answer. Unincorporated communities are already under-resourced and under-represented by design. Please do not give us no voice in a plan that would break down the fabric of our community.

From: Holly J. Mitchell
To: Kelly Evans
Cc: South Bay Area Plan
Subject: RE: Del aire - ZONING
Date: Friday, December 1, 2023 8:36:40 AM

Hello,

Thank you for your engagement on this important topic. We are in receipt of your public comment. In addition to submitting public comment to our office, the public can send their comments via email to SouthBayAreaPlan@planning.lacounty.gov.
Thank you for contacting our office.

Best,

Team Mitchell

Office of Supervisor Holly J. Mitchell, Second District
Los Angeles County Board of Supervisors
O: (213) 974-2222 | **F**: (213) 680-3283

From: Kelly Evans <kelly.evans@gametimestrength.com>
Sent: Saturday, November 18, 2023 7:41 PM
To: Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>
Subject: Del aire - ZONING

CAUTION: External Email. Proceed Responsibly.

I am a Del Aire resident, and I am reaching out because I do not support the Department of Regional Planning's proposed plan to rezone over half of Del Aire to be able to build 30-unit apartments.

YOU are our elected representative and we do not feel represented in this plan. We have participated in multiple community engagement activities with the Department of Regional Planning and rezoning of this magnitude was never even mentioned.

This community is not the answer for housing, many other larger areas exist where there isn't already a parking crisis - Palmdale, Lancaster, etc all have plenty of space for affordable housing . Unincorporated communities are already under-resourced and under-represented by design. Please do not give us no voice in a plan that would break down the fabric of our community

DO SOMETHING! Be better!

Kelly Evans

Game Time Strength

From: Holly J. Mitchell
To: Slam Dunk
Cc: South Bay Area Plan
Subject: RE: DelAire Rezoning
Date: Friday, December 1, 2023 8:37:42 AM

Hello,

Thank you for your engagement on this important topic. We are in receipt of your public comment. In addition to submitting public comment to our office, the public can send their comments via email to SouthBayAreaPlan@planning.lacounty.gov.
Thank you for contacting our office.

Best,

Team Mitchell

Office of Supervisor Holly J. Mitchell, Second District
Los Angeles County Board of Supervisors
O: (213) 974-2222 | **F**: (213) 680-3283

From: Slam Dunk <jerryvanblar@gmail.com>
Sent: Saturday, November 18, 2023 8:33 PM
To: Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>
Subject: DelAire Rezoning

CAUTION: External Email. Proceed Responsibly.

So, you went behind the backs of your supporters to sneak in a re-zoning plan that will destroy our single-family home community. Be forwarned that those that voted for you before will not make that mistake again.

Thanks for nothing.

From: Holly J. Mitchell
To: Michele Crawford
Cc: delaireneighborhood@gmail.com; South Bay Area Plan
Subject: RE: Southbay Planning Proposal- Del Aire Proposed Rezoning Project
Date: Friday, December 1, 2023 8:38:03 AM

Hello,

Thank you for your engagement on this important topic. We are in receipt of your public comment. In addition to submitting public comment to our office, the public can send their comments via email to SouthBayAreaPlan@planning.lacounty.gov.
Thank you for contacting our office.

Best,

Team Mitchell

Office of Supervisor Holly J. Mitchell, Second District
Los Angeles County Board of Supervisors
O: (213) 974-2222 | F: (213) 680-3283

-----Original Message-----
From: Michele Crawford <smhcrawford@sbcglobal.net>
Sent: Saturday, November 18, 2023 8:42 PM
To: Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>
Cc: delaireneighborhood@gmail.com
Subject: Southbay Planning Proposal- Del Aire Proposed Rezoning Project

CAUTION: External Email. Proceed Responsibly.

Dear Ms. Mitchell,

I am a supportive member of you and reside in your district. I am requesting your support in NOT allowing the rezoning of Del Aire.
Please help our community as we are extremely concerned about the rezoning of most of Del Aire to allow the building of 30 unit apartment structures in a small residential area.

I am writing this letter to express my deep concern and disappointment with the last minute news we received this week regarding the rezoning plan to allow 30 unit buildings to be permitted in our small residential community of Del Aire. This rezoning affects more than half of our community.

We were not informed until this week. The feedback deadline was within 48 hours of being informed. It has since been extended, but how can this happen without any community input?

The Del Aire Community Group has been working with the Department of Regional Planning to support some green way -walking- running path on Aviation Blvd where the railroad tracks have been abandoned. During the time these meetings were taking place, this rezoning effort was in progress per timeline, yet nothing was shared by the planning department regarding this rezoning proposal which would have drastic effects on the community.

I got online and sought out information on the Planning Department site-South Bay Project and saw copies of notices and flyers that I know I never received and from the communication I have had with neighbors, I don't believe our community was informed.

There was an online meeting earlier this year regarding the plan, I was never informed of. I learned about the meeting by listening to the online recording last night that not one Del Aire resident asked questions regarding

rezoning. One community member asked an unrelated question. This was because we did not know about the rezoning or meeting.
It is as though we were not only uniformed but were never considered in the decision.

I don't know if it is intentional or accidental, but we were not provided the information until this week when meetings on the rezoning have been taking place without Del Aire participation for months.

I understand the housing shortage and that the proximity Del Aire has to the metro station is beneficial. As most incorporated areas, Del Aire has streamlined resources and is already densely populated. We already have multiple apartment units and a homeless facility in process of being remodeled. Further development would require displacement of residents.

Our small community is a residential area with mostly families. I have been a resident here for over 20 years, it is a neighborhood. I am confused as to where these structures would go and why a small community of houses would be considered for such drastic rezoning of more than half of our community in this way.

Please help us keep our neighborhood. Your support in not allowing a rezoning of more than half of Del Aire residential neighborhood is greatly appreciated.

Thank you,
Michele Crawford
5322 West 118th Place
Del Aire, Ca. 90304

Sent from my iPhone

From:	Holly J. Mitchell
To:	Suyan Zheng
Cc:	delaireneighborhood@gmail.com; South Bay Area Plan
Subject:	RE: Strong Opposition of REzoning Del Aire for Apartment Buildings
Date:	Friday, December 1, 2023 8:38:24 AM

Hello,

Thank you for your engagement on this important topic. We are in receipt of your public comment. In addition to submitting public comment to our office, the public can send their comments via email to SouthBayAreaPlan@planning.lacounty.gov.
Thank you for contacting our office.

Best,

Team Mitchell

Office of Supervisor Holly J. Mitchell, Second District
Los Angeles County Board of Supervisors
O: (213) 974-2222 | **F**: (213) 680-3283

From: Suyan Zheng <suyan.zheng@gmail.com>
Sent: Saturday, November 18, 2023 10:46 PM
To: Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>
Cc: delaireneighborhood@gmail.com
Subject: Strong Opposition of REzoning Del Aire for Apartment Buildings

CAUTION: External Email. Proceed Responsibly.

Hi Mitchell,

I am a resident of Del Aire, and I'm just contacting you to express my strong opposition to the Department of Regional Planning's proposed plan to rezone over half of Del Aire for constructing 30-unit apartments.

The only solution for solving affordable housing in LA is to build more infrastructure and better public transportation. Four hundred thousand vehicles per day on 405 is enough for housing development along with the 405. The fundamental problem is LAND needs to be more affordable, not housing.

As our elected representative, it is disheartening that we do not feel adequately represented in this plan. Despite our active participation in various community engagement activities with the Department of Regional Planning, the prospect of rezoning on such a significant scale was never brought to our attention.

While we acknowledge the housing crisis and recognize the need for additional housing, we firmly

believe that rezoning our entire neighborhood is not a viable solution. Unincorporated communities like ours are already disadvantaged and under-represented, and we urge you not to silence our voice in a plan that threatens to dismantle the very fabric of our community.

We hope that you will take the concerns and sentiments of Del Aire residents seriously as you go through this issue. Our community's well-being should be preserved for the sake of a plan that overlooks our unique needs and challenges.

Thank you for your attention to this matter, and we look forward to your support in preserving the integrity of our neighborhood.

Regards,
Suyan

From:	Helena Jackson
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com
Subject:	Re: Amendment to my earlier letter
Date:	Wednesday, November 29, 2023 2:49:30 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Dearborn,
I am adding to my letter to you, which I sent earlier last week. I am really upset about this proposed rezoning of the Del Aire neighborhood to include 30 unit apartment buildings. Let me explain further.
These apartments that are being proposed….is happening in so many neighborhoods across the south land. Many people, sometime in their lives, have lived in apartments. When we finally sacrificed and saved our monies to FINALLY be able to move into a family neighborhood we all, I am sure, we're so grateful and thankful to take the next steps in life. I for one, did not move to a family neighborhood full of single family homes to have a 30 unit apartment complex…ANY apartment complex for that matter, built next to my home. I did not buy a residential home to have people in apartments leering and spying on me when I venture out into my backyard. Who wants to give a family barbecue with 2 -3 apartments second story apartments…looking over my fence spying and being jealous that I have a house and they do not. Let me ask you…would you want people in an apartment complex spying and looking at you while you hold a family gathering, in your back yard, reading a book, or playing with YOUR children or your dog? That is just creepy and that is exactly what will happen. Renters looking out their windows of their second floor apartments, spying on their neighbors. And there is NOTHING we can do about it. I am not saying all renters are creepy, but come on, the creepers will be mixed in with the normal renters. And the way this country is going, many criminals are preying on residential neighborhoods. I for one, if I get attacked by someone in one of those new apartments you are proposing to rezone to build, I will be suing the pants off of the county because when these situations were raised you ignored them….all in the name of money. And if I have been killed by one of these renters….my family will file a wrongful death suit against the county. So I hope these contractors are paying the county plenty of money, cuz their gonna need it. Let those contractors build and fill their coffers somewhere else.
Helena Jackson
Del Aire HomeOwner

Sent from my iPhone

From:	Felipe Gutierrez
To:	South Bay Area Plan
Subject:	South Bay Area Plan NOP Comment
Date:	Thursday, November 30, 2023 12:27:08 PM

CAUTION: External Email. Proceed Responsibly.

Dear Thomas Dearborn
AICP, Senior Planner
County of Los Angeles
Department of Regional Planning

My family are 18 year residents and homeowners in Del Aire and have strong reservations about the Draft PEIR for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of single-family homes whose lifestyles would be greatly affected by this plan. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we chose to make our home as one of the last affordable single-family communities in the south bay. Current public school capacity, air quality, retail resources, and public spaces would all be adversely impacted by this change. What we do need is more green space, walking and bike infrastructure, grocery/market, and spaces for the community to gather.

We do support increased housing density to help alleviate the affordable housing shortage in greater Los Angeles. We encourage the DRP to look at targeting areas along Aviation and La Cienega for increased housing development opportunities but leave the wider existing single-family residences zone as is.

Thank you,
Felipe Gutierrez and Family
5302 W 123rd Place

From: Maria Castellanos
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 30, 2023 5:54:02 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident, and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want to be included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead, we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire, and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Maria Castellanos
5232 W. 119th Street

From: lillie massey
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Thursday, November 30, 2023 11:30:23 AM

CAUTION: External Email. Proceed Responsibly.

ATTENTION THOMAS DEARBORN:

We are Del Aire residents and we do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30.

Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What we do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda. The timing of presenting this issue to us the day before the public comment period closing was unacceptable. It clearly shows that you are trying to sneak this by us. This only makes our community lose trust in you.

We live in Del Aire and our community is not reflected in this plan.

We ask that this proposal be denied.

Thank you,

Cameron and Lillie Massey
Del Aire address available upon demand

From:	Martin Yeung
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Thursday, November 30, 2023 1:43:18 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Martin Yeung
5358 W. 118th Place

From:	Carlos A Ramirez
To:	South Bay Area Plan
Cc:	delaireneighborhood@gmail.com; An, Ara
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 29, 2023 11:19:40 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Del Aire resident and I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Carlos A. Ramirez
5232 West 119th Street
Del Aire 90304

From:	Timothy Long
To:	South Bay Area Plan
Cc:	An, Ara; delaireneighborhood@gmail.com; HollyJMitchell@bos.lacounty.gov; Libby Bretthauer
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Wednesday, November 29, 2023 10:28:56 AM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

My family owns a home in Del Aire and we OPPOSE the Draft Program Environmental Impact Report (PEIR) as it is currently written for the Unincorporated Area Community Plan that would re-zone half of Del Aire to H30.

The proposed boundary at 122nd Street suggests to me that you and whoever else designed and approved this proposal have never set foot in this neighborhood. In my opinion, there are really three options which balance sensibility and the need to abide by Sacramento's directive.

1. No rezoning. It can be argued that this neighborhood and the elementary schools simply weren't designed for higher density housing. It might be helpful to see what this neighborhood looks like during Del Aire Elementary drop-off and pick-up times. It's not pleasant and borderline not safe for the kids even without higher density housing.
2. Re-zone the portion of Del Aire north of 120nd (i.e. your proposed boundary is shifted two blocks to the north). 120th is a natural boundary in the neighborhood as it is the only high-volume street intersecting the neighborhood. The north side is also closer to the Metro station and has bigger lots.
3. All of Del Aire is rezoned or at least all of Del Aire west of the 405. This eliminates the really odd boundary at 122nd and is more equitable for everyone.

Thank you,
Tim Long
5318 W. 122nd Street

From: Michelle Salazar
To: HollyJMitchell@bos.lacounty.gov
Cc: South Bay Area Plan; delaireneighborhood@gmail.com; An, Ara
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Tuesday, November 28, 2023 7:25:59 PM

CAUTION: External Email. Proceed Responsibly.

- Holly Mitchell and to all board members:

Imagine one day you wake to find that the county of LA has decided to cut your little island of peace in half just what is going to happen to this land I do not know. I just know what they told us which of course were all lies. I know this because every time I asked those public workers in our area they would tell me another story about what was happening in this part of my world. So how I can have faith in those that are in charge are telling the truth.

After working with the little Island of happiness for those who bought homes to bring their kids better education, Those that have moved closer to their jobs even if they had to nickel and dime it to afford living here. Those that worked hard to pay off their house so they could retire closer to the base their government medical help that they earned after serving them for 20 plus years to settle here where they are happy and free to live their life.

I have noticed that my little world has become sad and in such pain that they do not know where to turn. They are lost and really needs someone or some body who is willing to fight for them to have the freedom to live where they want to stay till the kids are through school or they are ready to retire here in the house they have paid or have the freedom to move on to another state to settle in. But it should be their choice to make. Not the County, not the developers who want to make billions on the spot where their happy houses have sat some for years and years. Where their neighbors have taken care of the if needed, where people still say hello and know who your neighbors really are. Not Strangers but friends Some who are going to lose the home they settled in watched their kids grow up, Enjoyed their Grand kids grow uo enjoying life with grandma, Lost the love of their life and we be so heart broken to leave the only house and life they have know. Living at an age that it is hard to move to make changes and start over.

You gave us one day one to respond on how we felt. Like you wanted to just push it all under rug. Like our feeling do not matter. That we will not be affected about the thought of leaving our homes, our neighborhood and our friends.

Well let me tell you that it is darn hard to have somebody else make your life changing decision without a second thought of our how much our hearts have been hurt. It is impossible for some people to even move one day after all those feelings come at you in a mad rush. In truth you have already made up their mind I am pretty sure you had made up your mind before you told the truth

about your plans. As for those that said they were here to serve the community. Well that to was the biggest lie of all. They have sold us out with out one bit of support this neighborhood.

Our schools here were never be the same. . . our neighborhood will never be the same, and our hearts will never be the same.

There must be a person, a politician , newspaper, a lawyer, that will stand up to this sadness that has taken away our happiness. The world cannot be so blind to think that if it can happen here it can happen in your sweet little neighborhood too.

To those that serve it is not serving the people if you take away everything they have worked for in their lives. It is just a shame that you think we are not worthy of living our lives out where we have decided to settle down in a spot we have chosen to do so.

These people deserve to do just that. Veterans deserve to stay, workers for the companies around here deserve to stay, and those that choose to live here deserve to stay.

As this is where we all have chosen to spend out golden years in happiness we earned those rights by years of hard work, penny saving and so much more to enjoy this little neighborhood of mixed races we all seem to have fit in perfect with each other with respect, sharing, caring and learn about new cultures, new religions,

Helping when needed and watched over by loving neighbors.

In this neighborhood we celebrate each of us. Elderly, young and all those between because each and every one of us make this a great happy proud community of people enjoying our life together.

Sometime it is better to realize that you will destroy more that what you will gain. If you listen to the voices of the people you are serving,

Michelle Salazar

- Stephen & Michelle Salazar
  12123 Judah Ave.

From: Stephen Salazar
To: South Bay Area Plan
Cc: delaireneighborhood@gmail.com; An, Ara; Michelle Salazar
Subject: Unincorporated Area Community Plan – Del Aire Feedback
Date: Tuesday, November 28, 2023 6:32:27 PM

CAUTION: External Email. Proceed Responsibly.

- To all board members:

  Your rezoning proposal has brought great concern to our lives. We fully intended to live out our lives in our Del Aire home.

We enjoy the southern CA life, not worrying about extremely inclement weather (i.e. snow or severe rain). I wanted to live in Southern California since visiting my godparents and brother (all deceased) at an early age.

I am retired from the United States Air Force (E7, MSgt) and enjoy the convenience of shopping at the commissary base exchange and obtaining my medications from the LA AFB clinic. All are within walking distance; albeit a longer walk than my 68 year old body likes to take.

You see this as an opportunity to satisfy a condition while I can tell you you are ripping apart a community with a vote. Please consider that the effects of your actions are burdening us and reconsider. We will not be able to afford to stay in Southern California if you proceed.

Thank you,

- Stephen & Michelle Salazar
  12123 Judah Ave.

From:	Julie DePippo
To:	South Bay Area Plan
Cc:	Del Aire Neighborhood; An, Ara; Jeff DePippo
Subject:	Unincorporated Area Community Plan – Del Aire Feedback
Date:	Thursday, November 30, 2023 11:58:55 PM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Thomas Dearborn,

Our modest home in Del Aire has been broken into twice in six years - tens of thousands of dollars of property stolen. Both times officers from the LA County Sheriff's Department explained to our family that Del Aire is a low priority area for their division. Our residential streets are officially monitored by the California Highway Patrol. In over seven years, I have never seen a CHP car or motorcycle patrol our neighborhood - concerning, given the nightly drag racing and daily speeding near our elementary school. Our trash service is unreliable and unpredictable. On multiple occasions, drivers have sped away with trash bins inside the truck. And the waste company charged us, the customer, a fee to replace the bins.

But this nice-enough community, nestled between two freeways and the third busiest airport in the world, is where we could afford to purchase a home and a yard and a parking spot. So, we deal with it. We deal with the lack of public services. We deal with the air pollution. The noise pollution. Our small, diverse, working-class community is severely under serviced by the County of Los Angeles. It would be irresponsible to overlook the negative domino effect caused by re-zoning half of Del Aire to H30.

I do not support the Draft Program Environmental Impact Report (PEIR) for the Unincorporated Area Community Plan to re-zone half of Del Aire to H30. Our neighborhood is a tight-knit community of families and single-family homes. Rezoning over half of Del Aire to allow 30-unit residential apartments will destroy the place that we call home. What I do want included in this plan is more green space, improved walking and bike infrastructure that increases street safety, a grocery store, and a space for the community to gather.

Del Aire is an unincorporated area, and this is another example of having no representation for our community. Our needs and concerns are overlooked because of this, and instead we are easy targets for simply fulfilling the County's agenda.

The timing of presenting this issue to us the day before the public comment period is closing is unacceptable. It shows that you are trying to sneak this by us. This only makes our community lose trust in you.

I live in Del Aire and my community is not reflected in this plan/document. I ask that this proposal be denied.

Thank you,
Julie DePippo
W.122nd Street Del Aire, CA

From: Diane Garretty
To: South Bay Area Plan
Subject: Vote No Rezoning for Del Aire Neighborhood
Date: Wednesday, November 29, 2023 11:46:15 AM

CAUTION: External Email. Proceed Responsibly.

Thomas Dearborn,
y:

I am a Del Aire resident, and I am reaching out because I do not support the Department of Regional Planning's proposed plan to rezone over half of Del Aire to be able to build 30-unit apartments.

YOU are our elected representative and we do not feel represented in this plan. We have participated in multiple community engagement activities with the Department of Regional Planning and rezoning of this magnitude was never even mentioned.

We are aware of the housing crisis and that we are along a Metro stop, and we understand that some additional housing is needed. However, rezoning our entire neighborhood is not the answer. Unincorporated communities are already under-resourced and under-represented by design. Please do not give us no voice in a plan that would break down the fabric of our community.

From: Eddie Urenda
To: South Bay Area Plan
Subject: Notice of Preparation comments - South Bay Area Plan
Date: Thursday, November 30, 2023 4:45:45 PM

CAUTION: External Email. Proceed Responsibly.

As a resident in the Wiseburn neighborhood of unincorporated Los Angeles County, and leader of a community-based organization that cares for our community, I would like to submit the following comments points for consideration of the South Bay Area Plan:

1. Parking disenfranchisement by commercial corridor rezoning allowable by current assembly bills: please consider community inputs and coordination with County agencies on allowing communities to protect parking spaces in the unincorporated residential area.
2. Commercial corridor properties should have restrictions in terms of allowable business types (cannabis, adult stores/entertainment) that are suitable for a residential and transit-oriented community that is surrounding schools and underage pedestrians and families.
3. Community input should be genuine and transparent, not "hedging bets" on the characteristic of unincorporated areas having an inability to organize in order to force re-zoning without proper transparency or community inputs, especially after community walk-throughs were performed in the effort to promote communication between agencies and community.

Please work with the community for the betterment of LA County for all residents with transparency and clarity.

Best,

-Eddie Urenda
14205 Ocean Gate Ave resident and Wiseburn Watch Board Member

From:	Kay Thompson
To:	South Bay Area Plan
Cc:	board@wiseburnwatch.club; An, Ara
Subject:	Unincorporated Area Community Plan –Wiseburn Feedback
Date:	Thursday, November 30, 2023 1:42:58 PM

CAUTION: External Email. Proceed Responsibly.

I am a Wiseburn resident and would like to submit my comments on the draft of the Program Environmental Impact Report (PEIR) that has been published:

I would love to have new restaurants, a grocery store, bakeries and other family friendly businesses in the area.
I believe not providing more parking for these new developments would cause congestion and possibly stop people from visiting these businesses. I have had problems finding street parking when frequenting some businesses that are currently there.

Currently, the areas near my home have trash on the streets. I would love it if the new development kept the streets cleaner.

Thank you for taking my comments into consideration as you conduct planning in our area that incorporates resident interests.

Kay Thompson
4917 W 136th St, Hawthorne, CA 90250
--
Sincerely,
Kay Thompson

From:	Maria Flores Acosta
To:	South Bay Area Plan
Cc:	Thomas Dearborn; Patricia Hachiya; Wiseburn Watch; Holly J. Mitchell
Subject:	Draft PEIR comments for Wiseburn
Date:	Thursday, November 30, 2023 4:37:31 PM

CAUTION: External Email. Proceed Responsibly.

I am writing as a 15 year resident of the Los Angeles County unincorporated area of Wiseburn. I have made it clear that Wiseburn and Del Aire are distinct communities with different characteristics and needs and should be addressed as two separate communities. I am excited to know that Los Angeles County is working on a plan to increase housing however I feel that our small unincorporated area of Wiseburn will be adversely affected by the proposed zoning changes. The Density Bonus Law would enable developers to increase density on a property and build above the maximum height of the proposed zoning change along Inglewood Avenue.

Our area is only 3 blocks deep and is bordered by the 405 Freeway to the west. We already are exposed to high levels of particulate and adding potentially a thousand residents to our area would put a strain on our already deteriorating infrastructure. Public transit, specifically bus routes in our community have not resumed prepandemic schedules with some transit systems running only every hour to every 80 minutes. The recent elimination of parking requirements for new housing will directly impact our neighborhood that already lacks sufficient parking. Another concern is the need for additional consistent law enforcement and emergency services with rapid response times.

Six story mixed use buildings will drastically change the landscape of our close knit community of Wiseburn. If zoning changes are approved then businesses I would like to see in mixed use buildings include restaurants, and those that promote healthy lifestyle activities like yoga and martial arts. Businesses I would not like to see are marijuana dispensaries, smoke shops, liquor stores, and massage parlors.

Thank you for the opportunity to provide feedback for the record.

Sincerely,
Maria Flores Acosta
Wiseburn Resident and
Wiseburn Watch Member

From: Ryan Brown
To: South Bay Area Plan
Subject: Parking Issues with South Bay Area Plan
Date: Thursday, November 30, 2023 3:55:50 PM

CAUTION: External Email. Proceed Responsibly.

Ryan Brown 4840 W 132nd ST Hawthorne, CA 90250 brownryanalan@gmail.com
424-234-1125

11/30/2023

Los Angeles County Department of Regional Planning,
Attention: Thomas Dearborn
320 West Temple Street, Rm. 1362
Los Angeles, CA 90012

I am writing briefly to express concerns about the proposed South Bay Area Plan as a homeowner in wiseburn:

Insufficient Street Width and Traffic Safety: Currently, the streets in our neighborhood, especially on 132nd Street, are not adequately wide for safe two-way traffic, forcing them to become one-way. This has already led to numerous accidents and pedestrian fatalities due to poor visibility, adding to the mix with speeding vehicles driving through cross streets that do not have modern/updated speed controls.

Impact of Additional Development on Parking and Safety: The proposed plan, without adequate parking solutions, will exacerbate these safety issues. An increase in residential density without addressing parking will lead to more accidents, unsafe conditions for residents.

Proposed Parking Solutions:

- **Permit Parking for Homeowner Residents:** Implementing no cost permit parking exclusively for homeowner residents will help alleviate some of the parking congestion and associated safety concerns.
- **One-Side Street Parking:** Allowing permited parking only on one side of the street should significantly improve visibility and safety for both pedestrians and motorists.
- **Parking Restrictions for Rental Units:** Rental units should be discouraged from using street parking. This would help in managing the parking situation more effectively.
- **Mandatory Underground Parking for New Developments:** New developments or zoned units should be required to include underground parking facilities. This will help reduce the pressure on street parking and improve overall traffic flow and safety.
- **Speed Controls:** Implement speed control measures, such as speed bumps and flashing lights, to enhance safety for both pedestrians and motorist safety.

Given these points, I strongly urge a reassessment of the South Bay Area Plan with a focus on implementing robust parking and traffic safety solutions. The well-being and safety of residents should be a primary consideration in any developmental plan.

Thank you for your attention to these critical matters. I look forward to seeing a plan that takes into full account the needs and safety of our community.

Thank you,
Ryan Brown

From: Tina king
To: South Bay Area Plan
Cc: board@wiseburnwatch.club; An, Ara
Subject: Unincorporated Area Community Plan –Wiseburn Feedback
Date: Thursday, November 30, 2023 3:15:14 PM

CAUTION: External Email. Proceed Responsibly.

Attention Thomas Dearborn:

I am a Wiseburn resident and would like to submit my comments on the draft of the Program Environmental Impact Report (PEIR) that has been published:

- The types of businesses allowed along the commercial corridors should be allowed if they are seen as "family oriented", they need to pass the "would your grandma approve" these businesses test?
- Parking exemptions should **NOT** be allowed. This will create even **bigger parking problems** in our small community than we already have. All MIXED USE AND GENERAL COMMERCIAL DESIGNATIONS should have their own parking spaces so they do not encroach onto our community streets. Any housing buildings should provide adequate parking for the number of units being built (at least 2 parking spaces per unit, plus overall guest spaces). Parking on both sides of the streets in our community is not enough when ADU's are increasing the number of families living here, in addition to having more multi-generational families as well. **Any new building should generate/provide their own parking for occupants!!!**
- CANNABIS SHOPS IN MIXED USE AND GENERAL COMMERCIAL DESIGNATIONS should **not be allowed** NEAR RESIDENTIAL DISTRICT
- OTHER UNINCORPORATED AREAS should have their own parking spaces so they do not encroach onto our community streets. Any housing buildings should provide adequate parking for the number of units being built (at least 2 parking spaces per unit, plus guest spaces). (DEL AIRE neighborhood)
-

- Thank you for taking my comments into consideration as you conduct planning in our area that incorporates resident interests..
-

Tina King

4937 W 132nd St.

From:	Wiseburn Resident
To:	South Bay Area Plan
Subject:	Concerns Regarding the Los Angeles County South Bay Area Plan
Date:	Thursday, November 30, 2023 1:23:28 PM

CAUTION: External Email. Proceed Responsibly.

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
Attn: Pat Hachiya, Julie Yom, Thomas Dearborn, Miriam Thompson, Arturo Jacobo

Subject: Concerns Regarding the Los Angeles County South Bay Area Plan

Dear Los Angeles County Department of Regional Planning,

I am writing to voice my concerns regarding the proposed Los Angeles County South Bay Area Plan, specifically the Del Aire/Wiseburn plan. While recognizing the potential benefits of updating local policies and land use, I believe there are significant issues that need to be carefully considered.

- **Impact on Schools and Children**: Changes in population density and community structure could significantly impact local schools. Overcrowding, resource allocation, and shifts in student demographics may affect the quality of education and accessibility to educational facilities for children in Wiseburn School District.

- **Neighborhood Crime and Safety**: Any large-scale development can potentially influence crime rates and overall safety. The plan might inadvertently create environments that are less secure or contribute to a sense of insecurity among residents, especially if not managed with a focus on community safety.

- **Affordable Housing and Gentrification**: The plan risks increasing property values and rents, potentially leading to gentrification and displacement of existing residents, altering the demographic and socio-economic makeup of neighborhoods.

- **Impact on Local Communities**: The plan's broad scope could lead to significant changes in land use and zoning, potentially disrupting the fabric of local communities. This may result in the loss of cultural identity and community character, which are vital to the residents' sense of belonging and history.

- **Environmental Concerns**: While the environmental impact report is yet to be completed, there is potential for substantial environmental disruption. The alteration of land use patterns could adversely affect local ecosystems, including wildlife habitats and biodiversity. Moreover, the increase in development may lead to higher greenhouse gas emissions and strain on natural resources.

- **Economic Impact:** The proposed changes may have unforeseen economic consequences, particularly for small businesses and local enterprises. Increased regulation and potential rezoning could result in higher costs for these entities, potentially leading to displacement or closure of long-standing local businesses.

- **Traffic and Infrastructure Strain**: Increased development and changes in land use may lead to higher traffic volumes and pressure on existing infrastructure. This could result in longer commute times, congestion, and a need for significant public investment in transportation and utility upgrades.

Given these points, I urge a reevaluation of the South Bay Area Plan, especially the Del Air/Wiseburn plan, prioritizing targeted approaches, environmental sustainability, and community-focused development. A careful balance must be struck to protect the interests of current and future residents of Los Angeles County.

Thank you for your attention to these matters. I look forward to a constructive dialogue and a thoughtful approach to this important project.

Sincerely,

Concerned Wiseburn Resident

From:	Don Garstang
To:	South Bay Area Plan
Cc:	Patricia Hachiya
Subject:	Notice of Preparation (NOP) Public Comment
Date:	Thursday, November 30, 2023 4:42:25 PM

CAUTION: External Email. Proceed Responsibly.

Dear SBAP,

After attending multiple SBAP meetings, and trying to keep up with the flood of emails and meeting cancellations, it is unclear to me how the SBAP will help the unincorporated community of West Carson.

The community has a long history of incompatible land use for several decades due to lack of, or no planning. The result is industrial land uses being zoned directly adjacent to residential. The problems continue to impact neighborhoods to this day and I do not see any rezoning or plan to resolve the current issues.

In 2018 the Regional Planning Commission voted unanimously to approve a 200,000 square foot 5 ½ story warehouse in a predominately residential area and directly adjacent homes. What were they thinking? This was a huge step backward for the community that is struggling to find cleaner air and less diesel truck traffic.

I understand the County needs to make money, but to do so at the expense of residents health is shameful.

Again, how is the SBAP going to help the community going forward?

Best regards,
Don Garstang

From:	Don Garstang
To:	South Bay Area Plan
Cc:	Patricia Hachiya
Subject:	RE: Notice of Preparation (NOP) Public Comment
Date:	Thursday, November 30, 2023 4:47:34 PM

CAUTION: External Email. Proceed Responsibly.

A quick correction to my comment, it was actually 2020 the RPC approved the project and sold out the community.

From: Don Garstang <batty@pacbell.net>
Sent: Thursday, November 30, 2023 4:42 PM
To: 'SouthBayAreaPlan@planning.lacounty.gov' <SouthBayAreaPlan@planning.lacounty.gov>
Cc: 'Patricia Hachiya' <phachiya@planning.lacounty.gov>
Subject: Notice of Preparation (NOP) Public Comment

Dear SBAP,

After attending multiple SBAP meetings, and trying to keep up with the flood of emails and meeting cancellations, it is unclear to me how the SBAP will help the unincorporated community of West Carson.

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I understand the County needs to make money, but to do so at the expense of residents health is shameful.

Again, how is the SBAP going to help the community going forward?

Best regards,
Don Garstang

From: nathalie schlemer
To: South Bay Area Plan
Subject: Comments for the new planning HCS- South Bay Area Planning
Date: Thursday, November 30, 2023 2:17:31 PM

CAUTION: External Email. Proceed Responsibly.

Hello and thank you for sharing the new plans,

I am a resident in one of the unincorporated island - West Carson- and an avid advocate for beautification and environmental justice. We are lacking very basic ammenities that we see in other suburban cities, such as walking paths and local safe community gathering places for kids and dogs, as well as shopping.

I want to oppose any light or heavy industrial zoning to our island of West Carson- We already have too many distribution warehouses and heavy industrial sites creating a lot of pollution and traffic issues, and damanging our streets especially along Normandie and Torrance and creating traffic hazards.

I have no idea of what public and semi public spaces are therefore it is hard for me to approve those.

We have too many industrial zoning lots around residential areas, lots of environmental impact and probably health impact too. It's time to make West Carson a better place to live with cleaner air and limit all the trucks and traffic.

Green Belts
Overall we want more plants and green belts areas where people can walk, exercice with their family and dogs and feel safe. I have no idea where and how long but it certainly would be welcome if it's well lit with safety
There are plenty in LA- Manhattan Beach- Ladera Heights are example
https://www.hermosabeachhistoricalsociety.org/green-belt.

Small paths that are well it and contain equipment to exercice and dog waste bag dispensers would also be welcome to help people be more active and walk in the community rather than having to drive to the beach or another park like Wilson park.

Public parks:
I would not feel safe going into the park that was built on del Amo (this area is know to have gang activity around- Tortilla Flats). How will you provide safety there?
Parks are missing but they need to have lighting and 24/7 security to ensure they are safe and don't become a place for gangs and homeless people to camp and trash.

Nuisance areas
I want to add that we also need to do a much better job at addressing a lot of nuisance areas where dumping happens over and over- Namely Torrance and Vermont and Torrance and Denker are constantly trashed.

Mixed used would be awesome along Torrance Blvd with some residence and stores at the

bottom. Traders Joe and Whole Food, Barnes and Nobles ar-748-4008e just ideas for example of where I shop and they are missing in this area. I don't shop around West Carson much as there are no store I would ever go so my tax dollars are going other places.

Community gathering place
Also would love to have another "Enclave type community gathering place with eateries, office space, and other community gathering stores. https://www.enclavela.com

Thank you so much for reading this. I am happy to jump on a call if anything here is not clear.

Nathalie Schlemer
310-748-4008

Appendix B-1

South Bay Area Plan Parcel Data

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4034-013-013	4036 W 103RD	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5895.5946996
4034-013-014	4035 W 104TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5898.3401498
4034-013-015	4032 W 103RD	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5860.7096999
4034-013-017	4026 W 103RD	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5861.619550
4034-013-018	4025 W 104TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6037.3412053
4034-013-019	4024 W 103RD	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5812.2876757
4034-013-020	4017 W 104TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6014.5113969
4034-013-021	4020 W 103RD	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6041.1643986
4034-013-028	4031 W 104TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5863.0188999
4034-013-029	4027 W 104TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5861.9048507
4034-013-030	4013 W 104TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5741.8268669
4034-013-031	4012 W 103RD	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6150.7445960
4034-016-011	4338 W 103RD	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5755.2800036
4034-016-012	4340 W 103RD	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5754.6490002
4034-016-022	4337 W 104TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5762.2078496
4034-016-023	4341 W 104TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5764.5744503
4034-017-010	4345 W 105TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5645.0544994
4034-017-012	4343 W 105TH	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5364.4977996
4034-017-013	4334 W 104TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5945.3464995
4034-017-014	4337 W 105TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5362.0615997
4034-017-031	4338 W 104TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5945.3098999
4034-017-032	4342 W 104TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5367.5900000
4034-020-006	4012 W 104TH	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6154.0838742
4034-020-008	4022 W 104TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5881.8577496
4034-020-009	4019 W 105TH	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				11744.173401
4034-020-023	4016 W 104TH	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5582.9326503
4034-021-013	4036 W 105TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6142.2480502
4034-021-014	4033 W 106TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6139.1677002
4034-021-015	4028 W 105TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6141.3313498
4034-021-016	4029 W 106TH	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6138.4706002
4034-021-017	4026 W 105TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6132.0991991
4034-021-018	4027 W 106TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5571.9337497
4034-021-019	4022 W 105TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6150.4492001
4034-021-020	4019 W 106TH	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6704.8999504
4034-021-021	4018 W 105TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6140.2305998
4034-021-022	4017 W 106TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6138.4679940
4034-024-005	4346 W 105TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5380.9081506
4034-024-006	4345 W 106TH	Residential	5	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6343.2895997
4034-024-007	4340 W 105TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5124.2201501
4034-024-008	4341 W 106TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6042.6277496
4034-024-009	4336 W 105TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5122.8217000
4034-024-010	4337 W 106TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6045.5954496
4034-025-007	4340 W 106TH	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				18575.473273

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4034-013-013	0.135344231	H30	H30 - Residential 30				30	4.060326928	4	3.2	3
4034-013-014	0.135407258	H30	H30 - Residential 30				30	4.062217734	4	3.2	3
4034-013-015	0.134543382	H30	H30 - Residential 30				30	4.036301446	4	3.2	3
4034-013-017	0.134564269	H30	H30 - Residential 30				30	4.036928065	4	3.2	3
4034-013-018	0.138598283	H30	H30 - Residential 30				30	4.157948489	4	3.2	3
4034-013-019	0.133431765	H30	H30 - Residential 30				30	4.002952945	4	3.2	3
4034-013-020	0.138074183	H30	H30 - Residential 30				30	4.14222548	4	3.2	3
4034-013-021	0.138686051	H30	H30 - Residential 30				30	4.160581542	4	3.2	3
4034-013-028	0.134596393	H30	H30 - Residential 30				30	4.037891804	4	3.2	3
4034-013-029	0.134570818	H30	H30 - Residential 30				30	4.037124553	4	3.2	3
4034-013-030	0.131814207	H30	H30 - Residential 30				30	3.954426217	3	2.4	2
4034-013-031	0.141201667	H30	H30 - Residential 30				30	4.236049997	4	3.2	3
4034-016-011	0.132123049	H30	H30 - Residential 30				30	3.96369146	3	2.4	2
4034-016-012	0.132108563	H30	H30 - Residential 30				30	3.963256887	3	2.4	2
4034-016-022	0.13228209	H30	H30 - Residential 30				30	3.968462706	3	2.4	2
4034-016-023	0.13233642	H30	H30 - Residential 30				30	3.970092597	3	2.4	2
4034-017-010	0.129592619	H30	H30 - Residential 30				30	3.887778581	3	2.4	2
4034-017-012	0.123151924	H30	H30 - Residential 30				30	3.694557713	3	2.4	2
4034-017-013	0.136486375	H30	H30 - Residential 30				30	4.094591253	4	3.2	3
4034-017-014	0.123095996	H30	H30 - Residential 30				30	3.69287989	3	2.4	2
4034-017-031	0.136485535	H30	H30 - Residential 30				30	4.094566047	4	3.2	3
4034-017-032	0.123222911	H30	H30 - Residential 30				30	3.696687328	3	2.4	2
4034-020-006	0.141278326	H30	H30 - Residential 30				30	4.238349776	4	3.2	3
4034-020-008	0.135028874	H30	H30 - Residential 30				30	4.050866219	4	3.2	3
4034-020-009	0.269609123	H30	H30 - Residential 30				30	8.088273693	8	6.4	6
4034-020-023	0.128166498	H30	H30 - Residential 30				30	3.844994938	3	2.4	2
4034-021-013	0.141006613	H30	H30 - Residential 30				30	4.230198382	4	3.2	3
4034-021-014	0.140935898	H30	H30 - Residential 30				30	4.228076929	4	3.2	3
4034-021-015	0.140985568	H30	H30 - Residential 30				30	4.229567045	4	3.2	3
4034-021-016	0.140919894	H30	H30 - Residential 30				30	4.227596832	4	3.2	3
4034-021-017	0.140773627	H30	H30 - Residential 30				30	4.223208815	4	3.2	3
4034-021-018	0.127913998	H30	H30 - Residential 30				30	3.837419938	3	2.4	2
4034-021-019	0.141194885	H30	H30 - Residential 30				30	4.235846557	4	3.2	3
4034-021-020	0.153923323	H30	H30 - Residential 30				30	4.61769969	4	3.2	3
4034-021-021	0.140960298	H30	H30 - Residential 30				30	4.228808953	4	3.2	3
4034-021-022	0.140919835	H30	H30 - Residential 30				30	4.227595037	4	3.2	3
4034-024-005	0.123528654	H30	H30 - Residential 30				30	3.705859608	3	2.4	2
4034-024-006	0.145621892	H30	H30 - Residential 30				30	4.368656749	4	3.2	3
4034-024-007	0.117635908	H30	H30 - Residential 30				30	3.529077238	3	2.4	2
4034-024-008	0.138719645	H30	H30 - Residential 30				30	4.161589359	4	3.2	3
4034-024-009	0.117603804	H30	H30 - Residential 30				30	3.528114118	3	2.4	2
4034-024-010	0.138787774	H30	H30 - Residential 30				30	4.16363323	4	3.2	3
4034-025-007	0.426434189	H30	H30 - Residential 30				30	12.79302567	12	9.6	9

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4034-025-007	4340 W 106TH	Residential	20	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				3376.06867673
4034-028-010	4015 W 107TH	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6037.337138089
4034-028-011	4012 W 106TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6037.057312678
4034-028-012	4019 W 107TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6029.352999724
4034-028-013	4018 W 106TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6030.242900197
4034-028-014	4023 W 107TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6030.236299868
4034-028-015	4022 W 106TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6031.562900249
4034-028-016	4029 W 107TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6030.208799853
4034-028-017	4026 W 106TH	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6031.552999919
4034-028-018	4031 W 107TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6032.237900616
4034-028-019	4032 W 106TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6031.136149005
4034-029-010	4033 LENNOX I	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8572.984815518
4034-029-011	4032 W 107TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8078.756453322
4034-029-012	4027 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				8711.608003544
4034-029-013	4026 W 107TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				7987.891650415
4034-029-019	4020 W 107TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				8125.262113304
4034-029-020	4019 LENNOX I	Commercial	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				8528.724102090
4034-032-002	4315 LENNOX I	Residential	18	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				14455.39398783
4034-032-003	4309 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5019.778499863
4034-032-004	4305 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5537.719399705
4034-032-006	10711 LARCH A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6777.529022456
4034-032-007	10701 LARCH A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				10326.58407470
4034-032-009	4301 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4455.744746968
4034-032-012	4321 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1891.904378507
4034-032-013	4321 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1891.904378507
4034-032-014	4321 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1891.904378507
4034-032-015	4321 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1891.904378507
4034-032-016	4321 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1891.904378507
4034-032-017	4321 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1891.904378507
4034-032-018	4321 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1891.904378507
4034-032-019	4321 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1891.904378507
4034-032-020	4321 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1891.904378507
4034-032-021	4321 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1891.904378507
4034-032-022	4321 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1891.904378507
4035-001-016	10914 HAWTHO	Commercial	0	South Bay Planr	LENNOX	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	32	8716.997600197
4035-001-021		Commercial	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	32	8589.937099904
4035-001-030	10836 HAWTHO	Commercial	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				8845.800015849
4035-001-031	10840 HAWTHO	Commercial	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				8876.748753208
4035-001-032	10920 HAWTHO	Industrial	0	South Bay Planr	LENNOX	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	8732.375931747
4035-001-032	10920 HAWTHO	Industrial	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	62	8891.647005780
4035-002-003	10934 HAWTHO	Commercial	0	South Bay Planr	LENNOX	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	8785.404710577
4035-002-003	10934 HAWTHO	Commercial	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	62	8884.296803548
4035-002-018	10933 ACACIA	Residential	5	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	20	6596.474643696

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4034-025-007	0.077503872	H30	H30 - Residential 3	R-3-P	R-3-P	ensity Multiple R	30	2.325116169	2	1.6	1
4034-028-010	0.13859819	H30	H30 - Residential 30				30	4.157945687	4	3.2	3
4034-028-011	0.138591766	H30	H30 - Residential 30				30	4.15775297	4	3.2	3
4034-028-012	0.138414899	H30	H30 - Residential 30				30	4.15244697	4	3.2	3
4034-028-013	0.138435328	H30	H30 - Residential 30				30	4.153059849	4	3.2	3
4034-028-014	0.138435177	H30	H30 - Residential 30				30	4.153055303	4	3.2	3
4034-028-015	0.138465631	H30	H30 - Residential 30				30	4.15396894	4	3.2	3
4034-028-016	0.138434545	H30	H30 - Residential 30				30	4.153036364	4	3.2	3
4034-028-017	0.138465404	H30	H30 - Residential 30				30	4.153962121	4	3.2	3
4034-028-018	0.138481127	H30	H30 - Residential 30				30	4.154433816	4	3.2	3
4034-028-019	0.138455834	H30	H30 - Residential 30				30	4.153675034	4	3.2	3
4034-029-010	0.19680865	H30	H30 - Residential 30				30	5.904259515	5	4	4
4034-029-011	0.185462728	H30	H30 - Residential 30				30	5.563881855	5	4	4
4034-029-012	0.199991001	H30	H30 - Residential 30				30	5.99973003	5	4	4
4034-029-013	0.18337676	H30	H30 - Residential 30				30	5.50130279	5	4	4
4034-029-019	0.186530352	H30	H30 - Residential 30				30	5.595910546	5	4	4
4034-029-020	0.195792564	H30	H30 - Residential 30				30	5.87377693	5	4	4
4034-032-002	0.331850183	H30	H30 - Residential 30				30	9.955505501	9	7.2	7
4034-032-003	0.115238258	H30	H30 - Residential 30				30	3.457147727	3	2.4	2
4034-032-004	0.127128545	H30	H30 - Residential 30				30	3.813856336	3	2.4	2
4034-032-006	0.155590657	H30	H30 - Residential 30				30	4.667719712	4	3.2	3
4034-032-007	0.23706575	H30	H30 - Residential 30				30	7.111972503	7	5.6	5
4034-032-009	0.102289824	H30	H30 - Residential 30				30	3.068694729	3	2.4	2
4034-032-012	0.043432148	H30	H30 - Residential 30				30	1.302964448	1	0.8	0
4034-032-013	0.043432148	H30	H30 - Residential 30				30	1.302964448	1	0.8	0
4034-032-014	0.043432148	H30	H30 - Residential 30				30	1.302964448	1	0.8	0
4034-032-015	0.043432148	H30	H30 - Residential 30				30	1.302964448	1	0.8	0
4034-032-016	0.043432148	H30	H30 - Residential 30				30	1.302964448	1	0.8	0
4034-032-017	0.043432148	H30	H30 - Residential 30				30	1.302964448	1	0.8	0
4034-032-018	0.043432148	H30	H30 - Residential 30				30	1.302964448	1	0.8	0
4034-032-019	0.043432148	H30	H30 - Residential 30				30	1.302964448	1	0.8	0
4034-032-020	0.043432148	H30	H30 - Residential 30				30	1.302964448	1	0.8	0
4034-032-021	0.043432148	H30	H30 - Residential 30				30	1.302964448	1	0.8	0
4034-032-022	0.043432148	H30	H30 - Residential 30				30	1.302964448	1	0.8	0
4035-001-016	0.200114729	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4035-001-021	0.197197821	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4035-001-030	0.203071626	CG	CG - General Com	C-2	C-2	ghborhood Busin	50	10.15358129	10	8	8
4035-001-031	0.203782111	CG	CG - General Com	C-2	C-2	ghborhood Busin	50	10.18910555	10	8	8
4035-001-032	0.200467767	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4035-001-032	0.204124128	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4035-002-003	0.20168514	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4035-002-003	0.20395539	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4035-002-018	0.15143422	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4035-002-030	10928 HAWTHO	Institutional	0	South Bay Planr	LENNOX	General Plan 20	CG	CG - General C	C-2	Neighborhood B	MXD	HEU Site (RHNA	40	11078.9558705
4035-002-900	11036 HAWTHO	Commercial	0	South Bay Planr	LENNOX	General Plan 20	P	P - Public and S	C-2	Neighborhood B	MXD	HEU Site (Not RHNA Eligible)		131629.670207
4035-002-901		Commercial	0	South Bay Planr	LENNOX	General Plan 2035			CPD	Commercial Planned Development				20288.750569
4035-002-901		Commercial	0	South Bay Planr	LENNOX	General Plan 2035			RPD	Residential Planned Development				4517.106615
4035-003-001	10915 LARCH A	Residential	13	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8344.361349
4035-003-002	10914 ACACIA	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9653.149749
4035-003-003	10911 LARCH A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4503.376499
4035-003-004	10912 ACACIA	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4494.783999
4035-003-005	10907 LARCH A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4503.054600
4035-003-006	10910 ACACIA	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4496.983350
4035-003-010	10900 ACACIA	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5450.856100
4035-003-013	10821 LARCH A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9746.855799
4035-003-014	10820 ACACIA	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6253.148999
4035-003-015	10814 ACACIA	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4623.928400
4035-003-016	10813 LARCH A	Residential	5	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7830.436800
4035-003-017	10812 ACACIA	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5621.623099
4035-003-019	4318 LENNOX	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3927.911400
4035-003-020	4320 LENNOX	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3927.527899
4035-003-022	4302 LENNOX	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5012.459765
4035-003-024	4304 LENNOX	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5117.132590
4035-003-025	4310 LENNOX	Residential	5	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6275.842493
4035-003-027	10905 LARCH A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6467.141900
4035-003-028	10906 ACACIA	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4444.191099
4035-003-031	10901 LARCH A	Residential	12	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				10905.65290
4035-003-033	10826 ACACIA	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5459.826199
4035-003-034	10827 LARCH A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5479.759200
4035-003-035	10829 LARCH A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5154.385499
4035-003-036	10828 ACACIA	Residential	6	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				10627.95839
4035-003-037	4324 LENNOX	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4367.596860
4035-004-002	4325 W 111TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				12764.794056
4035-004-003	11037 LARCH A	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6136.194875
4035-004-004	4315 W 111TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7411.450118
4035-004-005	11030 ACACIA	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6128.034875
4035-004-006	11033 LARCH A	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6136.646125
4035-004-008	11023 LARCH A	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8996.819000
4035-004-009	11022 ACACIA	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5999.441149
4035-004-010	11018 ACACIA	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5998.778150
4035-004-011	11017 LARCH A	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9001.268150
4035-004-012	11016 ACACIA	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5998.539999
4035-004-013	11009 LARCH A	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8996.508000
4035-004-014	11012 ACACIA	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5453.618000
4035-004-015	11006 ACACIA	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5453.887000
4035-004-018	11000 ACACIA	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7091.102800

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4035-002-030	0.25433783	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4035-002-900	3.021801428	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150	453.2702142	453	362.4	362
4035-002-901	0.465765624	CG	CG - General Commercial				50	23.28828119	23	18.4	18
4035-002-901	0.103698499	CG	CG - General Com	CPD	CPD	cial Planned Dev	50	5.184924949	5	4	4
4035-003-001	0.191560178	H30	H30 - Residential 30				30	5.746805337	5	4	4
4035-003-002	0.221605825	H30	H30 - Residential 30				30	6.648174759	6	4.8	4
4035-003-003	0.103383299	H30	H30 - Residential 30				30	3.101498967	3	2.4	2
4035-003-004	0.103186042	H30	H30 - Residential 30				30	3.095581267	3	2.4	2
4035-003-005	0.103375909	H30	H30 - Residential 30				30	3.101277273	3	2.4	2
4035-003-006	0.103236532	H30	H30 - Residential 30				30	3.097095972	3	2.4	2
4035-003-010	0.125134438	H30	H30 - Residential 30				30	3.754033127	3	2.4	2
4035-003-013	0.22375702	H30	H30 - Residential 30				30	6.712710606	6	4.8	4
4035-003-014	0.143552548	H30	H30 - Residential 30				30	4.306576446	4	3.2	3
4035-003-015	0.10615079	H30	H30 - Residential 30				30	3.184523691	3	2.4	2
4035-003-016	0.179762094	H30	H30 - Residential 30				30	5.39286281	5	4	4
4035-003-017	0.129054708	H30	H30 - Residential 30				30	3.871641253	3	2.4	2
4035-003-019	0.090172438	H30	H30 - Residential 30				30	2.705173141	2	1.6	1
4035-003-020	0.090163634	H30	H30 - Residential 30				30	2.704909022	2	1.6	1
4035-003-022	0.115070243	H30	H30 - Residential 30				30	3.452107277	3	2.4	2
4035-003-024	0.1174732	H30	H30 - Residential 30				30	3.524195999	3	2.4	2
4035-003-025	0.144073519	H30	H30 - Residential 30				30	4.322205574	4	3.2	3
4035-003-027	0.148465149	H30	H30 - Residential 30				30	4.453954477	4	3.2	3
4035-003-028	0.102024589	H30	H30 - Residential 30				30	3.060737672	3	2.4	2
4035-003-031	0.250359341	H30	H30 - Residential 30				30	7.510780234	7	5.6	5
4035-003-033	0.125340363	H30	H30 - Residential 30				30	3.760210881	3	2.4	2
4035-003-034	0.125797961	H30	H30 - Residential 30				30	3.773938843	3	2.4	2
4035-003-035	0.118328409	H30	H30 - Residential 30				30	3.549852272	3	2.4	2
4035-003-036	0.243984353	H30	H30 - Residential 30				30	7.319530578	7	5.6	5
4035-003-037	0.100266227	H30	H30 - Residential 30				30	3.007986819	3	2.4	2
4035-004-002	0.293039349	H30	H30 - Residential 30				30	8.79118048	8	6.4	6
4035-004-003	0.140867651	H30	H30 - Residential 30				30	4.226029528	4	3.2	3
4035-004-004	0.170143483	H30	H30 - Residential 30				30	5.10430449	5	4	4
4035-004-005	0.140680323	H30	H30 - Residential 30				30	4.220409694	4	3.2	3
4035-004-006	0.14087801	H30	H30 - Residential 30				30	4.226340307	4	3.2	3
4035-004-008	0.206538545	H30	H30 - Residential 30				30	6.196156336	6	4.8	4
4035-004-009	0.137728217	H30	H30 - Residential 30				30	4.131846522	4	3.2	3
4035-004-010	0.137712997	H30	H30 - Residential 30				30	4.131389911	4	3.2	3
4035-004-011	0.206640683	H30	H30 - Residential 30				30	6.199220489	6	4.8	4
4035-004-012	0.13770753	H30	H30 - Residential 30				30	4.131225895	4	3.2	3
4035-004-013	0.206531405	H30	H30 - Residential 30				30	6.195942149	6	4.8	4
4035-004-014	0.125197842	H30	H30 - Residential 30				30	3.755935262	3	2.4	2
4035-004-015	0.125204017	H30	H30 - Residential 30				30	3.756120524	3	2.4	2
4035-004-018	0.16278932	H30	H30 - Residential 30				30	4.883679615	4	3.2	3

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4035-004-020	10938 ACACIA	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4006.76819958
4035-004-021	10936 ACACIA	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4003.336050385
4035-004-022	10931 LARCH A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6003.656499879
4035-004-023	10930 ACACIA	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5992.942900099
4035-004-024	10927 LARCH A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5456.836999789
4035-004-025	10926 ACACIA	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5995.166999623
4035-004-026	10922 ACACIA	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5999.004050169
4035-004-027	10921 LARCH A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6545.553350092
4035-004-028	11029 LARCH A	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6133.298000416
4035-004-029	11026 ACACIA	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6134.645999798
4035-004-032	4305 W 111TH	Residential	6	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				14039.12400055
4035-004-033	10937 LARCH A	Residential	6	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9327.750349791
4035-004-034		Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8994.796799287
4035-013-001	10802 S OSAGE	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5420.072199247
4035-013-002	10806 S OSAGE	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5452.662849958
4035-013-003	4046 LENNOX	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4420.531600123
4035-013-004	4042 LENNOX	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				4912.804449763
4035-013-007	10810 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6165.040749742
4035-013-008	10814 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6165.513649672
4035-013-009	10820 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6164.627824808
4035-014-003	10920 S OSAGE	Residential	12	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6766.428614452
4035-014-003	10920 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6007.007675826
4035-014-003	10920 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				370.7806817034
4035-014-004	10924 S OSAGE	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6607.281552791
4035-014-004	10924 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5870.678403999
4035-014-004	10924 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				363.6802214165
4035-014-008	10936 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6785.824312028
4035-014-008	10936 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6003.858684084
4035-014-008	10936 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				367.4201113495
4035-014-009	11000 S OSAGE	Residential	20	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				10396.39815125
4035-014-009	11000 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9209.890817427
4035-014-009	11000 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				560.1772419905
4035-014-010	11006 S OSAGE	Residential	20	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				10387.44255179
4035-014-010	11006 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9206.507706253
4035-014-010	11006 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				556.8280003437
4035-014-011	11014 S OSAGE	Residential	7	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				10403.23527095
4035-014-011	11014 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9208.097952902
4035-014-011	11014 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				555.4011214866
4035-014-012	11020 S OSAGE	Residential	15	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				10408.22474893
4035-014-012	11020 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9208.370082717
4035-014-012	11020 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				553.2786455210
4035-014-013	11028 S OSAGE	Residential	9	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				12932.38994532
4035-014-013	11028 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				11439.11558274

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4035-004-020	0.091982741	H30	H30 - Residential 30				30	2.759482231	2	1.6	1
4035-004-021	0.09190395	H30	H30 - Residential 30				30	2.757118492	2	1.6	1
4035-004-022	0.137824989	H30	H30 - Residential 30				30	4.134749656	4	3.2	3
4035-004-023	0.137579038	H30	H30 - Residential 30				30	4.127371143	4	3.2	3
4035-004-024	0.12527174	H30	H30 - Residential 30				30	3.758152204	3	2.4	2
4035-004-025	0.137630096	H30	H30 - Residential 30				30	4.128902892	4	3.2	3
4035-004-026	0.137718183	H30	H30 - Residential 30				30	4.131545489	4	3.2	3
4035-004-027	0.150265228	H30	H30 - Residential 30				30	4.507956853	4	3.2	3
4035-004-028	0.140801148	H30	H30 - Residential 30				30	4.224034436	4	3.2	3
4035-004-029	0.140832094	H30	H30 - Residential 30				30	4.22496281	4	3.2	3
4035-004-032	0.322293939	H30	H30 - Residential 30				30	9.668818182	9	7.2	7
4035-004-033	0.214135683	H30	H30 - Residential 30				30	6.424070489	6	4.8	4
4035-004-034	0.206492121	H30	H30 - Residential 30				30	6.194763636	6	4.8	4
4035-013-001	0.124427736	H30	H30 - Residential 30				30	3.732832093	3	2.4	2
4035-013-002	0.125175915	H30	H30 - Residential 30				30	3.755277445	3	2.4	2
4035-013-003	0.101481442	H30	H30 - Residential 30				30	3.044443251	3	2.4	2
4035-013-004	0.112782471	H30	H30 - Residential 30				30	3.383474139	3	2.4	2
4035-013-007	0.141529861	H30	H30 - Residential 30				30	4.245895833	4	3.2	3
4035-013-008	0.141540717	H30	H30 - Residential 30				30	4.246221522	4	3.2	3
4035-013-009	0.141520382	H30	H30 - Residential 30				30	4.24561145	4	3.2	3
4035-014-003	0.155335827	H30	H30 - Residential 30				30	4.660074803	4	3.2	3
4035-014-003	0.137901921	H30	H30 - Residential 30				30	4.137057628	4	3.2	3
4035-014-003	0.008511953	H30	H30 - Residential 30				30	0.255358596	0	0	0
4035-014-004	0.151682313	H30	H30 - Residential 30				30	4.550469389	4	3.2	3
4035-014-004	0.134772231	H30	H30 - Residential 30				30	4.043166945	4	3.2	3
4035-014-004	0.008348949	H30	H30 - Residential 30				30	0.250468472	0	0	0
4035-014-008	0.155781091	H30	H30 - Residential 30				30	4.673432722	4	3.2	3
4035-014-008	0.13782963	H30	H30 - Residential 30				30	4.134888901	4	3.2	3
4035-014-008	0.008434805	H30	H30 - Residential 30				30	0.253044154	0	0	0
4035-014-009	0.238668461	H30	H30 - Residential 30				30	7.160053823	7	5.6	5
4035-014-009	0.21143	H30	H30 - Residential 30				30	6.342900012	6	4.8	4
4035-014-009	0.0128599	H30	H30 - Residential 30				30	0.385796999	0	0	0
4035-014-010	0.238462868	H30	H30 - Residential 30				30	7.153886055	7	5.6	5
4035-014-010	0.211352335	H30	H30 - Residential 30				30	6.340570046	6	4.8	4
4035-014-010	0.012783012	H30	H30 - Residential 30				30	0.383490358	0	0	0
4035-014-011	0.238825419	H30	H30 - Residential 30				30	7.164762583	7	5.6	5
4035-014-011	0.211388842	H30	H30 - Residential 30				30	6.341665257	6	4.8	4
4035-014-011	0.012750255	H30	H30 - Residential 30				30	0.382507659	0	0	0
4035-014-012	0.238939962	H30	H30 - Residential 30				30	7.168198863	7	5.6	5
4035-014-012	0.211395089	H30	H30 - Residential 30				30	6.341852674	6	4.8	4
4035-014-012	0.01270153	H30	H30 - Residential 30				30	0.381045899	0	0	0
4035-014-013	0.296886822	H30	H30 - Residential 30				30	8.906604646	8	6.4	6
4035-014-013	0.262605959	H30	H30 - Residential 30				30	7.878178776	7	5.6	5

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4035-014-013	11028 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				686.661549391
4035-014-014	11036 S OSAGE	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				7888.846073407
4035-014-014	11036 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6975.797625517
4035-014-014	11036 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				418.7466751474
4035-014-016	4043 W 111TH	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5300.410761331
4035-014-017	4037 W 111TH	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5300.287837637
4035-014-018	4031 W 111TH	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5297.844036424
4035-014-021	11042 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5862.191597407
4035-014-022	4049 W 111TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3587.268451649
4035-014-022	4049 W 111TH	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				1713.337485061
4035-014-023	4055 W 111TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5300.756364302
4035-014-025	10928 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				796.3549552816
4035-014-025	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923
4035-014-025	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-026	10928 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				796.3549552816
4035-014-026	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923
4035-014-026	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-027	10928 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				796.3549552816
4035-014-027	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923
4035-014-027	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-027	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923
4035-014-027	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-028	10928 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				796.3549552816
4035-014-028	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923
4035-014-028	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-029	10928 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				796.3549552816
4035-014-029	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923
4035-014-029	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-030	10928 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				796.3549552816
4035-014-030	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923
4035-014-030	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-031	10928 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				796.3549552816
4035-014-031	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923
4035-014-031	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-032	10928 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				796.3549552816
4035-014-032	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923
4035-014-032	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-033	10928 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				796.3549552816
4035-014-033	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923
4035-014-033	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-034	10928 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				796.3549552816
4035-014-034	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923
4035-014-034	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-035	10928 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				796.3549552816
4035-014-035	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4035-014-013	0.01576358	H30	H30 - Residential 30				30	0.472907403	0	0	0
4035-014-014	0.181102986	H30	H30 - Residential 30				30	5.433089582	5	4	4
4035-014-014	0.160142278	H30	H30 - Residential 30				30	4.804268337	4	3.2	3
4035-014-014	0.009613101	H30	H30 - Residential 30				30	0.288393027	0	0	0
4035-014-016	0.121680688	H30	H30 - Residential 30				30	3.650420635	3	2.4	2
4035-014-017	0.121677866	H30	H30 - Residential 30				30	3.650335976	3	2.4	2
4035-014-018	0.121621764	H30	H30 - Residential 30				30	3.648652918	3	2.4	2
4035-014-021	0.134577401	H30	H30 - Residential 30				30	4.037322037	4	3.2	3
4035-014-022	0.082352352	H30	H30 - Residential 30				30	2.470570559	2	1.6	1
4035-014-022	0.039332816	H30	H30 - Residential 30				30	1.179984494	1	0.8	0
4035-014-023	0.121688622	H30	H30 - Residential 30				30	3.650658653	3	2.4	2
4035-014-025	0.018281794	H30	H30 - Residential 30				30	0.548453826	0	0	0
4035-014-025	0.015056531	H30	H30 - Residential 30				30	0.451695923	0	0	0
4035-014-025	0.000993265	H30	H30 - Residential 30				30	0.029797958	0	0	0
4035-014-026	0.018281794	H30	H30 - Residential 30				30	0.548453826	0	0	0
4035-014-026	0.015056531	H30	H30 - Residential 30				30	0.451695923	0	0	0
4035-014-026	0.000993265	H30	H30 - Residential 30				30	0.029797958	0	0	0
4035-014-027	0.018281794	H30	H30 - Residential 30				30	0.548453826	0	0	0
4035-014-027	0.015056531	H30	H30 - Residential 30				30	0.451695923	0	0	0
4035-014-027	0.000993265	H30	H30 - Residential 30				30	0.029797958	0	0	0
4035-014-028	0.018281794	H30	H30 - Residential 30				30	0.548453826	0	0	0
4035-014-028	0.015056531	H30	H30 - Residential 30				30	0.451695923	0	0	0
4035-014-028	0.000993265	H30	H30 - Residential 30				30	0.029797958	0	0	0
4035-014-029	0.018281794	H30	H30 - Residential 30				30	0.548453826	0	0	0
4035-014-029	0.015056531	H30	H30 - Residential 30				30	0.451695923	0	0	0
4035-014-029	0.000993265	H30	H30 - Residential 30				30	0.029797958	0	0	0
4035-014-030	0.018281794	H30	H30 - Residential 30				30	0.548453826	0	0	0
4035-014-030	0.015056531	H30	H30 - Residential 30				30	0.451695923	0	0	0
4035-014-030	0.000993265	H30	H30 - Residential 30				30	0.029797958	0	0	0
4035-014-031	0.018281794	H30	H30 - Residential 30				30	0.548453826	0	0	0
4035-014-031	0.015056531	H30	H30 - Residential 30				30	0.451695923	0	0	0
4035-014-031	0.000993265	H30	H30 - Residential 30				30	0.029797958	0	0	0
4035-014-032	0.018281794	H30	H30 - Residential 30				30	0.548453826	0	0	0
4035-014-032	0.015056531	H30	H30 - Residential 30				30	0.451695923	0	0	0
4035-014-032	0.000993265	H30	H30 - Residential 30				30	0.029797958	0	0	0
4035-014-033	0.018281794	H30	H30 - Residential 30				30	0.548453826	0	0	0
4035-014-033	0.015056531	H30	H30 - Residential 30				30	0.451695923	0	0	0
4035-014-033	0.000993265	H30	H30 - Residential 30				30	0.029797958	0	0	0
4035-014-034	0.018281794	H30	H30 - Residential 30				30	0.548453826	0	0	0
4035-014-034	0.015056531	H30	H30 - Residential 30				30	0.451695923	0	0	0
4035-014-034	0.000993265	H30	H30 - Residential 30				30	0.029797958	0	0	0
4035-014-035	0.018281794	H30	H30 - Residential 30				30	0.548453826	0	0	0
4035-014-035	0.015056531	H30	H30 - Residential 30				30	0.451695923	0	0	0

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4035-014-035	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-036	10928 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				796.3549552816
4035-014-036	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923
4035-014-036	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-037	10928 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				796.3549552816
4035-014-037	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923
4035-014-037	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-038	10928 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				796.3549552816
4035-014-038	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923
4035-014-038	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-039	10928 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				796.3549552816
4035-014-039	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923
4035-014-039	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-040	10928 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				796.3549552816
4035-014-040	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923
4035-014-040	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-041	10928 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				796.3549552816
4035-014-041	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				655.8624804923
4035-014-041	10928 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				43.26663524486
4035-014-042	10914 S OSAGE	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				7869.340396211
4035-014-042	10914 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6985.826509739
4035-014-042	10914 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				428.4484432889
4035-019-001	4036 W 111TH	Residential	6	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6938.556188973
4035-019-001	4036 W 111TH	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				890.3230145601
4035-019-005		Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				2619.344454799
4035-019-005		Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				334.5943259907
4035-019-011	11132 S OSAGE	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6160.024199731
4035-019-012	11138 S OSAGE	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6160.136500463
4035-019-014	11146 S OSAGE	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6162.483850007
4035-019-018	4044 W 111TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				3811.089729536
4035-019-018	4044 W 111TH	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1489.222725337
4035-019-019	11142 S OSAGE	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6164.425200064
4035-019-020	4040 W 111TH	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				8103.048960724
4035-019-021	4052 W 111TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5350.020221095
4035-019-023	11118 S OSAGE	Residential	12	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				7223.615503487
4035-019-023	11118 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6443.552307215
4035-019-023	11118 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				382.7997415407
4035-019-024	11120 S OSAGE	Residential	12	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				7227.161776953
4035-019-024	11120 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6442.692752404
4035-019-024	11120 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				382.2640344822
4035-019-025	11128 S OSAGE	Residential	21	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				20754.28371805
4035-019-025	11128 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				11439.63185256
4035-019-025	11128 S OSAGE	Residential	0	South Bay Planr	LENNOX	General Plan 2035			R-3-P	Limited Density Multiple Residence				1093.006348467

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4035-014-035	0.000993265	H30	H30 - Residential 30				30	0.029797958	0	0	0
4035-014-036	0.018281794	H30	H30 - Residential 30				30	0.548453826	0	0	0
4035-014-036	0.015056531	H30	H30 - Residential 30				30	0.451695923	0	0	0
4035-014-036	0.000993265	H30	H30 - Residential 30				30	0.029797958	0	0	0
4035-014-037	0.018281794	H30	H30 - Residential 30				30	0.548453826	0	0	0
4035-014-037	0.015056531	H30	H30 - Residential 30				30	0.451695923	0	0	0
4035-014-037	0.000993265	H30	H30 - Residential 30				30	0.029797958	0	0	0
4035-014-038	0.018281794	H30	H30 - Residential 30				30	0.548453826	0	0	0
4035-014-038	0.015056531	H30	H30 - Residential 30				30	0.451695923	0	0	0
4035-014-038	0.000993265	H30	H30 - Residential 30				30	0.029797958	0	0	0
4035-014-039	0.018281794	H30	H30 - Residential 30				30	0.548453826	0	0	0
4035-014-039	0.015056531	H30	H30 - Residential 30				30	0.451695923	0	0	0
4035-014-039	0.000993265	H30	H30 - Residential 30				30	0.029797958	0	0	0
4035-014-040	0.018281794	H30	H30 - Residential 30				30	0.548453826	0	0	0
4035-014-040	0.015056531	H30	H30 - Residential 30				30	0.451695923	0	0	0
4035-014-040	0.000993265	H30	H30 - Residential 30				30	0.029797958	0	0	0
4035-014-041	0.018281794	H30	H30 - Residential 30				30	0.548453826	0	0	0
4035-014-041	0.015056531	H30	H30 - Residential 30				30	0.451695923	0	0	0
4035-014-041	0.000993265	H30	H30 - Residential 30				30	0.029797958	0	0	0
4035-014-042	0.180655197	H30	H30 - Residential 30				30	5.41965592	5	4	4
4035-014-042	0.160372509	H30	H30 - Residential 30				30	4.811175282	4	3.2	3
4035-014-042	0.009835823	H30	H30 - Residential 30				30	0.295074685	0	0	0
4035-019-001	0.159287332	H30	H30 - Residential 30				30	4.778619965	4	3.2	3
4035-019-001	0.020439004	H30	H30 - Residential 30				30	0.61317012	0	0	0
4035-019-005	0.060131875	H30	H30 - Residential 30				30	1.803956236	1	0.8	0
4035-019-005	0.007681229	H30	H30 - Residential 30				30	0.230436864	0	0	0
4035-019-011	0.141414697	H30	H30 - Residential 30				30	4.242440909	4	3.2	3
4035-019-012	0.141417275	H30	H30 - Residential 30				30	4.242518251	4	3.2	3
4035-019-014	0.141471163	H30	H30 - Residential 30				30	4.244134883	4	3.2	3
4035-019-018	0.087490581	H30	H30 - Residential 30				30	2.624717445	2	1.6	1
4035-019-018	0.03418785	H30	H30 - Residential 30				30	1.025635486	1	0.8	0
4035-019-019	0.14151573	H30	H30 - Residential 30				30	4.245471901	4	3.2	3
4035-019-020	0.186020408	H30	H30 - Residential 30				30	5.580612232	5	4	4
4035-019-021	0.122819564	H30	H30 - Residential 30				30	3.684586929	3	2.4	2
4035-019-023	0.165831394	H30	H30 - Residential 30				30	4.974941807	4	3.2	3
4035-019-023	0.147923607	H30	H30 - Residential 30				30	4.437708201	4	3.2	3
4035-019-023	0.008787873	H30	H30 - Residential 30				30	0.263636186	0	0	0
4035-019-024	0.165912805	H30	H30 - Residential 30				30	4.977384144	4	3.2	3
4035-019-024	0.147903874	H30	H30 - Residential 30				30	4.437116221	4	3.2	3
4035-019-024	0.008775575	H30	H30 - Residential 30				30	0.263267241	0	0	0
4035-019-025	0.476452794	H30	H30 - Residential 30				30	14.29358383	14	11.2	11
4035-019-025	0.262617811	H30	H30 - Residential 30				30	7.878534334	7	5.6	5
4035-019-025	0.025091973	H30	H30 - Residential 30				30	0.752759193	0	0	0

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4035-019-026	4056 111TH ST	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7694.174312485
4036-016-004		Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				4479.731543385
4036-016-005	4416 W 104TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				4481.574750076
4036-016-006	10402 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				4491.756250051
4036-016-010	10410 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5574.826521364
4036-016-011	10416 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5564.587648680
4036-016-012	10422 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5555.751625238
4036-016-019	10516 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				8875.121299048
4036-016-020	10520 BURIN A	Residential	5	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				8025.785948029
4036-016-022		Commercial	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				1003.673498653
4036-016-024	10528 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5120.209621711
4036-016-025	10530 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5109.496965274
4036-016-026	10534 BURIN A	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5108.655401974
4036-016-027		Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				600.2250756119
4036-016-032	10510 BURIN A	Residential	0	South Bay Planr	LENNOX	General Plan 20	CG	CG - General C	C-3	General Commercial				1035.607484090
4036-016-032	10510 BURIN A	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5049.047211275
4036-016-034	10513 HAWTH(	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				326.0766122596
4036-016-035	10503 HAWTH(	Commercial	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				11650.01228791
4036-017-016	10714 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5448.248599948
4036-017-017	10708 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5447.438699811
4036-017-018	10704 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5448.906549979
4036-017-019	10700 BURIN A	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5201.218848918
4036-017-020	10624 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5582.512159873
4036-017-021	10613 HAWTH(	Commercial	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				11163.71714105
4036-017-025	10720 BURIN A	Residential	22	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				16339.18110087
4036-017-027	10600 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5575.862376964
4036-017-028	10604 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5575.968855034
4036-017-029	10608 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5582.451780144
4036-018-001	10405 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4160.208549808
4036-018-002	4454 W 104TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4160.008999999
4036-018-003	4458 W 104TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4160.208550105
4036-018-004	4464 W 104TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4158.597750606
4036-018-005	4466 W 104TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4162.723984206
4036-018-006	4472 W 104TH	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7680.018463816
4036-018-007	10413 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8967.604499243
4036-018-008	10421 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8968.183750448
4036-018-009	10416 S GREVI	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8697.264430205
4036-018-010	10420 S GREVI	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8700.478375978
4036-018-011	10501 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5978.756300281
4036-018-012	10505 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5970.155200525
4036-018-013	10511 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5989.089049999
4036-018-014	10500 S GREVI	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5799.335931692
4036-018-016	10513 BURIN A	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5973.263500195

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4035-019-026	0.176633937	H30	H30 - Residential 30				30	5.299018122	5	4	4
4036-016-004	0.102840485	CG	CG - General Com	C-3	C-3	eneral Commerc	50	5.142024269	5	4	4
4036-016-005	0.1028828	H30	H30 - Residential 30				30	3.086483988	3	2.4	2
4036-016-006	0.103116535	H30	H30 - Residential 30				30	3.09349604	3	2.4	2
4036-016-010	0.127980407	H30	H30 - Residential 30				30	3.839412205	3	2.4	2
4036-016-011	0.127745355	H30	H30 - Residential 30				30	3.83236064	3	2.4	2
4036-016-012	0.127542507	H30	H30 - Residential 30				30	3.826275224	3	2.4	2
4036-016-019	0.20374475	H30	H30 - Residential 30				30	6.112342492	6	4.8	4
4036-016-020	0.184246693	H30	H30 - Residential 30				30	5.527400791	5	4	4
4036-016-022	0.023041173	CG	CG - General Com	C-3	C-3	eneral Commerc	50	1.152058653	1	0.8	0
4036-016-024	0.117543839	H30	H30 - Residential 30				30	3.526315166	3	2.4	2
4036-016-025	0.11729791	H30	H30 - Residential 30				30	3.518937304	3	2.4	2
4036-016-026	0.11727859	H30	H30 - Residential 30				30	3.518357715	3	2.4	2
4036-016-027	0.013779272	H30	H30 - Residential 30				30	0.413378151	0	0	0
4036-016-032	0.023774276	H30	H30 - Residential 3	R-3-P	R-3-P	)ensity Multiple R	30	0.713228295	0	0	0
4036-016-032	0.115910175	H30	H30 - Residential 30				30	3.477305242	3	2.4	2
4036-016-034	0.007485689	CG	CG - General Com	C-3	C-3	eneral Commerc	50	0.374284449	0	0	0
4036-016-035	0.267447481	CG	CG - General Com	C-3	C-3	eneral Commerc	50	13.37237407	13	10.4	10
4036-017-016	0.125074578	H30	H30 - Residential 30				30	3.752237328	3	2.4	2
4036-017-017	0.125055985	H30	H30 - Residential 30				30	3.751679545	3	2.4	2
4036-017-018	0.125089682	H30	H30 - Residential 30				30	3.752690461	3	2.4	2
4036-017-019	0.119403555	H30	H30 - Residential 30				30	3.582106645	3	2.4	2
4036-017-020	0.128156845	H30	H30 - Residential 30				30	3.844705344	3	2.4	2
4036-017-021	0.256283681	CG	CG - General Com	C-3	C-3	eneral Commerc	50	12.81418405	12	9.6	9
4036-017-025	0.375095985	H30	H30 - Residential 30				30	11.25287955	11	8.8	8
4036-017-027	0.128004187	H30	H30 - Residential 30				30	3.840125604	3	2.4	2
4036-017-028	0.128006631	H30	H30 - Residential 30				30	3.840198936	3	2.4	2
4036-017-029	0.128155459	H30	H30 - Residential 30				30	3.84466376	3	2.4	2
4036-018-001	0.095505247	H30	H30 - Residential 30				30	2.865157403	2	1.6	1
4036-018-002	0.095500666	H30	H30 - Residential 30				30	2.865019972	2	1.6	1
4036-018-003	0.095505247	H30	H30 - Residential 30				30	2.865157404	2	1.6	1
4036-018-004	0.095468268	H30	H30 - Residential 30				30	2.864048038	2	1.6	1
4036-018-005	0.095562993	H30	H30 - Residential 30				30	2.866889796	2	1.6	1
4036-018-006	0.176308964	H30	H30 - Residential 30				30	5.289268914	5	4	4
4036-018-007	0.205867872	H30	H30 - Residential 30				30	6.176036157	6	4.8	4
4036-018-008	0.20588117	H30	H30 - Residential 30				30	6.17643509	6	4.8	4
4036-018-009	0.199661718	H30	H30 - Residential 30				30	5.989851536	5	4	4
4036-018-010	0.1997355	H30	H30 - Residential 30				30	5.992064997	5	4	4
4036-018-011	0.137253359	H30	H30 - Residential 30				30	4.117600758	4	3.2	3
4036-018-012	0.137055905	H30	H30 - Residential 30				30	4.111677135	4	3.2	3
4036-018-013	0.137490566	H30	H30 - Residential 30				30	4.124716977	4	3.2	3
4036-018-014	0.133134434	H30	H30 - Residential 30				30	3.994033011	3	2.4	2
4036-018-016	0.137127261	H30	H30 - Residential 30				30	4.113817838	4	3.2	3

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4036-018-017	10519 BURIN A	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5980.248699968
4036-018-018	10523 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5963.157999946
4036-018-019	10516 S GREVI	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8761.653793450
4036-018-020	10520 S GREVI	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8616.410490792
4036-018-021	10531 BURIN A	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				10331.20886940
4036-018-023	10528 S GREVI	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				10267.25218370
4036-018-025	10536 S GREVI	Institutional	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				14743.12362681
4036-018-026	10506 S GREVI	Residential	8	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				11171.46329575
4036-019-001	10601 BURIN A	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8891.657253679
4036-019-002	10609 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6928.987649759
4036-019-003	10600 S GREVI	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8829.226440648
4036-019-004	10606 S GREVI	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5452.934352599
4036-019-005	10613 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6730.786499825
4036-019-006	10619 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6733.362238577
4036-019-007	10623 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6185.225658099
4036-019-008	10614 S GREVI	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6827.734206102
4036-019-009	10616 S GREVI	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9008.585369348
4036-019-010	10622 S GREVI	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5124.644093179
4036-019-011	10701 BURIN A	Residential	9	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8005.316253656
4036-019-013	10702 S GREVI	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9667.716221949
4036-019-014	10715 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5866.229599869
4036-019-015	10725 BURIN A	Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5913.070050315
4036-019-017	10720 S GREVI	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				8800.226149908
4036-019-027	10709 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7417.058699624
4036-019-028	10708 S GREVI	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				10232.59469707
4036-019-029	10717 BURIN A	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5698.223049529
4036-019-032	10716 S GREVI	Commercial	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				8449.566044246
4036-021-001	4525 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5063.104000086
4036-021-003	4519 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6450.826390602
4036-021-005	10727 S GREVI	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9642.272199395
4036-021-026	10730 MANSEL	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4549.955599876
4036-021-027	4501 LENNOX I	Residential	6	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5163.271149344
4036-021-028	4505 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4481.500659049
4036-023-015	4533 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2967.898283886
4036-023-016	4535 LENNOX I	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6451.311209300
4036-023-017	4541 LENNOX I	Residential	5	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6450.811209403
4036-023-018	4547 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6450.432348999
4036-023-019	4553 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6450.519196279
4036-023-020	10728 FIRMON	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3050.192850227
4036-023-021	10734 FIRMON	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3500.843750259
4036-025-001	10735 FIRMON	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3499.431850086
4036-025-002	10729 FIRMON	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2970.821100331
4036-025-003	4607 LENNOX I	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5305.364100212

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4036-018-017	0.137287619	H30	H30 - Residential 30				30	4.118628581	4	3.2	3
4036-018-018	0.136895271	H30	H30 - Residential 30				30	4.106858127	4	3.2	3
4036-018-019	0.201139894	H30	H30 - Residential 30				30	6.034196827	6	4.8	4
4036-018-020	0.197805567	H30	H30 - Residential 30				30	5.934167005	5	4	4
4036-018-021	0.237171921	H30	H30 - Residential 30				30	7.115157624	7	5.6	5
4036-018-023	0.235703677	H30	H30 - Residential 30				30	7.071110319	7	5.6	5
4036-018-025	0.338455547	H30	H30 - Residential 30				30	10.15366641	10	8	8
4036-018-026	0.256461508	H30	H30 - Residential 30				30	7.693845245	7	5.6	5
4036-019-001	0.204124363	H30	H30 - Residential 30				30	6.123730891	6	4.8	4
4036-019-002	0.159067669	H30	H30 - Residential 30				30	4.772030062	4	3.2	3
4036-019-003	0.202691149	H30	H30 - Residential 30				30	6.080734463	6	4.8	4
4036-019-004	0.125182148	H30	H30 - Residential 30				30	3.75546443	3	2.4	2
4036-019-005	0.154517596	H30	H30 - Residential 30				30	4.635527892	4	3.2	3
4036-019-006	0.154576727	H30	H30 - Residential 30				30	4.637301817	4	3.2	3
4036-019-007	0.141993243	H30	H30 - Residential 30				30	4.259797285	4	3.2	3
4036-019-008	0.15674321	H30	H30 - Residential 30				30	4.702296285	4	3.2	3
4036-019-009	0.206808663	H30	H30 - Residential 30				30	6.204259896	6	4.8	4
4036-019-010	0.11764564	H30	H30 - Residential 30				30	3.52936921	3	2.4	2
4036-019-011	0.183776773	H30	H30 - Residential 30				30	5.513303205	5	4	4
4036-019-013	0.221940225	H30	H30 - Residential 30				30	6.658206764	6	4.8	4
4036-019-014	0.134670101	H30	H30 - Residential 30				30	4.04010303	4	3.2	3
4036-019-015	0.13574541	H30	H30 - Residential 30				30	4.072362294	4	3.2	3
4036-019-017	0.202025394	H30	H30 - Residential 30				30	6.060761811	6	4.8	4
4036-019-027	0.170272238	H30	H30 - Residential 30				30	5.108167149	5	4	4
4036-019-028	0.234908051	H30	H30 - Residential 30				30	7.047241527	7	5.6	5
4036-019-029	0.130813201	H30	H30 - Residential 30				30	3.92439604	3	2.4	2
4036-019-032	0.193975345	H30	H30 - Residential 30				30	5.819260361	5	4	4
4036-021-001	0.116232874	H30	H30 - Residential 30				30	3.486986226	3	2.4	2
4036-021-003	0.148090597	H30	H30 - Residential 30				30	4.4427179	4	3.2	3
4036-021-005	0.221356111	H30	H30 - Residential 30				30	6.640683333	6	4.8	4
4036-021-026	0.104452608	H30	H30 - Residential 30				30	3.133578237	3	2.4	2
4036-021-027	0.118532396	H30	H30 - Residential 30				30	3.555971866	3	2.4	2
4036-021-028	0.102881099	H30	H30 - Residential 30				30	3.086432961	3	2.4	2
4036-023-015	0.068133569	H30	H30 - Residential 30				30	2.044007083	2	1.6	1
4036-023-016	0.148101727	H30	H30 - Residential 30				30	4.443051797	4	3.2	3
4036-023-017	0.148090248	H30	H30 - Residential 30				30	4.442707444	4	3.2	3
4036-023-018	0.148081551	H30	H30 - Residential 30				30	4.442446522	4	3.2	3
4036-023-019	0.148083544	H30	H30 - Residential 30				30	4.442506334	4	3.2	3
4036-023-020	0.070022793	H30	H30 - Residential 30				30	2.100683781	2	1.6	1
4036-023-021	0.080368314	H30	H30 - Residential 30				30	2.411049415	2	1.6	1
4036-025-001	0.080335901	H30	H30 - Residential 30				30	2.410077032	2	1.6	1
4036-025-002	0.068200668	H30	H30 - Residential 30				30	2.046020042	2	1.6	1
4036-025-003	0.121794401	H30	H30 - Residential 30				30	3.653832025	3	2.4	2

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4036-025-004	4613 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5307.648488277
4036-025-005	4617 LENNOX I	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5308.312250025
4036-025-006	4619 LENNOX I	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5307.786712179
4036-025-007	4623 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4792.624750101
4036-025-008	10726 S TRURO	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2660.948400312
4036-027-020	4635 LENNOX I	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5075.175131001
4036-027-021	4639 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5052.548450165
4036-027-022	4643 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5048.796600250
4036-027-026	4647 LENNOX I	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				10926.73767214
4036-027-027	10726 CONDON	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8917.578246860
4036-029-002	4727 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3152.263250053
4036-029-032	10729 CONDON	Residential	19	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				31945.18390052
4036-031-018	4733 LENNOX I	Residential	9	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				19908.933200660
4037-001-001	4732 LENNOX I	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3870.763500178
4037-001-002	4740 LENNOX I	Residential	6	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7096.399299916
4037-003-027	10801 CONDON	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				10301.62209955
4037-003-028	10809 CONDON	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5718.701499234
4037-003-029	4714 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5031.126599908
4037-003-030	4718 LENNOX I	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5801.443900019
4037-003-031	4724 LENNOX I	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5805.888400132
4037-003-032	4728 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3999.393599875
4037-005-900	10828 CONDON	Government	0	South Bay Planr	LENNOX	General Plan 20	OS-PR	OS-PR - Parks a	R-2	Two-Family Residence				117195.9697313
4037-005-900	10828 CONDON	Government	0	South Bay Planr	LENNOX	General Plan 20	OS-PR	OS-PR - Parks a	R-3	Limited Density Multiple Residence				39107.873811754
4037-005-901		Residential	0	South Bay Planr	LENNOX	General Plan 20	OS-PR	OS-PR - Parks a	R-2	Two-Family Residence				9110.021099186
4037-007-014	10809 FIRMON	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6754.315249668
4037-007-015	10801 FIRMON	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				10668.93754928
4037-007-902		Government	0	South Bay Planr	LENNOX	General Plan 20	OS-PR	OS-PR - Parks a	R-2	Two-Family Residence				58591.4595484
4037-007-902		Government	0	South Bay Planr	LENNOX	General Plan 20	OS-PR	OS-PR - Parks a	R-3	Limited Density Multiple Residence				21666.92595009
4037-009-005	4538 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5159.423100274
4037-009-006	4532 LENNOX I	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6446.670100436
4037-009-032	4548 LENNOX I	Institutional	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				26936.83344942
4037-009-032	4548 LENNOX I	Institutional	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				16850.73825853
4037-011-005	4528 LENNOX I	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6364.870749177
4037-013-009	10821 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8577.362200187
4037-013-010	10814 S GREVI	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9089.411790573
4037-013-011	10822 S GREVI	Residential	9	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9092.625018515
4037-013-012	10827 BURIN A	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7349.867200633
4037-013-013	10833 BURIN A	Residential	6	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7239.004649986
4037-013-014	10828 S GREVI	Residential	8	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				20757.542150755
4037-013-016	10907 BURIN A	Residential	5	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8782.786300525
4037-013-017	10906 S GREVI	Residential	6	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8894.890649596
4037-013-018	10915 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5461.070749615
4037-013-019	10919 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5462.560299788

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4036-025-004	0.121846843	H30	H30 - Residential 30				30	3.655405295	3	2.4	2
4036-025-005	0.121862081	H30	H30 - Residential 30				30	3.655862431	3	2.4	2
4036-025-006	0.121850016	H30	H30 - Residential 30				30	3.65550049	3	2.4	2
4036-025-007	0.110023525	H30	H30 - Residential 30				30	3.300705751	3	2.4	2
4036-025-008	0.06108697	H30	H30 - Residential 30				30	1.832609091	1	0.8	0
4036-027-020	0.116509989	H30	H30 - Residential 30				30	3.495299677	3	2.4	2
4036-027-021	0.115990552	H30	H30 - Residential 30				30	3.479716563	3	2.4	2
4036-027-022	0.115904421	H30	H30 - Residential 30				30	3.477132645	3	2.4	2
4036-027-026	0.250843381	H30	H30 - Residential 30				30	7.525301427	7	5.6	5
4036-027-027	0.204719427	H30	H30 - Residential 30				30	6.141582815	6	4.8	4
4036-029-002	0.072366007	H30	H30 - Residential 30				30	2.1709802	2	1.6	1
4036-029-032	0.733360512	H30	H30 - Residential 30				30	22.00081536	22	17.6	17
4036-031-018	0.457046217	H30	H30 - Residential 30				30	13.7113865	13	10.4	10
4037-001-001	0.088860503	H30	H30 - Residential 30				30	2.665815083	2	1.6	1
4037-001-002	0.162910911	H30	H30 - Residential 30				30	4.887327342	4	3.2	3
4037-003-027	0.236492702	H30	H30 - Residential 30				30	7.09478106	7	5.6	5
4037-003-028	0.131283322	H30	H30 - Residential 30				30	3.938499655	3	2.4	2
4037-003-029	0.115498774	H30	H30 - Residential 30				30	3.464963223	3	2.4	2
4037-003-030	0.133182826	H30	H30 - Residential 30				30	3.99548478	3	2.4	2
4037-003-031	0.133284858	H30	H30 - Residential 30				30	3.99854573	3	2.4	2
4037-003-032	0.091813444	H30	H30 - Residential 30				30	2.754403306	2	1.6	1
4037-005-900	2.690449259			O-S	O-S	Open Space					
4037-005-900	0.897793246			O-S	O-S	Open Space					
4037-005-901	0.209137307			O-S	O-S	Open Space					
4037-007-014	0.155057742	H30	H30 - Residential 30				30	4.651732266	4	3.2	3
4037-007-015	0.244925104	H30	H30 - Residential 30				30	7.347753133	7	5.6	5
4037-007-902	1.345074829			O-S	O-S	Open Space					
4037-007-902	0.497404177			O-S	O-S	Open Space					
4037-009-005	0.118444056	H30	H30 - Residential 30				30	3.553321694	3	2.4	2
4037-009-006	0.147995181	H30	H30 - Residential 30				30	4.439855441	4	3.2	3
4037-009-032	0.618384606	H30	H30 - Residential 30				30	18.55153819	18	14.4	14
4037-009-032	0.386839721	H30	H30 - Residential 3	R-3	R-3	ensity Multiple R	30	11.60519164	11	8.8	8
4037-011-005	0.146117327	H30	H30 - Residential 30				30	4.3835198	4	3.2	3
4037-013-009	0.196909141	H30	H30 - Residential 30				30	5.907274243	5	4	4
4037-013-010	0.208664183	H30	H30 - Residential 30				30	6.259925476	6	4.8	4
4037-013-011	0.208737948	H30	H30 - Residential 30				30	6.262138443	6	4.8	4
4037-013-012	0.168729734	H30	H30 - Residential 30				30	5.061892011	5	4	4
4037-013-013	0.16618468	H30	H30 - Residential 30				30	4.985540393	4	3.2	3
4037-013-014	0.476527598	H30	H30 - Residential 30				30	14.29582793	14	11.2	11
4037-013-016	0.20162503	H30	H30 - Residential 30				30	6.048750896	6	4.8	4
4037-013-017	0.204198592	H30	H30 - Residential 30				30	6.125957748	6	4.8	4
4037-013-018	0.125368934	H30	H30 - Residential 30				30	3.761068009	3	2.4	2
4037-013-019	0.125403129	H30	H30 - Residential 30				30	3.76209387	3	2.4	2

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4037-013-020	10923 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5847.11285014
4037-013-021	10916 S GREVI	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6047.591999578
4037-013-022	10920 S GREVI	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6045.521999900
4037-013-023	10922 S GREVI	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6476.26434924
4037-013-026	10901 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5862.776550314
4037-013-027	10902 S GREVI	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				11756.06654924
4037-013-028	10819 BURIN A	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8260.943399884
4037-014-001	10929 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7753.768050405
4037-014-002	10926 S GREVI	Residential	8	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9924.388250162
4037-014-004	11003 BURIN A	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8976.075900000
4037-014-005	11007 BURIN A	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8236.234999355
4037-014-006	11002 S GREVI	Residential	9	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9654.859350123
4037-014-007	11008 1/2 S GR	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8474.955199493
4037-014-008	11015 BURIN A	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5189.449400682
4037-014-009	11017 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5205.965249079
4037-014-011	11016 S GREVI	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				10690.73699999
4037-014-012	11027 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5814.690749449
4037-014-013	11031 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5808.297550462
4037-014-014	11037 BURIN A	Residential	5	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5775.197599749
4037-014-015	11026 S GREVI	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5984.725149269
4037-014-016	11032 S GREVI	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5975.374950384
4037-014-017	11036 S GREVI	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5938.243699708
4037-014-019	4475 W 111TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5172.854300012
4037-014-020	4451 W 111TH	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				10110.24090107
4037-014-024	4467 W 111TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5050.712100106
4037-014-025	4473 W 111TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5051.100300314
4037-014-026	4459 W 111TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5051.553300557
4037-014-027	4463 W 111TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5050.682550043
4037-014-028	10934 S GREVI	Residential	16	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				17601.99990210
4037-014-029	11022 S GREVI	Residential	12	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				13966.25370107
4037-015-002	11003 HAWTHO	Commercial	1	South Bay Planr	LENNOX	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	36	9973.727121173
4037-015-003	11003 HAWTHO	Commercial	0	South Bay Planr	LENNOX	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	20	5505.237128862
4037-015-004	10923 HAWTHO	Commercial	0	South Bay Planr	LENNOX	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	11	3511.841599949
4037-015-005	10924 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				3243.664850069
4037-015-006	10920 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5165.463049962
4037-015-007	10915 HAWTHO	Commercial	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				9017.504812234
4037-015-009	10900 BURIN A	Residential	5	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				8351.415100593
4037-015-018	10921 HAWTHO	Commercial	0	South Bay Planr	LENNOX	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	14	4818.486200160
4037-015-021	10934 BURIN A	Residential	9	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				8889.387699964
4037-015-022	10928 BURIN A	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				9133.645299898
4037-015-027	10909 HAWTHO	Commercial	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				8708.772312352
4037-016-004	11037 HAWTHO	Residential	10	South Bay Planr	LENNOX	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	17	6891.966849597
4037-016-005	11025 HAWTHO	Commercial	1	South Bay Planr	LENNOX	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	49	13780.66260040

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4037-013-020	0.134231241	H30	H30 - Residential 30				30	4.026937225	4	3.2	3
4037-013-021	0.138833609	H30	H30 - Residential 30				30	4.165008264	4	3.2	3
4037-013-022	0.138786088	H30	H30 - Residential 30				30	4.163582645	4	3.2	3
4037-013-023	0.148674572	H30	H30 - Residential 30				30	4.460237155	4	3.2	3
4037-013-026	0.13459083	H30	H30 - Residential 30				30	4.037724897	4	3.2	3
4037-013-027	0.269882152	H30	H30 - Residential 30				30	8.096464566	8	6.4	6
4037-013-028	0.189645165	H30	H30 - Residential 30				30	5.689354959	5	4	4
4037-014-001	0.178002021	H30	H30 - Residential 30				30	5.340060641	5	4	4
4037-014-002	0.227832604	H30	H30 - Residential 30				30	6.834978134	6	4.8	4
4037-014-004	0.206062348	H30	H30 - Residential 30				30	6.181870455	6	4.8	4
4037-014-005	0.189077938	H30	H30 - Residential 30				30	5.672338154	5	4	4
4037-014-006	0.221645072	H30	H30 - Residential 30				30	6.64935217	6	4.8	4
4037-014-007	0.1945582	H30	H30 - Residential 30				30	5.836746005	5	4	4
4037-014-008	0.119133365	H30	H30 - Residential 30				30	3.574000965	3	2.4	2
4037-014-009	0.119512517	H30	H30 - Residential 30				30	3.585375516	3	2.4	2
4037-014-011	0.245425551	H30	H30 - Residential 30				30	7.362766529	7	5.6	5
4037-014-012	0.133486932	H30	H30 - Residential 30				30	4.004607954	4	3.2	3
4037-014-013	0.133340164	H30	H30 - Residential 30				30	4.000204925	4	3.2	3
4037-014-014	0.132580294	H30	H30 - Residential 30				30	3.977408815	3	2.4	2
4037-014-015	0.137390385	H30	H30 - Residential 30				30	4.121711535	4	3.2	3
4037-014-016	0.137175733	H30	H30 - Residential 30				30	4.115272004	4	3.2	3
4037-014-017	0.136323317	H30	H30 - Residential 30				30	4.089699518	4	3.2	3
4037-014-019	0.118752394	H30	H30 - Residential 30				30	3.562571832	3	2.4	2
4037-014-020	0.232099194	H30	H30 - Residential 30				30	6.962975827	6	4.8	4
4037-014-024	0.115948395	H30	H30 - Residential 30				30	3.47845186	3	2.4	2
4037-014-025	0.115957307	H30	H30 - Residential 30				30	3.478719215	3	2.4	2
4037-014-026	0.115967707	H30	H30 - Residential 30				30	3.479031199	3	2.4	2
4037-014-027	0.115947717	H30	H30 - Residential 30				30	3.478431508	3	2.4	2
4037-014-028	0.404086315	H30	H30 - Residential 30				30	12.12258946	12	9.6	9
4037-014-029	0.320621068	H30	H30 - Residential 30				30	9.618632026	9	7.2	7
4037-015-002	0.228965269	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4037-015-003	0.126382854	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4037-015-004	0.08062079	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4037-015-005	0.074464299	H30	H30 - Residential 30				30	2.23392896	2	1.6	1
4037-015-006	0.118582715	H30	H30 - Residential 30				30	3.557481439	3	2.4	2
4037-015-007	0.207013425	CG	CG - General Com	C-2	C-2	ghborhood Busin	50	10.35067127	10	8	8
4037-015-009	0.19172211	H30	H30 - Residential 30				30	5.751663292	5	4	4
4037-015-018	0.110617222	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4037-015-021	0.204072261	H30	H30 - Residential 30				30	6.122167837	6	4.8	4
4037-015-022	0.209679644	H30	H30 - Residential 30				30	6.290389325	6	4.8	4
4037-015-027	0.199925902	CG	CG - General Com	C-2	C-2	ghborhood Busin	50	9.996295124	9	7.2	7
4037-016-004	0.158217788	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4037-016-005	0.316360482	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4037-016-010	11003 HAWTH	Commercial	1	South Bay Planr	LENNOX	General Plan 20	CG	CG - General C	C-2	Neighborhood B	MXD	HEU Site (RHNA	20	5510.214300068
4037-016-011	11000 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5189.635200085
4037-016-012	11006 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5189.684750407
4037-016-013	11010 BURIN A	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5188.884650573
4037-016-014	11014 BURIN A	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5187.234400284
4037-016-015	11016 BURIN A	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5187.445150096
4037-016-016	11020 BURIN A	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5188.851600248
4037-016-017	11024 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5189.797949865
4037-016-018	11028 BURIN A	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				10384.77229946
4037-016-019	11038 BURIN A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5188.713400260
4037-016-020	4415 W 111TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				4543.398300109
4037-016-021	4419 W 111TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				4553.404900399
4037-016-022	4423 W 111TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				4624.115400101
4037-016-023	11011 HAWTH	Commercial	0	South Bay Planr	LENNOX	General Plan 20	CG	CG - General C	C-2	Neighborhood B	MXD	HEU Site (RHNA	20	5511.963650635
4037-016-024	11015 HAWTH	Commercial	2	South Bay Planr	LENNOX	General Plan 20	CG	CG - General C	C-2	Neighborhood B	MXD	HEU Site (RHNA	19	5511.516200024
4037-016-025	11049 HAWTH	Commercial	5	South Bay Planr	LENNOX	General Plan 20	CG	CG - General C	C-2	Neighborhood B	MXD	HEU Site (RHNA	43	12982.508889515
4037-016-026	11019 HAWTH	Commercial	0	South Bay Planr	LENNOX	General Plan 20	CG	CG - General C	C-2	Neighborhood B	MXD	HEU Site (RHNA	20	5511.920200053
4037-019-006	4452 W 111TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4513.251600375
4037-019-038	11100 S GREVI	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3968.126500104
4037-019-039	4470 W 111TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4058.576999893
4037-019-040	4462 W 111TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4061.730844001
4037-019-041	4458 W 111TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4061.395875128
4037-019-042	4466 W 111TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4061.518500121
4038-006-003	10404 S LA CIE	Industrial	0	South Bay Planr	LENNOX	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				22917.086424443
4038-006-014	5146 W 104TH	Industrial	1	South Bay Planr	LENNOX	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				38563.649207655
4038-010-010	5041 W 104TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				4890.612864223
4038-010-011	5031 W 104TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				4889.371418034
4038-010-023	10335 OCEAN	Residential	1	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				3581.268928041
4038-010-023	10335 OCEAN	Residential	0	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				3544.226074028
4038-011-002	5010 W 101ST	Residential	2	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5987.143207336
4038-011-003	10110 REDFER	Residential	1	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				5332.856017394
4038-011-009	10205 FELTON	Residential	1	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5415.509250210
4038-011-010	10143 FELTON	Residential	1	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5414.707200178
4038-011-011	10137 FELTON	Residential	2	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5414.122000669
4038-011-012	10133 FELTON	Residential	1	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5413.544200017
4038-011-013	10127 FELTON	Residential	1	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5410.967350120
4038-011-014	10119 FELTON	Residential	1	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5411.159199484
4038-011-015	10113 FELTON	Residential	2	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6318.821409005
4038-011-016	5014 W 101ST	Residential	1	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				3987.920558389
4038-012-009	5017 W 104TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5138.619048033
4038-012-010	5005 W 104TH	Residential	2	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5965.992283523
4038-012-011	10329 FELTON	Residential	1	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5012.592712514
4038-012-012	10323 FELTON	Residential	1	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5012.335909224

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4037-016-010	0.126497114	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4037-016-011	0.119137631	H30	H30 - Residential 30				30	3.574128926	3	2.4	2
4037-016-012	0.119138768	H30	H30 - Residential 30				30	3.574163051	3	2.4	2
4037-016-013	0.119120401	H30	H30 - Residential 30				30	3.573612018	3	2.4	2
4037-016-014	0.119082516	H30	H30 - Residential 30				30	3.572475482	3	2.4	2
4037-016-015	0.119087354	H30	H30 - Residential 30				30	3.572620627	3	2.4	2
4037-016-016	0.119119642	H30	H30 - Residential 30				30	3.573589256	3	2.4	2
4037-016-017	0.119141367	H30	H30 - Residential 30				30	3.574241012	3	2.4	2
4037-016-018	0.238401568	H30	H30 - Residential 30				30	7.152047038	7	5.6	5
4037-016-019	0.119116469	H30	H30 - Residential 30				30	3.573494077	3	2.4	2
4037-016-020	0.104302073	H30	H30 - Residential 30				30	3.12906219	3	2.4	2
4037-016-021	0.104531793	H30	H30 - Residential 30				30	3.135953788	3	2.4	2
4037-016-022	0.106155083	H30	H30 - Residential 30				30	3.184652479	3	2.4	2
4037-016-023	0.126537274	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4037-016-024	0.126527002	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4037-016-025	0.298037394	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4037-016-026	0.126536276	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4037-019-006	0.10361	H30	H30 - Residential 30				30	3.1083	3	2.4	2
4037-019-038	0.09109565	H30	H30 - Residential 30				30	2.73286949	2	1.6	1
4037-019-039	0.093172107	H30	H30 - Residential 30				30	2.795163223	2	1.6	1
4037-019-040	0.09324451	H30	H30 - Residential 30				30	2.797335292	2	1.6	1
4037-019-041	0.09323682	H30	H30 - Residential 30				30	2.797104597	2	1.6	1
4037-019-042	0.093239635	H30	H30 - Residential 30				30	2.79718905	2	1.6	1
4038-006-003	0.526103912			M-1.5-IP	M-1.5-IP	Restricted Heavy Manufacturing					
4038-006-014	0.885299569			M-1.5-IP	M-1.5-IP	Restricted Heavy Manufacturing					
4038-010-010	0.112273023	H18	H18 - Residential 18				18	2.020914407	2	1.6	1
4038-010-011	0.112244523	H18	H18 - Residential 18				18	2.020401412	2	1.6	1
4038-010-023	0.082214622	H18	H18 - Residential 1	R-2	R-2	Two-Family Res	18	1.479863193	1	0.8	0
4038-010-023	0.081364235	H18	H18 - Residential 1	R-2			18	1.464556229	1	0.8	0
4038-011-002	0.137445895	H18	H18 - Residential 18				18	2.474026119	2	1.6	1
4038-011-003	0.122425528	H18	H18 - Residential 18				18	2.203659511	2	1.6	1
4038-011-009	0.124322986	H18	H18 - Residential 18				18	2.23781374	2	1.6	1
4038-011-010	0.124304573	H18	H18 - Residential 18				18	2.237482314	2	1.6	1
4038-011-011	0.124291139	H18	H18 - Residential 18				18	2.237240496	2	1.6	1
4038-011-012	0.124277874	H18	H18 - Residential 18				18	2.237001736	2	1.6	1
4038-011-013	0.124218718	H18	H18 - Residential 18				18	2.235936922	2	1.6	1
4038-011-014	0.124223122	H18	H18 - Residential 18				18	2.236016198	2	1.6	1
4038-011-015	0.145060179	H18	H18 - Residential 18				18	2.611083227	2	1.6	1
4038-011-016	0.091550059	H18	H18 - Residential 18				18	1.647901057	1	0.8	0
4038-012-009	0.117966461	H18	H18 - Residential 18				18	2.123396301	2	1.6	1
4038-012-010	0.136960337	H18	H18 - Residential 18				18	2.465286068	2	1.6	1
4038-012-011	0.115073295	H18	H18 - Residential 18				18	2.071319303	2	1.6	1
4038-012-012	0.115067399	H18	H18 - Residential 18				18	2.071213186	2	1.6	1

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4038-012-013	10317 FELTON	Residential	1	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5012.31764986
4038-012-014	10311 FELTON	Residential	1	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5263.69994952
4038-012-015	10307 FELTON	Residential	1	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5263.71929989
4038-012-016	10215 FELTON	Residential	1	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5402.29280054
4038-012-017	10211 FELTON	Residential	1	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5415.55189982
4038-012-018	10301 FELTON	Residential	2	South Bay Planr	LENNOX	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				9026.71194944
4038-017-006	10015 S BURL A	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				5425.26929405
4038-017-007	10019 S BURL A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6299.89987491
4038-019-020	10018 S BURL A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6302.76069907
4038-019-021	10014 S BURL A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3-P	Limited Density Multiple Residence				6300.91270637
4038-022-003	10736 S BURL A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4094.68800018
4038-022-004	10730 S BURL A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4155.32522025
4038-022-022	10726 S BURL A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4304.75863056
4038-024-023	4859 LENNOX B	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5690.35280016
4038-024-024	4853 LENNOX B	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5796.41633835
4038-024-025	4847 LENNOX B	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5792.16308935
4038-024-026	4845 LENNOX B	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5784.05274965
4038-024-027	4841 LENNOX B	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5658.85050000
4038-024-028	4835 LENNOX B	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6288.87729973
4039-008-001	10801 REDFER	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5597.78827590
4039-008-002	5042 LENNOX B	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5605.48385811
4039-008-003	5046 LENNOX B	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5586.96065724
4039-008-004	5052 LENNOX B	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5597.83459323
4039-008-013	10835 REDFER	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6326.71759967
4039-008-014	10829 REDFER	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5880.82254933
4039-008-015	10825 REDFER	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5855.16040165
4039-008-018	10821 REDFER	Residential	5	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5960.58714943
4039-008-019	10819 REDFER	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6102.22380070
4039-008-022	10813 REDFER	Residential	3	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5973.07320034
4039-008-033		Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5335.09289763
4039-008-034		Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1311.78604435
4039-008-037	5053 W 109TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1538.62348626
4039-008-038	5053 W 109TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1538.62348626
4039-008-039	5053 W 109TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1538.62348626
4039-008-040	5053 W 109TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1538.62348626
4039-008-041	5053 W 109TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1538.62348626
4039-008-042	5053 W 109TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1538.62348626
4039-008-043	5053 W 109TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1538.62348626
4039-008-044	5053 W 109TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1538.62348626
4039-008-045	5053 W 109TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1538.62348626
4039-008-046	5053 W 109TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1538.62348626
4039-008-047	5053 W 109TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1538.62348626
4039-008-048	5053 W 109TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1538.62348626

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4038-012-013	0.11506698	H18	H18 - Residential 18				18	2.07120564	2	1.6	1
4038-012-014	0.120837924	H18	H18 - Residential 18				18	2.175082624	2	1.6	1
4038-012-015	0.120838368	H18	H18 - Residential 18				18	2.17509062	2	1.6	1
4038-012-016	0.124019578	H18	H18 - Residential 18				18	2.232352397	2	1.6	1
4038-012-017	0.124323965	H18	H18 - Residential 18				18	2.237831364	2	1.6	1
4038-012-018	0.207224792	H18	H18 - Residential 18				18	3.73004626	3	2.4	2
4038-017-006	0.124547045	H30	H30 - Residential 30				30	3.73641136	3	2.4	2
4038-017-007	0.144625801	H30	H30 - Residential 30				30	4.338774019	4	3.2	3
4038-019-020	0.144691476	H30	H30 - Residential 30				30	4.340744283	4	3.2	3
4038-019-021	0.144649052	H30	H30 - Residential 30				30	4.339471561	4	3.2	3
4038-022-003	0.094001102	H30	H30 - Residential 30				30	2.820033058	2	1.6	1
4038-022-004	0.095393141	H30	H30 - Residential 30				30	2.861794229	2	1.6	1
4038-022-022	0.09882366	H30	H30 - Residential 30				30	2.964709801	2	1.6	1
4038-024-023	0.130632525	H30	H30 - Residential 30				30	3.918975758	3	2.4	2
4038-024-024	0.133067409	H30	H30 - Residential 30				30	3.992022272	3	2.4	2
4038-024-025	0.132969768	H30	H30 - Residential 30				30	3.989093037	3	2.4	2
4038-024-026	0.13278358	H30	H30 - Residential 30				30	3.983507403	3	2.4	2
4038-024-027	0.129909332	H30	H30 - Residential 30				30	3.897279959	3	2.4	2
4038-024-028	0.144372757	H30	H30 - Residential 30				30	4.331182713	4	3.2	3
4039-008-001	0.128507536	H30	H30 - Residential 30				30	3.855226085	3	2.4	2
4039-008-002	0.128684202	H30	H30 - Residential 30				30	3.860526073	3	2.4	2
4039-008-003	0.128258968	H30	H30 - Residential 30				30	3.847769048	3	2.4	2
4039-008-004	0.128508599	H30	H30 - Residential 30				30	3.855257984	3	2.4	2
4039-008-013	0.145241451	H30	H30 - Residential 30				30	4.357243526	4	3.2	3
4039-008-014	0.135005109	H30	H30 - Residential 30				30	4.050153271	4	3.2	3
4039-008-015	0.134415987	H30	H30 - Residential 30				30	4.032479615	4	3.2	3
4039-008-018	0.136836252	H30	H30 - Residential 30				30	4.105087568	4	3.2	3
4039-008-019	0.140087782	H30	H30 - Residential 30				30	4.202633472	4	3.2	3
4039-008-022	0.137122893	H30	H30 - Residential 30				30	4.113686777	4	3.2	3
4039-008-033	0.12247688	H30	H30 - Residential 30				30	3.674306403	3	2.4	2
4039-008-034	0.030114464	H30	H30 - Residential 30				30	0.903433915	0	0	0
4039-008-037	0.035321935	H30	H30 - Residential 30				30	1.059658048	1	0.8	0
4039-008-038	0.035321935	H30	H30 - Residential 30				30	1.059658048	1	0.8	0
4039-008-039	0.035321935	H30	H30 - Residential 30				30	1.059658048	1	0.8	0
4039-008-040	0.035321935	H30	H30 - Residential 30				30	1.059658048	1	0.8	0
4039-008-041	0.035321935	H30	H30 - Residential 30				30	1.059658048	1	0.8	0
4039-008-042	0.035321935	H30	H30 - Residential 30				30	1.059658048	1	0.8	0
4039-008-043	0.035321935	H30	H30 - Residential 30				30	1.059658048	1	0.8	0
4039-008-044	0.035321935	H30	H30 - Residential 30				30	1.059658048	1	0.8	0
4039-008-045	0.035321935	H30	H30 - Residential 30				30	1.059658048	1	0.8	0
4039-008-046	0.035321935	H30	H30 - Residential 30				30	1.059658048	1	0.8	0
4039-008-047	0.035321935	H30	H30 - Residential 30				30	1.059658048	1	0.8	0
4039-008-048	0.035321935	H30	H30 - Residential 30				30	1.059658048	1	0.8	0

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4039-008-049	5053 W 109TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1538.623486260
4039-008-050	5053 W 109TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1538.623486260
4039-008-051	5053 W 109TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1538.623486260
4039-008-052	5053 W 109TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1538.623486260
4039-008-053	5053 W 109TH	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1538.623486260
4039-017-082	11145 REDFER	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5355.134789967
4039-017-083	11141 REDFER	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5116.293834805
4039-017-084	11135 REDFER	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4497.810171758
4039-017-086	11149 REDFER	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5206.198199846
4039-017-087	11151 REDFER	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6716.472579252
4039-023-001	5000 LENNOX I	Residential	6	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8497.930600374
4039-023-002	5006 LENNOX I	Residential	16	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				30553.24751037
4039-024-004	4938 LENNOX I	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7510.617999293
4039-024-005	4932 LENNOX I	Residential	8	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8262.498749677
4039-024-006	4928 LENNOX I	Residential	4	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7512.373749865
4039-024-007	4924 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7512.366249861
4039-024-008	4918 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7522.084100228
4039-024-013	10835 BUFORD	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6679.259931564
4039-024-014	10833 BUFORD	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6596.824775153
4039-024-016	10823 BUFORD	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4389.655949623
4039-024-017	10819 BUFORD	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4462.822749563
4039-024-018	10815 BUFORD	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4422.270400095
4039-024-019	10811 BUFORD	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4396.992750608
4039-024-020	4908 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5629.017300588
4039-024-021	4900 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6482.268499694
4039-024-023	4912 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2714.707287998
4039-024-024	4912 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2714.707287998
4039-024-025	4912 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2714.707287998
4039-024-026	4912 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2714.707287998
4039-024-027	4912 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2714.707287998
4039-024-028	4912 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2714.707287998
4039-024-029		Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6771.794395064
4039-024-901	4944 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7882.762450917
4039-029-001	4856 LENNOX I	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6802.209450171
4039-029-002	4850 LENNOX I	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5647.629350585
4039-029-008	4848 LENNOX I	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7945.583905751
4039-029-009	4844 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4959.308850118
4039-029-015	10809 S BURL A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5720.188455969
4039-029-016	4838 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4959.121150021
4039-029-017	4834 LENNOX I	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4568.068421929
4039-030-004	4824 LENNOX I	Residential	2	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5872.545027162
4039-030-005	10808 S BURL A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2118.247093710
4039-030-007		Residential	0	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	C-2	Neighborhood Business				67.65726546850

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4039-008-049	0.035321935	H30	H30 - Residential 30				30	1.059658048	1	0.8	0
4039-008-050	0.035321935	H30	H30 - Residential 30				30	1.059658048	1	0.8	0
4039-008-051	0.035321935	H30	H30 - Residential 30				30	1.059658048	1	0.8	0
4039-008-052	0.035321935	H30	H30 - Residential 30				30	1.059658048	1	0.8	0
4039-008-053	0.035321935	H30	H30 - Residential 30				30	1.059658048	1	0.8	0
4039-017-082	0.122936979	H30	H30 - Residential 30				30	3.688109359	3	2.4	2
4039-017-083	0.117453945	H30	H30 - Residential 30				30	3.523618344	3	2.4	2
4039-017-084	0.103255514	H30	H30 - Residential 30				30	3.097665408	3	2.4	2
4039-017-086	0.119517865	H30	H30 - Residential 30				30	3.58553595	3	2.4	2
4039-017-087	0.154188994	H30	H30 - Residential 30				30	4.62566982	4	3.2	3
4039-023-001	0.195085643	H30	H30 - Residential 30				30	5.852569284	5	4	4
4039-023-002	0.701406049	H30	H30 - Residential 30				30	21.04218148	21	16.8	16
4039-024-004	0.172420064	H30	H30 - Residential 30				30	5.172601928	5	4	4
4039-024-005	0.189680871	H30	H30 - Residential 30				30	5.690426136	5	4	4
4039-024-006	0.172460371	H30	H30 - Residential 30				30	5.173811122	5	4	4
4039-024-007	0.172460199	H30	H30 - Residential 30				30	5.173805957	5	4	4
4039-024-008	0.17268329	H30	H30 - Residential 30				30	5.180498692	5	4	4
4039-024-013	0.153334709	H30	H30 - Residential 30				30	4.600041275	4	3.2	3
4039-024-014	0.151442258	H30	H30 - Residential 30				30	4.543267751	4	3.2	3
4039-024-016	0.100772634	H30	H30 - Residential 30				30	3.023179029	3	2.4	2
4039-024-017	0.102452313	H30	H30 - Residential 30				30	3.073569387	3	2.4	2
4039-024-018	0.101521359	H30	H30 - Residential 30				30	3.045640771	3	2.4	2
4039-024-019	0.100941064	H30	H30 - Residential 30				30	3.028231922	3	2.4	2
4039-024-020	0.129224456	H30	H30 - Residential 30				30	3.876733678	3	2.4	2
4039-024-021	0.148812408	H30	H30 - Residential 30				30	4.464372245	4	3.2	3
4039-024-023	0.062321104	H30	H30 - Residential 30				30	1.869633118	1	0.8	0
4039-024-024	0.062321104	H30	H30 - Residential 30				30	1.869633118	1	0.8	0
4039-024-025	0.062321104	H30	H30 - Residential 30				30	1.869633118	1	0.8	0
4039-024-026	0.062321104	H30	H30 - Residential 30				30	1.869633118	1	0.8	0
4039-024-027	0.062321104	H30	H30 - Residential 30				30	1.869633118	1	0.8	0
4039-024-028	0.062321104	H30	H30 - Residential 30				30	1.869633118	1	0.8	0
4039-024-029	0.155459008	H30	H30 - Residential 30				30	4.663770245	4	3.2	3
4039-024-901	0.180963325	H30	H30 - Residential 30				30	5.42889976	5	4	4
4039-029-001	0.156157242	H30	H30 - Residential 30				30	4.684717252	4	3.2	3
4039-029-002	0.12965173	H30	H30 - Residential 30				30	3.889551894	3	2.4	2
4039-029-008	0.182405507	H30	H30 - Residential 30				30	5.472165224	5	4	4
4039-029-009	0.113850065	H30	H30 - Residential 30				30	3.415501963	3	2.4	2
4039-029-015	0.131317458	H30	H30 - Residential 30				30	3.93952373	3	2.4	2
4039-029-016	0.113845756	H30	H30 - Residential 30				30	3.415372693	3	2.4	2
4039-029-017	0.104868421	H30	H30 - Residential 30				30	3.146052632	3	2.4	2
4039-030-004	0.134815083	H30	H30 - Residential 30				30	4.044452498	4	3.2	3
4039-030-005	0.048628262	H30	H30 - Residential 30				30	1.458847861	1	0.8	0
4039-030-007	0.001553197	H30	H30 - Residential 3	C-3	C-3	eneral Commerc	50	0.077659855	0	0	0

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4039-030-028	10810 S BURL A	Residential	1	South Bay Planr	LENNOX	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2645.822399969
4053-007-001	13127 CRENSH	Commercial	2	South Bay Planr	HAWTHORNE I	General Plan 20	CG	CG - General Co	R-3-P	Limited Density Multiple Residence				7399.080618128
4053-013-001	13315 CRENSH	Commercial	6	South Bay Planr	HAWTHORNE I	General Plan 20	CG	CG - General Co	R-3-P	Limited Density Multiple Residence				4640.854852691
4053-013-006	13305 CRENSH	Residential	5	South Bay Planr	HAWTHORNE I	General Plan 20	CG	CG - General Co	R-3-P	Limited Density Multiple Residence				4798.935633576
4053-013-007	13213 S CRENS	Commercial	2	South Bay Planr	HAWTHORNE I	General Plan 20	CG	CG - General Co	R-3-P	Limited Density Multiple Residence				4488.355955323
4053-013-012	3100 W 132ND	Industrial	0	South Bay Planr	HAWTHORNE I	General Plan 20	CG	CG - General Co	R-3-P	Limited Density Multiple Residence				4002.073223114
4053-022-006	13439 CRENSH	Commercial	1	South Bay Planr	HAWTHORNE I	General Plan 20	CG	CG - General Co	R-3-P	Limited Density Multiple Residence				4930.841827648
4053-022-007	3101 134TH PL	Residential	2	South Bay Planr	HAWTHORNE I	General Plan 20	CG	CG - General Co	R-3-P	Limited Density Multiple Residence				4606.487153582
4053-022-012	3100 W 134TH	Commercial	5	South Bay Planr	HAWTHORNE I	General Plan 20	CG	CG - General Co	R-3-P	Limited Density Multiple Residence				4688.118879540
4070-001-001	15101 CRENSH	Commercial	1	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	49	13748.055900995
4070-001-002	15112 ERIEL AV	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	25	7001.096600162
4070-001-003	15119 1/2 CREN	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3732.269869105
4070-001-003	15119 1/2 CREN	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	26	3269.322843082
4070-001-004	15122 ERIEL AV	Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3732.242703318
4070-001-004	15122 ERIEL AV	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	25	3270.781769221
4070-001-005	15126 ERIEL AV	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3730.925150960
4070-001-005	15126 ERIEL AV	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	26	3280.043961654
4070-001-006	15201 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3730.283392998
4070-001-006	15201 CRENSH	Commercial	1	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	25	3294.804579250
4070-001-007	15208 ERIEL AV	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3729.915817799
4070-001-007	15208 ERIEL AV	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	26	3300.176344054
4070-001-008	15211 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3728.892957092
4070-001-008	15211 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	26	3304.444499115
4070-001-009	15217 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3728.313537348
4070-001-009	15217 CRENSH	Commercial	3	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	24	3303.023637652
4070-001-010	15223 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3728.273129415
4070-001-010	15223 CRENSH	Commercial	1	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	25	3301.745579353
4070-001-011	15226 ERIEL AV	Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3726.660886852
4070-001-011	15226 ERIEL AV	Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	26	3287.691932356
4070-001-012	15233 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3726.288148926
4070-001-012	15233 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	26	3299.523942544
4070-001-013	15236 ERIEL AV	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3725.752255558
4070-001-013	15236 ERIEL AV	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	26	3297.585056744
4070-001-014	15243 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3724.918573992
4070-001-014	15243 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	26	3296.169963226
4070-001-015	15246 ERIEL AV	Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3724.896411866
4070-001-015	15246 ERIEL AV	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	25	3294.870278423
4070-001-016	15303 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3723.800342654
4070-001-016	15303 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	26	3286.991375882
4070-001-017	15302 ERIEL AV	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3723.157781776
4070-001-017	15302 ERIEL AV	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	26	3292.360411529
4070-001-018	15311 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3722.376159902
4070-001-018	15311 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	26	3290.209946347

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4039-030-028	0.060739725	H30	H30 - Residential 30				30	1.822191736	1	0.8	0
4053-007-001	0.169859518			C-2	C-2	Neighborhood Business					
4053-013-001	0.106539368			C-2	C-2	Neighborhood Business					
4053-013-006	0.110168403			C-2	C-2	Neighborhood Business					
4053-013-007	0.103038475			C-2	C-2	Neighborhood Business					
4053-013-012	0.091874959			C-2	C-2	Neighborhood Business					
4053-022-006	0.113196553			C-2	C-2	Neighborhood Business					
4053-022-007	0.105750394			C-2	C-2	Neighborhood Business					
4053-022-012	0.1076244			C-2	C-2	Neighborhood Business					
4070-001-001	0.315611935	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-002	0.160723062	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-003	0.085681126	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-003	0.075053325	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-004	0.085680503	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-004	0.075086817	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-005	0.085650256	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-005	0.075299448	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-006	0.085635523	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-006	0.075638305	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-007	0.085627085	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-007	0.075761624	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-008	0.085603603	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-008	0.075859607	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-009	0.085590302	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-009	0.075826989	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-010	0.085589374	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-010	0.075797649	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-011	0.085552362	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-011	0.075475021	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-012	0.085543805	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-012	0.075746647	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-013	0.085531503	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-013	0.075702136	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-014	0.085512364	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-014	0.07566965	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-015	0.085511855	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-015	0.075639814	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-016	0.085486693	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-016	0.075458939	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-017	0.085471942	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-017	0.075582195	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-018	0.085453998	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4070-001-018	0.075532827	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4070-001-019	15312 ERIEL AV	Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3721.799333323
4070-001-019	15312 ERIEL AV	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	25	3288.789217093
4070-001-020	15325 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3721.545479242
4070-001-020	15325 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	26	3287.766549879
4070-001-021	15327 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3720.424095645
4070-001-021	15327 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	26	3286.415125755
4070-001-022	15333 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3720.032625526
4070-001-022	15333 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	26	3285.484380016
4070-001-023	15332 ERIEL AV	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3719.251159902
4070-001-023	15332 ERIEL AV	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	26	3283.586024457
4070-001-024	15338 ERIEL AV	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	3574.528784168
4070-001-024	15338 ERIEL AV	Commercial	1	South Bay Planr	ALONDRA PAR	General Plan 20	H30	H30 - Residentia	R-3-P	Limited Density	MXD	HEU Site (RHNA	24	3234.023524214
4070-003-031	3502 MARINE A	Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	H18	H18 - Residentia	R-1	Single-Family Residence				919.6053756737
4070-012-017	15515 CRENSH	Commercial	57	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	C-1	Restricted Busir	MXD	HEU Site (RHNA	133	31747.95954266
4070-012-017	15515 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	R-3-P	Limited Density	MXD	HEU Site (RHNA	0	5745.180832121
4070-012-035	15407 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	C-1	Restricted Busir	MXD	HEU Site (Not RHNA Eligible)		21222.633397770
4070-012-035	15407 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	R-3-P	Limited Density	MXD	HEU Site (Not RHNA Eligible)		1281.853030094
4070-012-036	15425 CRENSH	Commercial	1	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	C-1	Restricted Busir	MXD	HEU Site (RHNA	135	30305.09722034
4070-012-036	15425 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	R-3-P	Limited Density	MXD	HEU Site (RHNA	0	7838.096027275
4070-013-016	15717 CRENSH	Commercial	1	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	C-1	Restricted Busir	MXD	HEU Site (RHNA	132	37434.661198095
4070-013-017	15711 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	C-1	Restricted Busir	MXD	HEU Site (RHNA	46	10438.290769417
4070-013-017	15711 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	R-3-P	Limited Density	MXD	HEU Site (RHNA	0	2063.058305154
4070-013-018	15701 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	C-1	Restricted Busir	MXD	HEU Site (RHNA	133	31377.451842847
4070-013-018	15701 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	R-3-P	Limited Density	MXD	HEU Site (RHNA	0	6140.159741057
4070-013-019	15619 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	C-1	Restricted Busir	MXD	HEU Site (RHNA	54	12573.595030427
4070-013-019	15619 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	R-3-P	Limited Density	MXD	HEU Site (RHNA	0	2434.700508100
4070-013-020	15601 CRENSH	Commercial	72	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	C-1	Restricted Busir	MXD	HEU Site (RHNA	141	33626.852118371
4070-013-020	15601 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	R-3-P	Limited Density	MXD	HEU Site (RHNA	0	6408.189545959
4070-013-021	15533 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	C-1	Restricted Busir	MXD	HEU Site (RHNA	195	46386.290079995
4070-013-021	15533 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Cc	R-3-P	Limited Density	MXD	HEU Site (RHNA	0	8623.006032627
4071-007-005	3351 MARINE A	Residential	81	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				53743.490953330
4071-007-020	14817 LEMOLI A	Residential	8	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				10556.822729400
4071-007-021	14813 LEMOLI A	Residential	5	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				7976.483098804
4071-007-022	14807 LEMOLI A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				7344.811050600
4071-007-033	14823 LEMOLI A	Residential	5	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				12213.17332511
4071-007-035	3331 MARINE A	Residential	60	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				43191.234493660
4071-007-036	3303 MARINE A	Residential	35	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				28895.378862760
4071-007-037	15017 LEMOLI A	Residential	16	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15632.009101130
4071-007-038	15011 LEMOLI A	Residential	16	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15626.869000050
4071-007-039	15003 LEMOLI A	Residential	32	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				31262.301750680
4071-007-040	14929 LEMOLI A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				12500.591898530
4071-007-041	14925 LEMOLI A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				12496.326600040
4071-007-042	14919 LEMOLI A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				12496.427449950

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4070-001-019	0.085440756	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-001-019	0.075500212	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-001-020	0.085434928	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-001-020	0.075476734	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-001-021	0.085409185	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-001-021	0.07544571	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-001-022	0.085400198	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-001-022	0.075424343	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-001-023	0.085382258	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-001-023	0.075380763	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-001-024	0.082059889	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-001-024	0.074242964	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-003-031	0.021111235			R-2	R-2	Two-Family Residence					
4070-012-017	0.728832864	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-012-017	0.131891204	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-012-035	0.487204623	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150	73.08069352	73	58.4	58
4070-012-035	0.029427296	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150	4.414094456	4	3.2	3
4070-012-036	0.695709303	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-012-036	0.179937925	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-013-016	0.85938157	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-013-017	0.239630183	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-013-017	0.047361302	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-013-018	0.720327177	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-013-018	0.140958672	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-013-019	0.288650024	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-013-019	0.055893033	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-013-020	0.771966302	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-013-020	0.147111789	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-013-021	1.064882692	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4070-013-021	0.19795698	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4071-007-005	1.233780784			R-4	R-4	Unlimited Residence					
4071-007-020	0.242351302			R-4	R-4	Unlimited Residence					
4071-007-021	0.183114855			R-4	R-4	Unlimited Residence					
4071-007-022	0.16861366			R-4	R-4	Unlimited Residence					
4071-007-033	0.28037588			R-4	R-4	Unlimited Residence					
4071-007-035	0.991534309			R-4	R-4	Unlimited Residence					
4071-007-036	0.663346622			R-4	R-4	Unlimited Residence					
4071-007-037	0.35886155			R-4	R-4	Unlimited Residence					
4071-007-038	0.358743549			R-4	R-4	Unlimited Residence					
4071-007-039	0.717683695			R-4	R-4	Unlimited Residence					
4071-007-040	0.286974102			R-4	R-4	Unlimited Residence					
4071-007-041	0.286876185			R-4	R-4	Unlimited Residence					
4071-007-042	0.2868785			R-4	R-4	Unlimited Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4071-007-043	14915 LEMOLI	Residential	5	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				12499.0881515
4071-007-044	14911 LEMOLI	Residential	5	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				12496.6804993
4071-007-047	14905 LEMOLI	Residential	33	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				31260.6303851
4071-007-048		Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2185.3246500
4071-007-049		Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				8721.9512500
4071-007-050	14829 LEMOLI	Residential	5	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15500.2624068
4071-007-050	14829 LEMOLI	Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	W	W - Water	A-1	Light Agricultural				1278.942907376
4071-007-053		Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	W	W - Water	A-1	Light Agricultural				33195.5206898
4071-007-053		Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	W	W - Water	R-3	Limited Density Multiple Residence				1111.6451201
4071-007-903		Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	W	W - Water	R-3	Limited Density Multiple Residence				17597.3149732
4071-007-903		Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	W	W - Water	A-1	Light Agricultural				15095.367952
4071-007-904		Government	0	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-2	Two-Family Residence				1340.6858280
4071-007-904		Government	0	South Bay Planr	ALONDRA PAR	General Plan 20	W	W - Water	R-2	Two-Family Residence				28127.6835085
4071-014-012	3225 W 147TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				6556.979078297
4071-014-013	3219 W 147TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5263.319400042
4071-014-014	3213 W 147TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5255.726300487
4071-014-015	3207 W 147TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5031.021199296
4071-014-017	14621 CHADRO	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5645.285400401
4071-014-020	14611 CHADRO	Residential	4	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				6412.651099265
4071-014-021	14607 CHADRO	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5118.905049826
4071-014-022		Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				517.2764999020
4071-014-126	14627 CHADRO	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5020.552028345
4071-014-127	14615 CHADRO	Residential	6	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				12189.74277979
4071-014-901		Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	W	W - Water	A-1	Light Agricultural				12909.0185996
4071-015-007	14800 LEMOLI	Residential	32	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				31240.7787976
4071-015-009	14818 LEMOLI	Residential	16	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15620.1773003
4071-015-010	14822 LEMOLI	Residential	5	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				14877.037423
4071-015-011	14830 LEMOLI	Residential	7	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				16366.504800
4071-015-012	14827 CHADRO	Residential	12	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15622.240202
4071-015-013	14823 CHADRO	Residential	17	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15624.949599
4071-015-014	14815 CHADRO	Residential	40	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				31241.845999
4071-015-015	14807 CHADRO	Residential	3	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15621.279748
4071-015-018	14715 CHADRO	Residential	32	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				31240.027615
4071-015-019	3228 W 147TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5250.607115
4071-015-020	3224 W 147TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5250.670312
4071-015-021	3218 W 147TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5250.748377
4071-015-022	3212 W 147TH	Residential	2	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5250.332727
4071-015-023	3208 W 147TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5197.891959
4071-015-024	3202 W 147TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5040.462240
4071-015-026	14733 CHADRO	Residential	40	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				44575.852696
4071-015-030	14810 1/4 LEMO	Residential	8	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				14963.099799
4071-015-031	3232 W 147TH	Residential	2	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				13126.755046
4071-015-031	3232 W 147TH	Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	W	W - Water	A-1	Light Agricultural				15087.583952

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4071-007-043	0.286939581			R-4	R-4	Unlimited Residence					
4071-007-044	0.286884309			R-4	R-4	Unlimited Residence					
4071-007-047	0.717645326			R-4	R-4	Unlimited Residence					
4071-007-048	0.050168151			R-4	R-4	Unlimited Residence					
4071-007-049	0.200228449			R-4	R-4	Unlimited Residence					
4071-007-050	0.355837062			R-4	R-4	Unlimited Residence					
4071-007-050	0.029360489			W	W	Watershed					
4071-007-053	0.762064295			W	W	Watershed					
4071-007-053	0.02551986			W	W	Watershed					
4071-007-903	0.403978764			W	W	Watershed					
4071-007-903	0.346541964			W	W	Watershed					
4071-007-904	0.030777912			R-4	R-4	Unlimited Residence					
4071-007-904	0.645722762			W	W	Watershed					
4071-014-012	0.150527527			R-4	R-4	Unlimited Residence					
4071-014-013	0.120829187			R-4	R-4	Unlimited Residence					
4071-014-014	0.120654874			R-4	R-4	Unlimited Residence					
4071-014-015	0.115496354			R-4	R-4	Unlimited Residence					
4071-014-017	0.12959792			R-4	R-4	Unlimited Residence					
4071-014-020	0.147214213			R-4	R-4	Unlimited Residence					
4071-014-021	0.11751389			R-4	R-4	Unlimited Residence					
4071-014-022	0.011875034			R-4	R-4	Unlimited Residence					
4071-014-126	0.115256015			R-4	R-4	Unlimited Residence					
4071-014-127	0.279837989			R-4	R-4	Unlimited Residence					
4071-014-901	0.296350289			W	W	Watershed					
4071-015-007	0.717189596			R-4	R-4	Unlimited Residence					
4071-015-009	0.358589929			R-4	R-4	Unlimited Residence					
4071-015-010	0.341529785			R-4	R-4	Unlimited Residence					
4071-015-011	0.375723251			R-4	R-4	Unlimited Residence					
4071-015-012	0.358637287			R-4	R-4	Unlimited Residence					
4071-015-013	0.358699486			R-4	R-4	Unlimited Residence					
4071-015-014	0.717214095			R-4	R-4	Unlimited Residence					
4071-015-015	0.358615238			R-4	R-4	Unlimited Residence					
4071-015-018	0.717172351			R-4	R-4	Unlimited Residence					
4071-015-019	0.120537353			R-4	R-4	Unlimited Residence					
4071-015-020	0.120538804			R-4	R-4	Unlimited Residence					
4071-015-021	0.120540596			R-4	R-4	Unlimited Residence					
4071-015-022	0.120531054			R-4	R-4	Unlimited Residence					
4071-015-023	0.11932718			R-4	R-4	Unlimited Residence					
4071-015-024	0.115713091			R-4	R-4	Unlimited Residence					
4071-015-026	1.023320769			R-4	R-4	Unlimited Residence					
4071-015-030	0.343505505			R-4	R-4	Unlimited Residence					
4071-015-031	0.30134883			R-4	R-4	Unlimited Residence					
4071-015-031	0.346363268			W	W	Watershed					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4071-015-032	14722 LEMOLI A	Residential	28	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				54558.4671852
4071-016-001	14900 LEMOLI A	Residential	16	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15623.0045124
4071-016-002	14906 LEMOLI A	Residential	9	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15622.9115535
4071-016-003	14916 LEMOLI A	Residential	32	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				31245.9162405
4071-016-004	14922 LEMOLI A	Residential	5	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15622.9675294
4071-016-006	15004 LEMOLI A	Residential	32	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				28270.0154390
4071-016-007	15012 LEMOLI A	Residential	25	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				34221.7114519
4071-016-009	3249 MARINE A	Residential	14	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				11807.4572827
4071-016-010	3245 MARINE A	Residential	4	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5590.525995871
4071-016-011	3243 MARINE A	Residential	4	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5592.199397064
4071-016-013	15017 CHADRC	Residential	16	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15619.8995665
4071-016-014	15011 CHADRC	Residential	16	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15621.1022482
4071-016-015	15001 CHADRC	Residential	21	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				41823.1362005
4071-016-016	14929 CHADRC	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5040.783650394
4071-016-017	14923 CHADRC	Residential	4	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15623.1457998
4071-016-018	14921 CHADRC	Residential	5	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15624.7776004
4071-016-019	14913 CHADRC	Residential	4	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15624.5113984
4071-016-020	14909 CHADRC	Residential	6	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15623.0302999
4071-016-021	14903 CHADRC	Residential	6	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15622.7641501
4071-016-026	3257 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1801.287049869
4071-016-027	3259 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1801.287049869
4071-016-028	3261 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1801.287049869
4071-016-030	3225 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2293.520059749
4071-016-031	3227 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2293.520059749
4071-016-032	3229 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2293.520059749
4071-016-033	3223 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2293.520059749
4071-016-034	3221 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2293.520059749
4071-016-035	3219 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2293.520059749
4071-016-036	3213 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2293.520059749
4071-016-037	3215 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2293.520059749
4071-016-038	3217 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2293.520059749
4071-016-039	3211 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2293.520059749
4071-016-040	3209 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2293.520059749
4071-016-041	3207 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2293.520059749
4071-016-043	14930 LEMOLI A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1496.670485232
4071-016-044	14930 LEMOLI A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1496.670485232
4071-016-045	14930 LEMOLI A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1496.670485232
4071-016-046	14930 LEMOLI A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1496.670485232
4071-016-047	14930 LEMOLI A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1496.670485232
4071-016-048	14930 LEMOLI A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1496.670485232
4071-016-049	14930 LEMOLI A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1496.670485232
4071-016-050	14930 LEMOLI A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1496.670485232
4071-016-051	14930 LEMOLI A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1496.670485232

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4071-015-032	1.252490064				W	Watershed					
4071-016-001	0.358654833			R-4	R-4	Unlimited Residence					
4071-016-002	0.358652699			R-4	R-4	Unlimited Residence					
4071-016-003	0.717307535			R-4	R-4	Unlimited Residence					
4071-016-004	0.358653984			R-4	R-4	Unlimited Residence					
4071-016-006	0.648990253			R-4	R-4	Unlimited Residence					
4071-016-007	0.785622393			R-4	R-4	Unlimited Residence					
4071-016-009	0.271061921			R-4	R-4	Unlimited Residence					
4071-016-010	0.128340817			R-4	R-4	Unlimited Residence					
4071-016-011	0.128379233			R-4	R-4	Unlimited Residence					
4071-016-013	0.358583553			R-4	R-4	Unlimited Residence					
4071-016-014	0.358611163			R-4	R-4	Unlimited Residence					
4071-016-015	0.960127094			R-4	R-4	Unlimited Residence					
4071-016-016	0.115720469			R-4	R-4	Unlimited Residence					
4071-016-017	0.358658076			R-4	R-4	Unlimited Residence					
4071-016-018	0.358695537			R-4	R-4	Unlimited Residence					
4071-016-019	0.358689426			R-4	R-4	Unlimited Residence					
4071-016-020	0.358655425			R-4	R-4	Unlimited Residence					
4071-016-021	0.358649315			R-4	R-4	Unlimited Residence					
4071-016-026	0.041351861			R-4	R-4	Unlimited Residence					
4071-016-027	0.041351861			R-4	R-4	Unlimited Residence					
4071-016-028	0.041351861			R-4	R-4	Unlimited Residence					
4071-016-030	0.052651976			R-4	R-4	Unlimited Residence					
4071-016-031	0.052651976			R-4	R-4	Unlimited Residence					
4071-016-032	0.052651976			R-4	R-4	Unlimited Residence					
4071-016-033	0.052651976			R-4	R-4	Unlimited Residence					
4071-016-034	0.052651976			R-4	R-4	Unlimited Residence					
4071-016-035	0.052651976			R-4	R-4	Unlimited Residence					
4071-016-036	0.052651976			R-4	R-4	Unlimited Residence					
4071-016-037	0.052651976			R-4	R-4	Unlimited Residence					
4071-016-038	0.052651976			R-4	R-4	Unlimited Residence					
4071-016-039	0.052651976			R-4	R-4	Unlimited Residence					
4071-016-040	0.052651976			R-4	R-4	Unlimited Residence					
4071-016-041	0.052651976			R-4	R-4	Unlimited Residence					
4071-016-043	0.034358827			R-4	R-4	Unlimited Residence					
4071-016-044	0.034358827			R-4	R-4	Unlimited Residence					
4071-016-045	0.034358827			R-4	R-4	Unlimited Residence					
4071-016-046	0.034358827			R-4	R-4	Unlimited Residence					
4071-016-047	0.034358827			R-4	R-4	Unlimited Residence					
4071-016-048	0.034358827			R-4	R-4	Unlimited Residence					
4071-016-049	0.034358827			R-4	R-4	Unlimited Residence					
4071-016-050	0.034358827			R-4	R-4	Unlimited Residence					
4071-016-051	0.034358827			R-4	R-4	Unlimited Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4071-016-052	14930 LEMOLI	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1496.670485232
4071-017-001	14900 CHADRC	Residential	8	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				13390.40380085
4071-017-002	14904 CHADRC	Residential	6	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				17851.88030006
4071-017-003	14910 CHADRC	Residential	20	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15621.88615085
4071-017-004	14920 CHADRC	Residential	8	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15618.65204951
4071-017-005	14922 CHADRC	Residential	7	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15622.84089954
4071-017-007	3153 MARINE A	Institutional	5	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				91945.99154155
4071-017-010	15001 CRENSH	Residential	109	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	108	54996.04829220
4071-017-012	14911 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	50	13764.73873209
4071-017-018	3129 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1518.590212252
4071-017-019	3129 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1518.590212252
4071-017-020	3129 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1518.590212252
4071-017-021	3129 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1518.590212252
4071-017-022	3129 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1518.590212252
4071-017-023	3129 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1518.590212252
4071-017-024	3129 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1518.590212252
4071-017-025	3129 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1518.590212252
4071-017-026	3129 MARINE A	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1518.590212252
4071-017-027	14919 CRENSH	Commercial	1	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	48	13366.81504139
4071-017-028	14909 CRENSH	Commercial	1	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	95	26753.41709000
4071-017-031	3121 MARINE A	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	112	30539.30857594
4071-017-032		Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	77	20950.24285902
4071-018-001	3154 W 147TH	Residential	3	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5043.413748910
4071-018-002	3148 W 147TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5204.133234345
4071-018-003	3144 W 147TH	Residential	2	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5257.574900267
4071-018-004	3140 W 147TH	Residential	2	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5255.450637932
4071-018-005	3134 W 147TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5253.091372321
4071-018-006	3128 W 147TH	Residential	2	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5250.975637720
4071-018-007	14712 CHADRC	Residential	4	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15620.85656836
4071-018-008	14716 CHADRC	Residential	4	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15620.59924833
4071-018-011	14800 CHADRC	Residential	32	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				31241.79426340
4071-018-012	14812 CHADRC	Residential	38	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				31240.70590007
4071-018-013	14822 CHADRC	Residential	20	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15621.61994850
4071-018-014	14830 CHADRC	Residential	12	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15620.39900005
4071-018-015	14831 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		2927.945524731
4071-018-016	14827 CRENSH	Commercial	2	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	88	24631.26427551
4071-018-017	14815 CRENSH	Residential	38	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	68	27574.91723144
4071-018-018	14809 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	99	27596.17052544
4071-018-019	14729 CRENSH	Commercial	3	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	46	13499.74983651
4071-018-024	14724 CHADRC	Residential	19	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				31239.78980034
4071-018-025	3112 W 147TH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	43	11859.04269194
4071-018-026	14701 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	57	15725.30069499
4071-018-027	14711 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	143	40180.94599510

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4071-016-052	0.034358827			R-4	R-4	Unlimited Residence					
4071-017-001	0.307401373			R-4	R-4	Unlimited Residence					
4071-017-002	0.40982278			R-4	R-4	Unlimited Residence					
4071-017-003	0.358629159			R-4	R-4	Unlimited Residence					
4071-017-004	0.358554914			R-4	R-4	Unlimited Residence					
4071-017-005	0.358651077			R-4	R-4	Unlimited Residence					
4071-017-007	2.110789521			R-4	R-4	Unlimited Residence					
4071-017-010	1.262535544	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4071-017-012	0.31599492	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4071-017-018	0.034862034			R-4	R-4	Unlimited Residence					
4071-017-019	0.034862034			R-4	R-4	Unlimited Residence					
4071-017-020	0.034862034			R-4	R-4	Unlimited Residence					
4071-017-021	0.034862034			R-4	R-4	Unlimited Residence					
4071-017-022	0.034862034			R-4	R-4	Unlimited Residence					
4071-017-023	0.034862034			R-4	R-4	Unlimited Residence					
4071-017-024	0.034862034			R-4	R-4	Unlimited Residence					
4071-017-025	0.034862034			R-4	R-4	Unlimited Residence					
4071-017-026	0.034862034			R-4	R-4	Unlimited Residence					
4071-017-027	0.306859849	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4071-017-028	0.614173946	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4071-017-031	0.701086055	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4071-017-032	0.480951397	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4071-018-001	0.115780848			R-4	R-4	Unlimited Residence					
4071-018-002	0.11947046			R-4	R-4	Unlimited Residence					
4071-018-003	0.120697312			R-4	R-4	Unlimited Residence					
4071-018-004	0.120648545			R-4	R-4	Unlimited Residence					
4071-018-005	0.120594384			R-4	R-4	Unlimited Residence					
4071-018-006	0.120545814			R-4	R-4	Unlimited Residence					
4071-018-007	0.358605523			R-4	R-4	Unlimited Residence					
4071-018-008	0.358599615			R-4	R-4	Unlimited Residence					
4071-018-011	0.717212908			R-4	R-4	Unlimited Residence					
4071-018-012	0.717187922			R-4	R-4	Unlimited Residence					
4071-018-013	0.358623047			R-4	R-4	Unlimited Residence					
4071-018-014	0.358595018			R-4	R-4	Unlimited Residence					
4071-018-015	0.06721638	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150	10.08245704	10	8	8
4071-018-016	0.565456021	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4071-018-017	0.633032994	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4071-018-018	0.633520903	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4071-018-019	0.309911612	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4071-018-024	0.717166892			R-4	R-4	Unlimited Residence					
4071-018-025	0.272246159	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4071-018-026	0.36100323	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
4071-018-027	0.922427594	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4071-019-007	3139 W 145TH	Residential	4	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				6629.888174698
4071-019-008	3145 W 145TH	Residential	4	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				12191.35812464
4071-019-011	14614 CHADRC	Residential	16	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15620.5994505
4071-019-012	14618 CHADRC	Residential	16	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15594.41810014
4071-019-013	3157 W 147TH	Residential	3	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5351.11740052
4071-019-014	3151 W 147TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5164.175299263
4071-019-015	3147 W 147TH	Residential	2	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5164.649000293
4071-019-016	3141 W 147TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5162.688999972
4071-019-017	3137 W 147TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5160.728999650
4071-019-018	3131 W 147TH	Residential	3	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				5336.686699432
4071-019-021	14605 CRENSH	Commercial	48	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	99	27739.8157000
4071-019-022	14517 CRENSH	Institutional	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	196	55599.32245044
4071-019-024	14425 CRENSH	Commercial	1	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	49	13915.17680062
4071-019-025	14423 CRENSH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	50	13939.99441085
4071-019-025	14423 CRENSH	Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	W	W - Water	C-3	General Comme	MXD	HEU Site (RHNA	0	11.435471719750
4071-019-027	14526 CHADRC	Residential	2	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				7023.727187771
4071-019-033	14615 CRENSH	Commercial	2	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	46	13143.81789898
4071-019-034	14627 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	48	13120.18134945
4071-019-035	3127 W 147TH	Industrial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	104	29277.34685004
4071-019-037		Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				255.6998350499
4071-019-039	14602 CHADRC	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				9107.444999784
4071-019-041	3134 W 145TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1457.062854481
4071-019-042	3134 W 145TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1457.062854481
4071-019-043	3134 W 145TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1457.062854481
4071-019-044	3134 W 145TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1457.062854481
4071-019-045	3134 W 145TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1457.062854481
4071-019-046	3134 W 145TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1457.062854481
4071-019-047	3134 W 145TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1457.062854481
4071-019-048	3134 W 145TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1457.062854481
4071-019-049	3134 W 145TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1457.062854481
4071-019-050	3134 W 145TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1457.062854481
4071-019-051	3134 W 145TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1457.062854481
4071-019-052	3134 W 145TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1457.062854481
4071-019-053	3134 W 145TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1457.062854481
4071-019-054	3134 W 145TH	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				1457.062854481
4071-019-057	3131 W 145TH	Residential	8	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				12082.82284677
4071-019-058		Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				15399.48113811
4071-019-900	14433 CRENSH	Government	0	South Bay Planr	ALONDRA PAR	General Plan 20	P	P - Public and S	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		27296.71262098
4071-019-900	14433 CRENSH	Government	0	South Bay Planr	ALONDRA PAR	General Plan 20	P	P - Public and S	B-1	Buffer Strip	MXD	HEU Site (Not RHNA Eligible)		524.9687021782
4071-020-016	14327 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	48	13481.74604932
4071-020-024	14413 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	CG	CG - General Co	C-3	General Comme	MXD	HEU Site (RHNA	99	22035.57904212
4071-020-024	14413 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	W	W - Water	B-1	Buffer Strip	MXD	HEU Site (RHNA	0	525.6431894279
4071-020-024	14413 CRENSH	Commercial	0	South Bay Planr	ALONDRA PAR	General Plan 20	W	W - Water	M-1	Light Manufactu	MXD	HEU Site (RHNA	0	5254.389870011

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4071-019-007	0.15220129			R-4	R-4	Unlimited Residence					
4071-019-008	0.279875072			R-4	R-4	Unlimited Residence					
4071-019-011	0.35859962			R-4	R-4	Unlimited Residence					
4071-019-012	0.357998579			R-4	R-4	Unlimited Residence					
4071-019-013	0.122844752			R-4	R-4	Unlimited Residence					
4071-019-014	0.118553152			R-4	R-4	Unlimited Residence					
4071-019-015	0.118564027			R-4	R-4	Unlimited Residence					
4071-019-016	0.118519031			R-4	R-4	Unlimited Residence					
4071-019-017	0.118474036			R-4	R-4	Unlimited Residence					
4071-019-018	0.122513469			R-4	R-4	Unlimited Residence					
4071-019-021	0.636818542	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4071-019-022	1.276384813	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4071-019-024	0.319448503	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4071-019-025	0.320018237	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4071-019-025	0.000262522	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4071-019-027	0.161242589			R-4	R-4	Unlimited Residence					
4071-019-033	0.301740539	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4071-019-034	0.301197919	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4071-019-035	0.672115401	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4071-019-037	0.00587006			R-4	R-4	Unlimited Residence					
4071-019-039	0.209078168			R-4	R-4	Unlimited Residence					
4071-019-041	0.03344956			R-4	R-4	Unlimited Residence					
4071-019-042	0.03344956			R-4	R-4	Unlimited Residence					
4071-019-043	0.03344956			R-4	R-4	Unlimited Residence					
4071-019-044	0.03344956			R-4	R-4	Unlimited Residence					
4071-019-045	0.03344956			R-4	R-4	Unlimited Residence					
4071-019-046	0.03344956			R-4	R-4	Unlimited Residence					
4071-019-047	0.03344956			R-4	R-4	Unlimited Residence					
4071-019-048	0.03344956			R-4	R-4	Unlimited Residence					
4071-019-049	0.03344956			R-4	R-4	Unlimited Residence					
4071-019-050	0.03344956			R-4	R-4	Unlimited Residence					
4071-019-051	0.03344956			R-4	R-4	Unlimited Residence					
4071-019-052	0.03344956			R-4	R-4	Unlimited Residence					
4071-019-053	0.03344956			R-4	R-4	Unlimited Residence					
4071-019-054	0.03344956			R-4	R-4	Unlimited Residence					
4071-019-057	0.277383445			R-4	R-4	Unlimited Residence					
4071-019-058	0.353523442			R-4	R-4	Unlimited Residence					
4071-019-900	0.626646295	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	93.99694429	93	74.4	74
4071-019-900	0.012051623	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	1.807743465	1	0.8	0
4071-020-016	0.309498302	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4071-020-024	0.505867287	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4071-020-024	0.012067107	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4071-020-024	0.120624194	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4071-020-025	3120 W ROSEC	Industrial	8	South Bay Planr	ALONDRA PAR	General Plan 20	W	W - Water	M-1	Light Manufacturing				22942.3342692
4071-020-025	3120 W ROSEC	Industrial	0	South Bay Planr	ALONDRA PAR	General Plan 20	W	W - Water	B-1	Buffer Strip				365.638500807
4071-020-901		Residential	0	South Bay Planr	ALONDRA PAR	General Plan 20	W	W - Water	A-1	Light Agricultural				10726.9538259
4073-001-016	15220 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6604.50718716
4073-001-017	15214 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6600.12989593
4073-001-018	15208 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6595.136684186
4073-002-014	15344 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6419.676844903
4073-002-015	15338 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6613.26609145
4073-002-016	15332 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6612.514946678
4073-002-017	15326 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6611.536661453
4073-002-018	15320 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6611.317923134
4073-002-019	15314 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6610.22742352
4073-002-020	15308 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6609.738142081
4073-002-021	15302 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6609.141662278
4073-002-022	15238 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6608.780546500
4073-002-023	15232 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6604.397717581
4073-002-024	15226 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6602.731869939
4073-028-018	15620 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6599.805649298
4073-028-019	15614 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6707.558451049
4073-028-020	15608 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6602.018649485
4073-028-021	15602 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6601.266149937
4073-028-022	15526 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6712.275200394
4073-028-023	15520 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6603.434950392
4073-028-024	15514 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6595.87140025
4073-028-025	15508 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6707.662299751
4073-028-026	15502 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6601.553550906
4073-028-027	15430 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6599.055950385
4073-028-028	15424 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6708.660799824
4073-028-029	15418 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6603.905849734
4073-028-030	15412 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6595.768099473
4073-028-031	15404 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6834.775025549
4073-029-024	3803 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6037.203355131
4073-029-025	3807 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5250.262249985
4073-029-026	3813 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5248.868627286
4073-029-027	3819 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5250.748350284
4073-029-028	3823 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5251.542449145
4073-029-029	3827 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5252.824500617
4073-029-030	3833 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5253.064199998
4073-029-031	3837 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5253.026000350
4073-029-032	3843 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5253.029049982
4073-029-033	3849 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5253.978850139
4073-029-034	3853 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5253.550250261
4073-029-035	3859 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5253.504699498

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4071-020-025	0.526683523			W	W	Watershed					
4071-020-025	0.008393905			W	W	Watershed					
4071-020-901	0.246256975			W	W	Watershed					
4073-001-016	0.151618622	H18	H18 - Residential 18				18	2.729135201	2	1.6	1
4073-001-017	0.151518134	H18	H18 - Residential 18				18	2.727326403	2	1.6	1
4073-001-018	0.151403505	H18	H18 - Residential 18				18	2.725263093	2	1.6	1
4073-002-014	0.147375501	H18	H18 - Residential 18				18	2.652759027	2	1.6	1
4073-002-015	0.151819699	H18	H18 - Residential 18				18	2.732754583	2	1.6	1
4073-002-016	0.151802455	H18	H18 - Residential 18				18	2.732444193	2	1.6	1
4073-002-017	0.151779997	H18	H18 - Residential 18				18	2.732039943	2	1.6	1
4073-002-018	0.151774975	H18	H18 - Residential 18				18	2.731949555	2	1.6	1
4073-002-019	0.151749941	H18	H18 - Residential 18				18	2.731498935	2	1.6	1
4073-002-020	0.151738708	H18	H18 - Residential 18				18	2.731296753	2	1.6	1
4073-002-021	0.151725015	H18	H18 - Residential 18				18	2.731050274	2	1.6	1
4073-002-022	0.151716725	H18	H18 - Residential 18				18	2.730901052	2	1.6	1
4073-002-023	0.151616109	H18	H18 - Residential 18				18	2.729089966	2	1.6	1
4073-002-024	0.151577867	H18	H18 - Residential 18				18	2.728401599	2	1.6	1
4073-028-018	0.15151069	H18	H18 - Residential 18				18	2.727192417	2	1.6	1
4073-028-019	0.153984354	H18	H18 - Residential 18				18	2.771718368	2	1.6	1
4073-028-020	0.151561493	H18	H18 - Residential 18				18	2.72810688	2	1.6	1
4073-028-021	0.151544218	H18	H18 - Residential 18				18	2.72779593	2	1.6	1
4073-028-022	0.154092635	H18	H18 - Residential 18				18	2.773667438	2	1.6	1
4073-028-023	0.151594007	H18	H18 - Residential 18				18	2.728692128	2	1.6	1
4073-028-024	0.151420372	H18	H18 - Residential 18				18	2.725566694	2	1.6	1
4073-028-025	0.153986738	H18	H18 - Residential 18				18	2.771761281	2	1.6	1
4073-028-026	0.151550816	H18	H18 - Residential 18				18	2.72791469	2	1.6	1
4073-028-027	0.151493479	H18	H18 - Residential 18				18	2.726882624	2	1.6	1
4073-028-028	0.15400966	H18	H18 - Residential 18				18	2.772173884	2	1.6	1
4073-028-029	0.151604817	H18	H18 - Residential 18				18	2.728886715	2	1.6	1
4073-028-030	0.151418	H18	H18 - Residential 18				18	2.725524008	2	1.6	1
4073-028-031	0.156904844	H18	H18 - Residential 18				18	2.824287201	2	1.6	1
4073-029-024	0.138595118	H18	H18 - Residential 18				18	2.49471213	2	1.6	1
4073-029-025	0.120529436	H18	H18 - Residential 18				18	2.169529855	2	1.6	1
4073-029-026	0.120497443	H18	H18 - Residential 18				18	2.168953978	2	1.6	1
4073-029-027	0.120540596	H18	H18 - Residential 18				18	2.169730723	2	1.6	1
4073-029-028	0.120558826	H18	H18 - Residential 18				18	2.170058863	2	1.6	1
4073-029-029	0.120588258	H18	H18 - Residential 18				18	2.170588637	2	1.6	1
4073-029-030	0.12059376	H18	H18 - Residential 18				18	2.170687686	2	1.6	1
4073-029-031	0.120592883	H18	H18 - Residential 18				18	2.170671901	2	1.6	1
4073-029-032	0.120592953	H18	H18 - Residential 18				18	2.170673161	2	1.6	1
4073-029-033	0.120614758	H18	H18 - Residential 18				18	2.171065641	2	1.6	1
4073-029-034	0.120604919	H18	H18 - Residential 18				18	2.170888533	2	1.6	1
4073-029-035	0.120603873	H18	H18 - Residential 18				18	2.170869711	2	1.6	1

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4073-029-036	3863 MANHATT	Residential	2	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5252.25724994
4073-029-037	3903 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5252.52270010
4073-029-038	3907 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5251.97885097
4073-029-039	3913 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5252.05014941
4073-029-040	3919 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5251.01050003
4073-029-041	3923 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5250.99325040
4073-029-042	3929 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5250.78295026
4073-029-043	3933 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5250.05599921
4073-029-044	3937 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5250.40625044
4073-029-045	3943 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5250.05599962
4073-029-046	3947 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5249.44074996
4073-029-047	3953 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				5250.08175038
4073-029-048	3959 MANHATT	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6045.76392306
4073-029-049	15714 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6731.90769959
4073-029-050	15708 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6608.36215000
4073-029-051	15702 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6716.29825042
4073-029-052	15626 PRAIRIE	Residential	1	South Bay Planr	ALONDRA PAR	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6605.95915027
4074-027-908	16400 S PRARI	Recreational	0	South Bay Planr	ALONDRA PAR	General Plan 20	OS-PR	OS-PR - Parks a	A-1	Light Agricultural				8837874.40322
4140-002-051		Residential	0	South Bay Planr	DEL AIRE	General Plan 2035								12628.13018162
4140-003-003		Residential	0	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				2699.99438406
4140-003-004	5532 W 117TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7560.07061023
4140-003-005	5526 W 117TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7560.02573907
4140-003-006	5518 W 117TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				10259.9074871
4140-003-007	5512 W 117TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7560.00813128
4140-003-008	5506 W 117TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6885.00745159
4140-003-009	5500 W 117TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6884.96569694
4140-003-010	5456 W 117TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6885.01970471
4140-003-011	5450 W 117TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6884.93540264
4140-003-012	5446 W 117TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8910.00416556
4140-003-013	5440 W 117TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8910.01629347
4140-003-014	5432 W 117TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8910.02825861
4140-003-015	5426 W 117TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8910.04173124
4140-003-016	5418 W 117TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8910.04237499
4140-003-017	5412 W 117TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8909.95790008
4140-003-020	5401 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6884.99870593
4140-003-021	5407 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6885.00037780
4140-003-022	5413 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8909.89141612
4140-003-023	5421 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8909.96056849
4140-003-024	5427 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8909.97952140
4140-003-025	5433 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8910.01077117
4140-003-029	5457 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6885.00312953
4140-003-030	11723 JUDAH A	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6885.01429539
4140-003-031	5507 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6885.03172031

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4073-029-036	0.120575235	H18	H18 - Residential 18				18	2.170354236	2	1.6	1
4073-029-037	0.120581329	H18	H18 - Residential 18				18	2.170463926	2	1.6	1
4073-029-038	0.120568844	H18	H18 - Residential 18				18	2.170239195	2	1.6	1
4073-029-039	0.120570481	H18	H18 - Residential 18				18	2.170268657	2	1.6	1
4073-029-040	0.120546614	H18	H18 - Residential 18				18	2.16983905	2	1.6	1
4073-029-041	0.120546218	H18	H18 - Residential 18				18	2.169831922	2	1.6	1
4073-029-042	0.12054139	H18	H18 - Residential 18				18	2.169745021	2	1.6	1
4073-029-043	0.120524702	H18	H18 - Residential 18				18	2.169444628	2	1.6	1
4073-029-044	0.120532742	H18	H18 - Residential 18				18	2.16958936	2	1.6	1
4073-029-045	0.120524702	H18	H18 - Residential 18				18	2.169444628	2	1.6	1
4073-029-046	0.120510577	H18	H18 - Residential 18				18	2.169190393	2	1.6	1
4073-029-047	0.120525293	H18	H18 - Residential 18				18	2.169455269	2	1.6	1
4073-029-048	0.138791642	H18	H18 - Residential 18				18	2.498249555	2	1.6	1
4073-029-049	0.154543336	H18	H18 - Residential 18				18	2.781780041	2	1.6	1
4073-029-050	0.15170712	H18	H18 - Residential 18				18	2.730728161	2	1.6	1
4073-029-051	0.154184992	H18	H18 - Residential 18				18	2.775329856	2	1.6	1
4073-029-052	0.151651955	H18	H18 - Residential 18				18	2.729735186	2	1.6	1
4074-027-908	202.8896787			O-S	O-S	Open Space					
4140-002-051	0.289901978	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150	43.48529677	43	34.4	34
4140-003-003	0.061983342	H30	H30 - Residential 30		R-3	Limited Density	30	1.859500265	1	0.8	0
4140-003-004	0.17355534	H30	H30 - Residential 30		R-3	Limited Density	30	5.2066602	5	4	4
4140-003-005	0.17355431	H30	H30 - Residential 30		R-3	Limited Density	30	5.206629297	5	4	4
4140-003-006	0.235535066	H30	H30 - Residential 30		R-3	Limited Density	30	7.066051988	7	5.6	5
4140-003-007	0.173553906	H30	H30 - Residential 30		R-3	Limited Density	30	5.20661717	5	4	4
4140-003-008	0.158058022	H30	H30 - Residential 30		R-3	Limited Density	30	4.741740669	4	3.2	3
4140-003-009	0.158057064	H30	H30 - Residential 30		R-3	Limited Density	30	4.741711912	4	3.2	3
4140-003-010	0.158058304	H30	H30 - Residential 30		R-3	Limited Density	30	4.741749108	4	3.2	3
4140-003-011	0.158056368	H30	H30 - Residential 30		R-3	Limited Density	30	4.741691049	4	3.2	3
4140-003-012	0.20454555	H30	H30 - Residential 30		R-3	Limited Density	30	6.136366505	6	4.8	4
4140-003-013	0.204545829	H30	H30 - Residential 30		R-3	Limited Density	30	6.136374858	6	4.8	4
4140-003-014	0.204546103	H30	H30 - Residential 30		R-3	Limited Density	30	6.136383098	6	4.8	4
4140-003-015	0.204546413	H30	H30 - Residential 30		R-3	Limited Density	30	6.136392377	6	4.8	4
4140-003-016	0.204546427	H30	H30 - Residential 30		R-3	Limited Density	30	6.13639282	6	4.8	4
4140-003-017	0.204544488	H30	H30 - Residential 30		R-3	Limited Density	30	6.136334642	6	4.8	4
4140-003-020	0.158057822	H30	H30 - Residential 30		R-3	Limited Density	30	4.741734646	4	3.2	3
4140-003-021	0.15805786	H30	H30 - Residential 30		R-3	Limited Density	30	4.741735797	4	3.2	3
4140-003-022	0.204542962	H30	H30 - Residential 30		R-3	Limited Density	30	6.136288854	6	4.8	4
4140-003-023	0.204544549	H30	H30 - Residential 30		R-3	Limited Density	30	6.13633648	6	4.8	4
4140-003-024	0.204544984	H30	H30 - Residential 30		R-3	Limited Density	30	6.136349533	6	4.8	4
4140-003-025	0.204545702	H30	H30 - Residential 30		R-3	Limited Density	30	6.136371055	6	4.8	4
4140-003-029	0.158057923	H30	H30 - Residential 30		R-3	Limited Density	30	4.741737693	4	3.2	3
4140-003-030	0.158058179	H30	H30 - Residential 30		R-3	Limited Density	30	4.741745383	4	3.2	3
4140-003-031	0.158058579	H30	H30 - Residential 30		R-3	Limited Density	30	4.741757383	4	3.2	3

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4140-003-032	5513 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8909.98142945
4140-003-033	5521 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8909.99941703
4140-003-034	5525 W 118TH	Residential	4	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8910.02051125
4140-003-035	5531 W 118TH	Residential	6	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8910.05122798
4140-003-037	5445 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				9179.95211328
4140-003-038	5441 W 118TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8639.98008420
4140-003-039	5453 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6885.00145803
4140-003-040	5400 W 117TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6885.03314687
4140-003-041	5406 W 117TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6885.03264999
4140-004-006	5534 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8219.34970622
4140-004-007	5528 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7964.67455830
4140-004-008	5522 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7964.49379486
4140-004-009	5516 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7964.22055249
4140-004-010	5510 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7964.10367853
4140-004-011	5500 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7878.73237501
4140-004-012	5501 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7870.53092598
4140-004-013	5509 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7965.88431257
4140-004-014	5515 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7965.59721181
4140-004-015	5521 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7965.47346618
4140-004-016	5527 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7965.34971987
4140-004-017	5533 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8229.08926963
4140-004-018	5454 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7743.34886243
4140-004-019	5448 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.90529631
4140-004-020	5442 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.87940727
4140-004-021	5436 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.77221714
4140-004-022	5430 W 118TH	Residential	3	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.64563074
4140-004-023	5424 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.53617186
4140-004-024	5420 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.42761197
4140-004-025	5414 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.21659825
4140-004-026	5408 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.17442818
4140-004-027	5400 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7789.12130459
4140-004-028	5401 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7785.09422050
4140-004-029	5409 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.83912738
4140-004-030	5413 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.64496390
4140-004-031	5421 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.60203812
4140-004-032	5425 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.47515812
4140-004-033	5431 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.35072406
4140-004-034	5437 W 118TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.23787807
4140-004-035	5443 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.14881269
4140-004-036	5449 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7828.95576017
4140-004-037	5455 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7750.85683881
4140-005-005	5532 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8208.63342520
4140-005-006	5526 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7964.71976455

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4140-003-032	0.204545028	H30	H30 - Residential 30		R-3	Limited Density	30	6.136350847	6	4.8	4
4140-003-033	0.204545441	H30	H30 - Residential 30		R-3	Limited Density	30	6.136363235	6	4.8	4
4140-003-034	0.204545925	H30	H30 - Residential 30		R-3	Limited Density	30	6.136377763	6	4.8	4
4140-003-035	0.204546631	H30	H30 - Residential 30		R-3	Limited Density	30	6.136398917	6	4.8	4
4140-003-037	0.210742702	H30	H30 - Residential 30		R-3	Limited Density	30	6.32228107	6	4.8	4
4140-003-038	0.19834665	H30	H30 - Residential 30		R-3	Limited Density	30	5.950399507	5	4	4
4140-003-039	0.158057885	H30	H30 - Residential 30		R-3	Limited Density	30	4.741736541	4	3.2	3
4140-003-040	0.158058612	H30	H30 - Residential 30		R-3	Limited Density	30	4.741758366	4	3.2	3
4140-003-041	0.158058601	H30	H30 - Residential 30		R-3	Limited Density	30	4.741758023	4	3.2	3
4140-004-006	0.188690305	H30	H30 - Residential 30		R-3	Limited Density	30	5.660709164	5	4	4
4140-004-007	0.182843769	H30	H30 - Residential 30		R-3	Limited Density	30	5.485313057	5	4	4
4140-004-008	0.182839619	H30	H30 - Residential 30		R-3	Limited Density	30	5.485188564	5	4	4
4140-004-009	0.182833346	H30	H30 - Residential 30		R-3	Limited Density	30	5.485000381	5	4	4
4140-004-010	0.182830663	H30	H30 - Residential 30		R-3	Limited Density	30	5.484919889	5	4	4
4140-004-011	0.180870808	H30	H30 - Residential 30		R-3	Limited Density	30	5.426124225	5	4	4
4140-004-012	0.180682528	H30	H30 - Residential 30		R-3	Limited Density	30	5.420475844	5	4	4
4140-004-013	0.182871541	H30	H30 - Residential 30		R-3	Limited Density	30	5.486146221	5	4	4
4140-004-014	0.18286495	H30	H30 - Residential 30		R-3	Limited Density	30	5.485948493	5	4	4
4140-004-015	0.182862109	H30	H30 - Residential 30		R-3	Limited Density	30	5.485863269	5	4	4
4140-004-016	0.182859268	H30	H30 - Residential 30		R-3	Limited Density	30	5.485778044	5	4	4
4140-004-017	0.188913895	H30	H30 - Residential 30		R-3	Limited Density	30	5.667416852	5	4	4
4140-004-018	0.17776283	H30	H30 - Residential 30		R-3	Limited Density	30	5.332884891	5	4	4
4140-004-019	0.179772849	H30	H30 - Residential 30		R-3	Limited Density	30	5.393185466	5	4	4
4140-004-020	0.179772255	H30	H30 - Residential 30		R-3	Limited Density	30	5.393167636	5	4	4
4140-004-021	0.179769794	H30	H30 - Residential 30		R-3	Limited Density	30	5.393093813	5	4	4
4140-004-022	0.179766888	H30	H30 - Residential 30		R-3	Limited Density	30	5.393006633	5	4	4
4140-004-023	0.179764375	H30	H30 - Residential 30		R-3	Limited Density	30	5.392931248	5	4	4
4140-004-024	0.179761883	H30	H30 - Residential 30		R-3	Limited Density	30	5.392856482	5	4	4
4140-004-025	0.179757039	H30	H30 - Residential 30		R-3	Limited Density	30	5.392711156	5	4	4
4140-004-026	0.17975607	H30	H30 - Residential 30		R-3	Limited Density	30	5.392682113	5	4	4
4140-004-027	0.17881362	H30	H30 - Residential 30		R-3	Limited Density	30	5.364408612	5	4	4
4140-004-028	0.178721171	H30	H30 - Residential 30		R-3	Limited Density	30	5.361635138	5	4	4
4140-004-029	0.179748373	H30	H30 - Residential 30		R-3	Limited Density	30	5.39245119	5	4	4
4140-004-030	0.179743916	H30	H30 - Residential 30		R-3	Limited Density	30	5.392317468	5	4	4
4140-004-031	0.17974293	H30	H30 - Residential 30		R-3	Limited Density	30	5.392287905	5	4	4
4140-004-032	0.179740017	H30	H30 - Residential 30		R-3	Limited Density	30	5.392200522	5	4	4
4140-004-033	0.179737161	H30	H30 - Residential 30		R-3	Limited Density	30	5.392114824	5	4	4
4140-004-034	0.17973457	H30	H30 - Residential 30		R-3	Limited Density	30	5.392037106	5	4	4
4140-004-035	0.179732526	H30	H30 - Residential 30		R-3	Limited Density	30	5.391975766	5	4	4
4140-004-036	0.179728094	H30	H30 - Residential 30		R-3	Limited Density	30	5.39184281	5	4	4
4140-004-037	0.177935189	H30	H30 - Residential 30		R-3	Limited Density	30	5.338055674	5	4	4
4140-005-005	0.188444294	H30	H30 - Residential 30		R-3	Limited Density	30	5.653328805	5	4	4
4140-005-006	0.182844806	H30	H30 - Residential 30		R-3	Limited Density	30	5.48534419	5	4	4

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4140-005-007	5520 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7964.475336080
4140-005-008	5514 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7964.28515443
4140-005-009	5508 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7964.08132137
4140-005-010	5500 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7878.57975310
4140-005-011	5501 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7870.51980236
4140-005-012	5509 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7965.90029688
4140-005-013	5515 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7965.71592161
4140-005-014	5521 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7965.42882345
4140-005-015	5527 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7965.31182200
4140-005-016	5533 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				8218.28164704
4140-005-017	5456 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7754.40816889
4140-005-018	5448 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7831.02409280
4140-005-019	5442 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.78440262
4140-005-020	5436 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.75996415
4140-005-021	5430 W 118TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.65205743
4140-005-022	5426 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.48215075
4140-005-023	5420 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.45449918
4140-005-024	5414 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.30323365
4140-005-025	5408 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.09230807
4140-005-026	5402 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7799.82944149
4140-005-027	5403 W 119TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7795.90394775
4140-005-028	5409 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.74261726
4140-005-029	5415 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.70205909
4140-005-030	5421 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.59324583
4140-005-031	5425 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.48248031
4140-005-032	5431 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.33863045
4140-005-033	5437 W 119TH	Residential	0	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.23117451
4140-005-034	5443 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.03629323
4140-005-035	5449 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7828.99519387
4140-005-036	5455 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7762.58189131
4140-006-003	5500 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6778.66263781
4140-006-004	5508 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6884.23694120
4140-006-005	5512 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6884.28520423
4140-006-006	5518 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6884.35969167
4140-006-007	5522 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6884.63611367
4140-006-008	5528 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6884.74408524
4140-006-009	5532 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6884.94227686
4140-006-010	5533 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6885.08059722
4140-006-011	5527 W 119TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6885.24199432
4140-006-012	5523 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6885.40136955
4140-006-013	5517 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6885.47636265
4140-006-014	5513 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6885.68610249
4140-006-015	5509 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6885.79928030

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4140-005-007	0.182839195	H30	H30 - Residential 30		R-3	Limited Density	30	5.485175851	5	4	4
4140-005-008	0.182834829	H30	H30 - Residential 30		R-3	Limited Density	30	5.485044872	5	4	4
4140-005-009	0.18283015	H30	H30 - Residential 30		R-3	Limited Density	30	5.484904491	5	4	4
4140-005-010	0.180867304	H30	H30 - Residential 30		R-3	Limited Density	30	5.426019114	5	4	4
4140-005-011	0.180682273	H30	H30 - Residential 30		R-3	Limited Density	30	5.420468183	5	4	4
4140-005-012	0.182871908	H30	H30 - Residential 30		R-3	Limited Density	30	5.486157229	5	4	4
4140-005-013	0.182867675	H30	H30 - Residential 30		R-3	Limited Density	30	5.486030249	5	4	4
4140-005-014	0.182861084	H30	H30 - Residential 30		R-3	Limited Density	30	5.485832523	5	4	4
4140-005-015	0.182858398	H30	H30 - Residential 30		R-3	Limited Density	30	5.485751944	5	4	4
4140-005-016	0.188665786	H30	H30 - Residential 30		R-3	Limited Density	30	5.659973586	5	4	4
4140-005-017	0.178016716	H30	H30 - Residential 30		R-3	Limited Density	30	5.340501494	5	4	4
4140-005-018	0.179775576	H30	H30 - Residential 30		R-3	Limited Density	30	5.393267282	5	4	4
4140-005-019	0.179770074	H30	H30 - Residential 30		R-3	Limited Density	30	5.393102206	5	4	4
4140-005-020	0.179769512	H30	H30 - Residential 30		R-3	Limited Density	30	5.393085375	5	4	4
4140-005-021	0.179767035	H30	H30 - Residential 30		R-3	Limited Density	30	5.393011059	5	4	4
4140-005-022	0.179763135	H30	H30 - Residential 30		R-3	Limited Density	30	5.392894043	5	4	4
4140-005-023	0.1797625	H30	H30 - Residential 30		R-3	Limited Density	30	5.392874999	5	4	4
4140-005-024	0.179759027	H30	H30 - Residential 30		R-3	Limited Density	30	5.392770822	5	4	4
4140-005-025	0.179754185	H30	H30 - Residential 30		R-3	Limited Density	30	5.392625557	5	4	4
4140-005-026	0.179059445	H30	H30 - Residential 30		R-3	Limited Density	30	5.371783362	5	4	4
4140-005-027	0.178969328	H30	H30 - Residential 30		R-3	Limited Density	30	5.369079854	5	4	4
4140-005-028	0.179746157	H30	H30 - Residential 30		R-3	Limited Density	30	5.392384723	5	4	4
4140-005-029	0.179745226	H30	H30 - Residential 30		R-3	Limited Density	30	5.39235679	5	4	4
4140-005-030	0.179742728	H30	H30 - Residential 30		R-3	Limited Density	30	5.39228185	5	4	4
4140-005-031	0.179740185	H30	H30 - Residential 30		R-3	Limited Density	30	5.392205565	5	4	4
4140-005-032	0.179736883	H30	H30 - Residential 30		R-3	Limited Density	30	5.392106495	5	4	4
4140-005-033	0.179734416	H30	H30 - Residential 30		R-3	Limited Density	30	5.392032489	5	4	4
4140-005-034	0.179729942	H30	H30 - Residential 30		R-3	Limited Density	30	5.391898274	5	4	4
4140-005-035	0.179728999	H30	H30 - Residential 30		R-3	Limited Density	30	5.391869968	5	4	4
4140-005-036	0.178204359	H30	H30 - Residential 30		R-3	Limited Density	30	5.346130779	5	4	4
4140-006-003	0.155616681	H30	H30 - Residential 30		R-3	Limited Density	30	4.668500439	4	3.2	3
4140-006-004	0.158040334	H30	H30 - Residential 30		R-3	Limited Density	30	4.741210015	4	3.2	3
4140-006-005	0.158041442	H30	H30 - Residential 30		R-3	Limited Density	30	4.741243254	4	3.2	3
4140-006-006	0.158043152	H30	H30 - Residential 30		R-3	Limited Density	30	4.741294553	4	3.2	3
4140-006-007	0.158049498	H30	H30 - Residential 30		R-3	Limited Density	30	4.741484927	4	3.2	3
4140-006-008	0.158051976	H30	H30 - Residential 30		R-3	Limited Density	30	4.741559287	4	3.2	3
4140-006-009	0.158056526	H30	H30 - Residential 30		R-3	Limited Density	30	4.741695783	4	3.2	3
4140-006-010	0.158059701	H30	H30 - Residential 30		R-3	Limited Density	30	4.741791045	4	3.2	3
4140-006-011	0.158063407	H30	H30 - Residential 30		R-3	Limited Density	30	4.7419022	4	3.2	3
4140-006-012	0.158067065	H30	H30 - Residential 30		R-3	Limited Density	30	4.742011963	4	3.2	3
4140-006-013	0.158068787	H30	H30 - Residential 30		R-3	Limited Density	30	4.742063611	4	3.2	3
4140-006-014	0.158073602	H30	H30 - Residential 30		R-3	Limited Density	30	4.74220806	4	3.2	3
4140-006-015	0.1580762	H30	H30 - Residential 30		R-3	Limited Density	30	4.742286006	4	3.2	3

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4140-006-016	5501 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6783.608483902
4140-006-017	5456 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7766.58845872
4140-006-018	5448 W 119TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.977575075
4140-006-019	5442 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.74952193
4140-006-020	5436 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.708612595
4140-006-021	5430 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.596828162
4140-006-022	5426 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.489038236
4140-006-023	5420 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.379884629
4140-006-024	5414 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.272506762
4140-006-025	5408 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7830.078006709
4140-006-026	5400 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7810.653193316
4140-006-027	5401 W 119TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7806.724347015
4140-006-028	5409 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.779445157
4140-006-029	5415 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.738092261
4140-006-030	5421 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.628239751
4140-006-031	5425 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.520073841
4140-006-032	5431 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.412782938
4140-006-033	5437 W 119TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.300499469
4140-006-034	5443 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.072656298
4140-006-035	5449 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7829.029720204
4140-006-036	5455 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7774.780806682
4140-007-004	5500 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6624.489572093
4140-007-005	5508 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6731.760178020
4140-007-006	5512 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6732.228925020
4140-007-007	5516 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6732.780174682
4140-007-008	5522 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6733.330939175
4140-007-009	5526 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6733.676467538
4140-007-010	5532 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6734.299042401
4140-007-011	5533 W 120TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6687.445091753
4140-007-012	5527 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6688.193267586
4140-007-013	5523 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6689.145546146
4140-007-014	5519 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6689.932791665
4140-007-015	5513 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6690.759651006
4140-007-016	5507 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6691.604475573
4140-007-017	5505 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6586.850684992
4140-007-018	5454 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7598.230168821
4140-007-019	5448 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7654.774859508
4140-007-020	5442 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7654.901732586
4140-007-021	5436 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7655.048091826
4140-007-022	5430 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7655.191732744
4140-007-023	5426 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7655.336732605
4140-007-024	5420 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7655.420277252
4140-007-025	5414 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7655.551888262

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4140-006-016	0.155730222	H30	H30 - Residential 30		R-3	Limited Density	30	4.671906669	4	3.2	3
4140-006-017	0.178296337	H30	H30 - Residential 30		R-3	Limited Density	30	5.348890123	5	4	4
4140-006-018	0.179774508	H30	H30 - Residential 30		R-3	Limited Density	30	5.393235245	5	4	4
4140-006-019	0.179769273	H30	H30 - Residential 30		R-3	Limited Density	30	5.393078183	5	4	4
4140-006-020	0.179768334	H30	H30 - Residential 30		R-3	Limited Density	30	5.393050009	5	4	4
4140-006-021	0.179765767	H30	H30 - Residential 30		R-3	Limited Density	30	5.392973022	5	4	4
4140-006-022	0.179763293	H30	H30 - Residential 30		R-3	Limited Density	30	5.392898787	5	4	4
4140-006-023	0.179760787	H30	H30 - Residential 30		R-3	Limited Density	30	5.392823612	5	4	4
4140-006-024	0.179758322	H30	H30 - Residential 30		R-3	Limited Density	30	5.39274966	5	4	4
4140-006-025	0.179753857	H30	H30 - Residential 30		R-3	Limited Density	30	5.392615707	5	4	4
4140-006-026	0.179307925	H30	H30 - Residential 30		R-3	Limited Density	30	5.379237736	5	4	4
4140-006-027	0.179217731	H30	H30 - Residential 30		R-3	Limited Density	30	5.376531919	5	4	4
4140-006-028	0.179747003	H30	H30 - Residential 30		R-3	Limited Density	30	5.392410086	5	4	4
4140-006-029	0.179746054	H30	H30 - Residential 30		R-3	Limited Density	30	5.392381606	5	4	4
4140-006-030	0.179743532	H30	H30 - Residential 30		R-3	Limited Density	30	5.39230595	5	4	4
4140-006-031	0.179741049	H30	H30 - Residential 30		R-3	Limited Density	30	5.392231456	5	4	4
4140-006-032	0.179738585	H30	H30 - Residential 30		R-3	Limited Density	30	5.392157564	5	4	4
4140-006-033	0.179736008	H30	H30 - Residential 30		R-3	Limited Density	30	5.392080234	5	4	4
4140-006-034	0.179730777	H30	H30 - Residential 30		R-3	Limited Density	30	5.391923317	5	4	4
4140-006-035	0.179729792	H30	H30 - Residential 30		R-3	Limited Density	30	5.391893747	5	4	4
4140-006-036	0.178484408	H30	H30 - Residential 30		R-3	Limited Density	30	5.354532236	5	4	4
4140-007-004	0.152077355	H30	H30 - Residential 30		R-3	Limited Density	30	4.562320642	4	3.2	3
4140-007-005	0.154539949	H30	H30 - Residential 30		R-3	Limited Density	30	4.63619847	4	3.2	3
4140-007-006	0.15455071	H30	H30 - Residential 30		R-3	Limited Density	30	4.636521298	4	3.2	3
4140-007-007	0.154563365	H30	H30 - Residential 30		R-3	Limited Density	30	4.636900947	4	3.2	3
4140-007-008	0.154576009	H30	H30 - Residential 30		R-3	Limited Density	30	4.637280261	4	3.2	3
4140-007-009	0.154583941	H30	H30 - Residential 30		R-3	Limited Density	30	4.637518228	4	3.2	3
4140-007-010	0.154598233	H30	H30 - Residential 30		R-3	Limited Density	30	4.637946999	4	3.2	3
4140-007-011	0.153522615	H30	H30 - Residential 30		R-3	Limited Density	30	4.605678438	4	3.2	3
4140-007-012	0.15353979	H30	H30 - Residential 30		R-3	Limited Density	30	4.60619371	4	3.2	3
4140-007-013	0.153561652	H30	H30 - Residential 30		R-3	Limited Density	30	4.60684955	4	3.2	3
4140-007-014	0.153579724	H30	H30 - Residential 30		R-3	Limited Density	30	4.60739173	4	3.2	3
4140-007-015	0.153598706	H30	H30 - Residential 30		R-3	Limited Density	30	4.607961192	4	3.2	3
4140-007-016	0.153618101	H30	H30 - Residential 30		R-3	Limited Density	30	4.608543027	4	3.2	3
4140-007-017	0.151213285	H30	H30 - Residential 30		R-3	Limited Density	30	4.536398543	4	3.2	3
4140-007-018	0.174431363	H30	H30 - Residential 30		R-3	Limited Density	30	5.232940888	5	4	4
4140-007-019	0.17572945	H30	H30 - Residential 30		R-3	Limited Density	30	5.271883512	5	4	4
4140-007-020	0.175732363	H30	H30 - Residential 30		R-3	Limited Density	30	5.27197089	5	4	4
4140-007-021	0.175735723	H30	H30 - Residential 30		R-3	Limited Density	30	5.272071689	5	4	4
4140-007-022	0.17573902	H30	H30 - Residential 30		R-3	Limited Density	30	5.272170615	5	4	4
4140-007-023	0.175742349	H30	H30 - Residential 30		R-3	Limited Density	30	5.272270477	5	4	4
4140-007-024	0.175744267	H30	H30 - Residential 30		R-3	Limited Density	30	5.272328015	5	4	4
4140-007-025	0.175747289	H30	H30 - Residential 30		R-3	Limited Density	30	5.272418656	5	4	4

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4140-007-026	5408 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7655.753631468
4140-007-027	5400 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7647.710197693
4140-007-028	5403 W 120TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7615.840514139
4140-007-029	5409 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7626.236109858
4140-007-030	5415 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7624.509405907
4140-007-031	5421 W 120TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7622.863413800
4140-007-032	5425 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7621.179241023
4140-007-033	5431 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7619.475490919
4140-007-034	5437 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7617.730916048
4140-007-035	5443 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7616.067919378
4140-007-036	5449 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7614.364169274
4140-007-037	5455 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7569.006825118
4140-008-001	5358 W 118TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6970.631737352
4140-008-002	5354 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.745628332
4140-008-003	5350 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.755973266
4140-008-004	5344 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.912079169
4140-008-042	5329 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.634064783
4140-008-043	5335 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.810972804
4140-008-044	5339 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.940400465
4140-008-045	5345 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.137517669
4140-008-046	5349 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.127522956
4140-008-047	5355 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.325009094
4140-008-048	5359 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6972.714498767
4140-009-001	5358 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6970.554817232
4140-009-002	5354 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.542989446
4140-009-003	5350 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.519565275
4140-009-004	5344 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.636663008
4140-009-005	5338 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.669162977
4140-009-006	5334 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.733874243
4140-009-007	5328 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.714828753
4140-009-008	5322 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.847626280
4140-009-009	5318 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.896047522
4140-009-010	5312 W 118TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6971.566371743
4140-009-039	5313 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.135521187
4140-009-040	5319 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.159182103
4140-009-041	5325 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.223562312
4140-009-042	5329 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.186698673
4140-009-043	5333 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.321776671
4140-009-044	5339 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.386714107
4140-009-045	5345 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.435036720
4140-009-046	5351 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.381695939
4140-009-047	5355 W 119TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.499522011
4140-009-048	5361 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6972.816636968

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4140-007-026	0.17575192	H30	H30 - Residential 30		R-3	Limited Density	30	5.272557597	5	4	4
4140-007-027	0.175567268	H30	H30 - Residential 30		R-3	Limited Density	30	5.267018042	5	4	4
4140-007-028	0.174835641	H30	H30 - Residential 30		R-3	Limited Density	30	5.245069225	5	4	4
4140-007-029	0.175074291	H30	H30 - Residential 30		R-3	Limited Density	30	5.252228726	5	4	4
4140-007-030	0.175034651	H30	H30 - Residential 30		R-3	Limited Density	30	5.251039536	5	4	4
4140-007-031	0.174996864	H30	H30 - Residential 30		R-3	Limited Density	30	5.249905932	5	4	4
4140-007-032	0.174958201	H30	H30 - Residential 30		R-3	Limited Density	30	5.248746034	5	4	4
4140-007-033	0.174919088	H30	H30 - Residential 30		R-3	Limited Density	30	5.247572652	5	4	4
4140-007-034	0.174879038	H30	H30 - Residential 30		R-3	Limited Density	30	5.246371154	5	4	4
4140-007-035	0.174840861	H30	H30 - Residential 30		R-3	Limited Density	30	5.24522584	5	4	4
4140-007-036	0.174801749	H30	H30 - Residential 30		R-3	Limited Density	30	5.244052458	5	4	4
4140-007-037	0.173760487	H30	H30 - Residential 30		R-3	Limited Density	30	5.212814618	5	4	4
4140-008-001	0.160023685	H30	H30 - Residential 30		R-3	Limited Density	30	4.800710563	4	3.2	3
4140-008-002	0.161151185	H30	H30 - Residential 30		R-3	Limited Density	30	4.834535557	4	3.2	3
4140-008-003	0.161151423	H30	H30 - Residential 30		R-3	Limited Density	30	4.834542681	4	3.2	3
4140-008-004	0.161155006	H30	H30 - Residential 30		R-3	Limited Density	30	4.834650192	4	3.2	3
4140-008-042	0.161148624	H30	H30 - Residential 30		R-3	Limited Density	30	4.834458722	4	3.2	3
4140-008-043	0.161152685	H30	H30 - Residential 30		R-3	Limited Density	30	4.83458056	4	3.2	3
4140-008-044	0.161155657	H30	H30 - Residential 30		R-3	Limited Density	30	4.834669697	4	3.2	3
4140-008-045	0.161160182	H30	H30 - Residential 30		R-3	Limited Density	30	4.834805453	4	3.2	3
4140-008-046	0.161159952	H30	H30 - Residential 30		R-3	Limited Density	30	4.83479857	4	3.2	3
4140-008-047	0.161164486	H30	H30 - Residential 30		R-3	Limited Density	30	4.834934579	4	3.2	3
4140-008-048	0.160071499	H30	H30 - Residential 30		R-3	Limited Density	30	4.802144972	4	3.2	3
4140-009-001	0.16002192	H30	H30 - Residential 30		R-3	Limited Density	30	4.800657588	4	3.2	3
4140-009-002	0.161146533	H30	H30 - Residential 30		R-3	Limited Density	30	4.834395998	4	3.2	3
4140-009-003	0.161145996	H30	H30 - Residential 30		R-3	Limited Density	30	4.834379866	4	3.2	3
4140-009-004	0.161148684	H30	H30 - Residential 30		R-3	Limited Density	30	4.834460512	4	3.2	3
4140-009-005	0.16114943	H30	H30 - Residential 30		R-3	Limited Density	30	4.834482895	4	3.2	3
4140-009-006	0.161150915	H30	H30 - Residential 30		R-3	Limited Density	30	4.834527462	4	3.2	3
4140-009-007	0.161150478	H30	H30 - Residential 30		R-3	Limited Density	30	4.834514345	4	3.2	3
4140-009-008	0.161153527	H30	H30 - Residential 30		R-3	Limited Density	30	4.834605803	4	3.2	3
4140-009-009	0.161154638	H30	H30 - Residential 30		R-3	Limited Density	30	4.834639151	4	3.2	3
4140-009-010	0.160045142	H30	H30 - Residential 30		R-3	Limited Density	30	4.801354251	4	3.2	3
4140-009-039	0.161160136	H30	H30 - Residential 30		R-3	Limited Density	30	4.834804078	4	3.2	3
4140-009-040	0.161160679	H30	H30 - Residential 30		R-3	Limited Density	30	4.834820373	4	3.2	3
4140-009-041	0.161162157	H30	H30 - Residential 30		R-3	Limited Density	30	4.834864712	4	3.2	3
4140-009-042	0.161161311	H30	H30 - Residential 30		R-3	Limited Density	30	4.834839324	4	3.2	3
4140-009-043	0.161164412	H30	H30 - Residential 30		R-3	Limited Density	30	4.834932353	4	3.2	3
4140-009-044	0.161165903	H30	H30 - Residential 30		R-3	Limited Density	30	4.834977076	4	3.2	3
4140-009-045	0.161167012	H30	H30 - Residential 30		R-3	Limited Density	30	4.835010356	4	3.2	3
4140-009-046	0.161165787	H30	H30 - Residential 30		R-3	Limited Density	30	4.83497362	4	3.2	3
4140-009-047	0.161168492	H30	H30 - Residential 30		R-3	Limited Density	30	4.835054767	4	3.2	3
4140-009-048	0.160073844	H30	H30 - Residential 30		R-3	Limited Density	30	4.802215315	4	3.2	3

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4140-009-049		Residential	0	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				48.3948675630
4140-010-001	5360 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6969.187538322
4140-010-002	5354 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.515632613
4140-010-003	5350 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.560435330
4140-010-004	5344 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.523621876
4140-010-005	5338 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.658293625
4140-010-006	5332 W 119TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.690216446
4140-010-007	5328 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.749039629
4140-010-008	5324 W 119TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.638306141
4140-010-009	5318 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.755564232
4140-010-010	5312 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.787062457
4140-010-011	5308 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.719980285
4140-010-012	5302 W 119TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7503.110238641
4140-010-015	5248 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.866331920
4140-010-018	5232 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.973974392
4140-010-030	5231 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.052069516
4140-010-031	5233 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.062212469
4140-010-032	5239 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.076643898
4140-010-033	5243 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.024346096
4140-010-034	5249 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.127212778
4140-010-035	5253 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.185060022
4140-010-036	5259 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.173784433
4140-010-037	5301 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7503.532324387
4140-010-038	5309 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.155873508
4140-010-039	5313 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.256826720
4140-010-040	5319 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.290174946
4140-010-041	5323 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.238359171
4140-010-042	5329 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.338363373
4140-010-043	5335 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.353710828
4140-010-044	5339 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.386448483
4140-010-045	5345 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.350503986
4140-010-046	5349 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.485234120
4140-010-047	5355 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7020.517634883
4140-010-048	5361 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6972.417677323
4140-010-049	5228 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.998972706
4140-010-050	5260 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.861167863
4140-010-051	5254 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.893667815
4140-010-052	5242 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.883886002
4140-010-065	5238 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7019.959245306
4140-011-001	5360 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6814.006175430
4140-011-002	5354 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.509518245
4140-011-003	5348 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.444587445
4140-011-004	5344 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.502902822

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4140-009-049	0.001110993	H30	H30 - Residential 3	R-3	R-3	Limited Density	30	0.033329799	0	0	0
4140-010-001	0.159990531	H30	H30 - Residential 30		R-3	Limited Density	30	4.799715935	4	3.2	3
4140-010-002	0.161145905	H30	H30 - Residential 30		R-3	Limited Density	30	4.834377157	4	3.2	3
4140-010-003	0.161146934	H30	H30 - Residential 30		R-3	Limited Density	30	4.834408013	4	3.2	3
4140-010-004	0.161146089	H30	H30 - Residential 30		R-3	Limited Density	30	4.83438266	4	3.2	3
4140-010-005	0.16114918	H30	H30 - Residential 30		R-3	Limited Density	30	4.834475409	4	3.2	3
4140-010-006	0.161149913	H30	H30 - Residential 30		R-3	Limited Density	30	4.834497394	4	3.2	3
4140-010-007	0.161151264	H30	H30 - Residential 30		R-3	Limited Density	30	4.834537906	4	3.2	3
4140-010-008	0.161148721	H30	H30 - Residential 30		R-3	Limited Density	30	4.834461643	4	3.2	3
4140-010-009	0.161151413	H30	H30 - Residential 30		R-3	Limited Density	30	4.8345424	4	3.2	3
4140-010-010	0.161152136	H30	H30 - Residential 30		R-3	Limited Density	30	4.834564093	4	3.2	3
4140-010-011	0.161150596	H30	H30 - Residential 30		R-3	Limited Density	30	4.834517893	4	3.2	3
4140-010-012	0.17224771	H30	H30 - Residential 30		R-3	Limited Density	30	5.167431294	5	4	4
4140-010-015	0.161153956	H30	H30 - Residential 30		R-3	Limited Density	30	4.834618686	4	3.2	3
4140-010-018	0.161156427	H30	H30 - Residential 30		R-3	Limited Density	30	4.83469282	4	3.2	3
4140-010-030	0.16115822	H30	H30 - Residential 30		R-3	Limited Density	30	4.834746604	4	3.2	3
4140-010-031	0.161158453	H30	H30 - Residential 30		R-3	Limited Density	30	4.83475359	4	3.2	3
4140-010-032	0.161158784	H30	H30 - Residential 30		R-3	Limited Density	30	4.834763529	4	3.2	3
4140-010-033	0.161157584	H30	H30 - Residential 30		R-3	Limited Density	30	4.834727511	4	3.2	3
4140-010-034	0.161159945	H30	H30 - Residential 30		R-3	Limited Density	30	4.834798356	4	3.2	3
4140-010-035	0.161161273	H30	H30 - Residential 30		R-3	Limited Density	30	4.834838196	4	3.2	3
4140-010-036	0.161161014	H30	H30 - Residential 30		R-3	Limited Density	30	4.83483043	4	3.2	3
4140-010-037	0.1722574	H30	H30 - Residential 30		R-3	Limited Density	30	5.167721986	5	4	4
4140-010-038	0.161160603	H30	H30 - Residential 30		R-3	Limited Density	30	4.834818095	4	3.2	3
4140-010-039	0.161162921	H30	H30 - Residential 30		R-3	Limited Density	30	4.834887622	4	3.2	3
4140-010-040	0.161163686	H30	H30 - Residential 30		R-3	Limited Density	30	4.834910589	4	3.2	3
4140-010-041	0.161162497	H30	H30 - Residential 30		R-3	Limited Density	30	4.834874903	4	3.2	3
4140-010-042	0.161164793	H30	H30 - Residential 30		R-3	Limited Density	30	4.834943776	4	3.2	3
4140-010-043	0.161165145	H30	H30 - Residential 30		R-3	Limited Density	30	4.834954346	4	3.2	3
4140-010-044	0.161165896	H30	H30 - Residential 30		R-3	Limited Density	30	4.834976893	4	3.2	3
4140-010-045	0.161165071	H30	H30 - Residential 30		R-3	Limited Density	30	4.834952138	4	3.2	3
4140-010-046	0.161168164	H30	H30 - Residential 30		R-3	Limited Density	30	4.835044927	4	3.2	3
4140-010-047	0.161168908	H30	H30 - Residential 30		R-3	Limited Density	30	4.835067242	4	3.2	3
4140-010-048	0.160064685	H30	H30 - Residential 30		R-3	Limited Density	30	4.801940549	4	3.2	3
4140-010-049	0.161157001	H30	H30 - Residential 30		R-3	Limited Density	30	4.834710036	4	3.2	3
4140-010-050	0.161153838	H30	H30 - Residential 30		R-3	Limited Density	30	4.834615129	4	3.2	3
4140-010-051	0.161154584	H30	H30 - Residential 30		R-3	Limited Density	30	4.834637512	4	3.2	3
4140-010-052	0.161154359	H30	H30 - Residential 30		R-3	Limited Density	30	4.834630775	4	3.2	3
4140-010-065	0.161156089	H30	H30 - Residential 30		R-3	Limited Density	30	4.834682676	4	3.2	3
4140-011-001	0.156428057	H30	H30 - Residential 30		R-3	Limited Density	30	4.692841719	4	3.2	3
4140-011-002	0.157564498	H30	H30 - Residential 30		R-3	Limited Density	30	4.72693493	4	3.2	3
4140-011-003	0.157563007	H30	H30 - Residential 30		R-3	Limited Density	30	4.726890212	4	3.2	3
4140-011-004	0.157564346	H30	H30 - Residential 30		R-3	Limited Density	30	4.726930374	4	3.2	3

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4140-011-005	5338 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.543423096
4140-011-006	5334 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.55803440
4140-011-007	5328 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.549527186
4140-011-008	5322 W 119TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.607738653
4140-011-009	5316 W 119TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.622387473
4140-011-010	5312 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.640238235
4140-011-011	5308 W 119TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.631390395
4140-011-012	5300 W 119TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7336.247546894
4140-011-014	5254 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.762380131
4140-011-015	5248 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.736981519
4140-011-016	5242 W 119TH	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.751513922
4140-011-017	5238 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.769526215
4140-011-018	5232 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.843530636
4140-011-019	5228 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.890964185
4140-011-020	5222 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.861830589
4140-011-021	5218 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.920200090
4140-011-022	5212 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.950505135
4140-011-024	11937 S LA CIE	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6719.358236099
4140-011-026	5207 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6810.332986544
4140-011-027	5213 W 120TH	Residential	5	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6811.614459332
4140-011-028	5217 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6812.913158695
4140-011-029	5223 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6814.215765841
4140-011-030	5229 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6815.512339372
4140-011-031	5235 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6816.832277561
4140-011-032	5239 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6818.049057858
4140-011-033	5245 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6819.430962562
4140-011-034	5249 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6820.688739474
4140-011-035	5255 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6822.030989357
4140-011-036	5261 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6823.357775241
4140-011-037	5301 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7294.499666882
4140-011-038	5309 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6825.942455761
4140-011-039	5313 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6827.324172409
4140-011-040	5319 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6828.608114331
4140-011-041	5325 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6829.908057031
4140-011-042	5329 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6831.192163217
4140-011-043	5335 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6832.490411970
4140-011-044	5339 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6833.791550953
4140-011-045	5345 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6834.993311119
4140-011-046	5351 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6836.315683491
4140-011-047	5355 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6837.644420292
4140-011-048	5359 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6693.383023294
4140-011-049	5258 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.728248495
4140-011-050	5208 W 119TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6863.998300806

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4140-011-005	0.157565276	H30	H30 - Residential 30		R-3	Limited Density	30	4.72695828	4	3.2	3
4140-011-006	0.157565611	H30	H30 - Residential 30		R-3	Limited Density	30	4.726968343	4	3.2	3
4140-011-007	0.157565416	H30	H30 - Residential 30		R-3	Limited Density	30	4.726962484	4	3.2	3
4140-011-008	0.157566752	H30	H30 - Residential 30		R-3	Limited Density	30	4.727002575	4	3.2	3
4140-011-009	0.157567089	H30	H30 - Residential 30		R-3	Limited Density	30	4.727012664	4	3.2	3
4140-011-010	0.157567499	H30	H30 - Residential 30		R-3	Limited Density	30	4.727024957	4	3.2	3
4140-011-011	0.157567295	H30	H30 - Residential 30		R-3	Limited Density	30	4.727018864	4	3.2	3
4140-011-012	0.168417069	H30	H30 - Residential 30		R-3	Limited Density	30	5.052512085	5	4	4
4140-011-014	0.157570303	H30	H30 - Residential 30		R-3	Limited Density	30	4.727109077	4	3.2	3
4140-011-015	0.15756972	H30	H30 - Residential 30		R-3	Limited Density	30	4.727091585	4	3.2	3
4140-011-016	0.157570053	H30	H30 - Residential 30		R-3	Limited Density	30	4.727101594	4	3.2	3
4140-011-017	0.157570467	H30	H30 - Residential 30		R-3	Limited Density	30	4.727113999	4	3.2	3
4140-011-018	0.157572166	H30	H30 - Residential 30		R-3	Limited Density	30	4.727164966	4	3.2	3
4140-011-019	0.157573254	H30	H30 - Residential 30		R-3	Limited Density	30	4.727197634	4	3.2	3
4140-011-020	0.157572586	H30	H30 - Residential 30		R-3	Limited Density	30	4.727177569	4	3.2	3
4140-011-021	0.157573926	H30	H30 - Residential 30		R-3	Limited Density	30	4.727217769	4	3.2	3
4140-011-022	0.157574621	H30	H30 - Residential 30		R-3	Limited Density	30	4.72723864	4	3.2	3
4140-011-024	0.15425524	H30	H30 - Residential 30		R-3	Limited Density	30	4.627657187	4	3.2	3
4140-011-026	0.156343732	H30	H30 - Residential 30		R-3	Limited Density	30	4.690311974	4	3.2	3
4140-011-027	0.156373151	H30	H30 - Residential 30		R-3	Limited Density	30	4.691194531	4	3.2	3
4140-011-028	0.156402965	H30	H30 - Residential 30		R-3	Limited Density	30	4.692088952	4	3.2	3
4140-011-029	0.156432869	H30	H30 - Residential 30		R-3	Limited Density	30	4.692986065	4	3.2	3
4140-011-030	0.156462634	H30	H30 - Residential 30		R-3	Limited Density	30	4.693879022	4	3.2	3
4140-011-031	0.156492936	H30	H30 - Residential 30		R-3	Limited Density	30	4.69478807	4	3.2	3
4140-011-032	0.156520869	H30	H30 - Residential 30		R-3	Limited Density	30	4.695626073	4	3.2	3
4140-011-033	0.156552593	H30	H30 - Residential 30		R-3	Limited Density	30	4.696577798	4	3.2	3
4140-011-034	0.156581468	H30	H30 - Residential 30		R-3	Limited Density	30	4.697444035	4	3.2	3
4140-011-035	0.156612282	H30	H30 - Residential 30		R-3	Limited Density	30	4.69836845	4	3.2	3
4140-011-036	0.15664274	H30	H30 - Residential 30		R-3	Limited Density	30	4.699282214	4	3.2	3
4140-011-037	0.16745867	H30	H30 - Residential 30		R-3	Limited Density	30	5.023760101	5	4	4
4140-011-038	0.156702077	H30	H30 - Residential 30		R-3	Limited Density	30	4.701062297	4	3.2	3
4140-011-039	0.156733796	H30	H30 - Residential 30		R-3	Limited Density	30	4.702013893	4	3.2	3
4140-011-040	0.156763272	H30	H30 - Residential 30		R-3	Limited Density	30	4.70289815	4	3.2	3
4140-011-041	0.156793114	H30	H30 - Residential 30		R-3	Limited Density	30	4.703793428	4	3.2	3
4140-011-042	0.156822593	H30	H30 - Residential 30		R-3	Limited Density	30	4.704677798	4	3.2	3
4140-011-043	0.156852397	H30	H30 - Residential 30		R-3	Limited Density	30	4.705571909	4	3.2	3
4140-011-044	0.156882267	H30	H30 - Residential 30		R-3	Limited Density	30	4.70646801	4	3.2	3
4140-011-045	0.156909856	H30	H30 - Residential 30		R-3	Limited Density	30	4.707295669	4	3.2	3
4140-011-046	0.156940213	H30	H30 - Residential 30		R-3	Limited Density	30	4.708206394	4	3.2	3
4140-011-047	0.156970717	H30	H30 - Residential 30		R-3	Limited Density	30	4.709121502	4	3.2	3
4140-011-048	0.153658931	H30	H30 - Residential 30		R-3	Limited Density	30	4.609767922	4	3.2	3
4140-011-049	0.157569519	H30	H30 - Residential 30		R-3	Limited Density	30	4.727085571	4	3.2	3
4140-011-050	0.157575719	H30	H30 - Residential 30		R-3	Limited Density	30	4.727271557	4	3.2	3

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
4140-011-051	5201 W 120TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6664.41860635
4143-015-900	12601 ISIS AVE	Government	0	South Bay Planr	DEL AIRE	General Plan 20	OS-PR	OS-PR - Parks a	M-1	Light Manufacturing				242957.3055476
4143-015-900	12601 ISIS AVE	Government	0	South Bay Planr	DEL AIRE	General Plan 20	OS-PR	OS-PR - Parks a	R-3-P	Limited Density Multiple Residence				45540.7591962
4143-015-901		Government	0	South Bay Planr	DEL AIRE	General Plan 20	P	P - Public and S	M-1	Light Manufacturing				275627.7215115
4143-015-901		Government	0	South Bay Planr	DEL AIRE	General Plan 20	P	P - Public and S	B-1	Buffer Strip				27954.8611933
4144-010-021	13119 INGLEW	Commercial	1	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		4400.025600001
4144-010-022	13125 INGLEW	Commercial	0	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		4407.806000775
4144-010-041	13105 INGLEW	Commercial	6	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (RHNA	58	17609.4885005
4144-015-018	13201 INGLEW	Commercial	3	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		4809.528050288
4144-015-019	13207 INGLEW	Commercial	2	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		4020.26560011
4144-015-020	13209 INGLEW	Industrial	1	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		4399.806399883
4144-015-021	13215 INGLEW	Residential	3	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (RHNA	11	4432.441400478
4144-015-022	13219 INGLEW	Residential	3	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (RHNA	11	4444.576399516
4144-015-023	13223 INGLEW	Commercial	0	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (RHNA	13	4419.305200688
4144-016-018	13303 INGLEW	Commercial	0	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		4235.281523505
4144-016-019	13305 INGLEW	Commercial	0	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		4400.968099848
4144-016-020	13309 INGLEW	Commercial	1	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		4400.467199909
4144-016-021	13317 INGLEW	Commercial	0	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (RHNA	13	4400.467200235
4144-016-022	13321 INGLEW	Commercial	0	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (RHNA	13	4400.248050118
4144-016-023	13325 INGLEW	Commercial	1	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (RHNA	12	4407.526399552
4144-021-017	13401 INGLEW	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		4412.754450117
4144-021-038	13415 INGLEW	Commercial	0	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		4410.749399458
4144-021-039	4807 W 134TH	Commercial	0	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (RHNA	32	8628.541603649
4144-021-040	13405 INGLEW	Commercial	6	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (RHNA	28	8800.934400140
4147-009-018	4804 W 137TH	Commercial	6	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (RHNA	27	8627.381407005
4147-009-019	13717 INGLEW	Residential	3	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		4406.529225447
4147-009-020	13721 INGLEW	Residential	3	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		4410.873103322
4147-009-021	13727 INGLEW	Commercial	0	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (RHNA	32	8821.635371874
4147-010-037	4800 W 137TH	Commercial	0	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (RHNA	48	13218.75970052
4147-010-039	13763 INGLEW	Commercial	0	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (RHNA	0	13255.71635040
4147-010-039	13763 INGLEW	Commercial	0	South Bay Planr	DEL AIRE	General Plan 20	H9	H9 - Residential	R-1	Single-Family R	MXD	HEU Site (RHNA	85	10571.0505998
4147-015-018	13801 INGLEW	Commercial	0	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		4502.275784452
4147-015-019	13807 INGLEW	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		4507.271750538
4147-015-020	13811 INGLEW	Residential	2	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		4715.676399747
4147-015-021	13821 INGLEW	Commercial	6	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		4405.775862802
4147-015-022	13815 INGLEW	Commercial	1	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		4001.788500106
4147-015-023	4809 W 139TH	Residential	1	South Bay Planr	DEL AIRE	General Plan 20	CG	CG - General C	C-3	General Comme	MXD	HEU Site (Not RHNA Eligible)		3602.217450087
7344-003-002	800 W 220TH S	Industrial	0	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - MU 2	SP - Mixed Use Development 2				29890.9988603
7344-003-016	826 W 220TH S	Commercial	0	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - MU 2	SP - Mixed Use Development 2				82566.6774810
7344-003-018	22214 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-019	22214 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-020	22214 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-021	22214 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
4140-011-051	0.152993999	H30	H30 - Residential 30		R-3	Limited Density	30	4.589819977	4	3.2	3
4143-015-900	5.577532267			O-S	O-S	Open Space					
4143-015-900	1.045471974	P	P - Public and Sem	P							
4143-015-901	6.327541816			R-3-P	R-3-P	)ensity Multiple Residence					
4143-015-901	0.641755307			R-3-P	R-3-P	)ensity Multiple Residence					
4144-010-021	0.101010689	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	15.15160331	15	12	12
4144-010-022	0.101189302	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	15.17839532	15	12	12
4144-010-041	0.40425823	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4144-015-018	0.110411571	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	16.56173571	16	12.8	12
4144-015-019	0.092292599	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	13.84388981	13	10.4	10
4144-015-020	0.101005657	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	15.15084848	15	12	12
4144-015-021	0.101754853	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4144-015-022	0.102033434	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4144-015-023	0.101453287	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4144-016-018	0.097228685	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	14.58430277	14	11.2	11
4144-016-019	0.101032326	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	15.15484883	15	12	12
4144-016-020	0.101020826	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	15.15312397	15	12	12
4144-016-021	0.101020826	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4144-016-022	0.101015795	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4144-016-023	0.101182883	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4144-021-017	0.101302903	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	15.19543543	15	12	12
4144-021-038	0.101256873	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	15.18853099	15	12	12
4144-021-039	0.198084059	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4144-021-040	0.202041653	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4147-009-018	0.198057424	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4147-009-019	0.101159991	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	15.17399871	15	12	12
4147-009-020	0.101259713	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	15.18895697	15	12	12
4147-009-021	0.202516882	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4147-010-037	0.303460966	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4147-010-039	0.304309374	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4147-010-039	0.242677929	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
4147-015-018	0.10335803	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	15.50370449	15	12	12
4147-015-019	0.103472722	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	15.52090823	15	12	12
4147-015-020	0.108257034	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	16.2385551	16	12.8	12
4147-015-021	0.101142697	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	15.17140449	15	12	12
4147-015-022	0.091868423	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	13.78026343	13	10.4	10
4147-015-023	0.082695534	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	12.40433006	12	9.6	9
7344-003-002	0.686202912	MU	MU - Mixed Use				150	102.9304368	102	81.6	81
7344-003-016	1.895470098	MU	MU - Mixed Use				150	284.3205147	284	227.2	227
7344-003-018	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	1	0
7344-003-019	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-020	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-021	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-003-022	22214 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-023	22214 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-024	22214 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-025	22214 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-026	22240 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-027	22240 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-028	22240 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-029	22240 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-030	22238 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-031	22238 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-032	22238 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-033	22238 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-034	22236 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-035	22236 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-036	22236 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-037	22236 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-038	22236 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-039	22236 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-040	22236 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-041	22236 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-042	22234 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-043	22234 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-044	22234 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-045	22234 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-046	22234 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-047	22234 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-048	22234 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-049	22234 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-050	22232 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-051	22232 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-052	22232 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-053	22232 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-054	22232 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-055	22232 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-056	22232 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-057	22232 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-058	22230 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-059	22230 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-060	22230 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-061	22230 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-062	22230 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-063	22230 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827
7344-003-064	22230 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.962296827

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-003-022	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-023	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-024	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-025	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-026	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-027	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-028	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-029	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-030	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-031	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-032	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-033	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-034	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-035	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-036	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-037	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-038	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-039	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-040	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-041	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-042	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-043	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-044	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-045	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-046	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-047	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-048	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-049	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-050	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-051	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-052	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-053	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-054	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-055	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-056	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-057	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-058	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-059	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-060	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-061	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-062	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-063	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-064	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-003-065	22230 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-066	22228 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-067	22228 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-068	22228 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-069	22228 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-070	22226 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-071	22226 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-072	22226 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-073	22226 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-074	22224 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-075	22224 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-076	22224 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-077	22224 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-078	22222 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-079	22222 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-080	22222 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-081	22222 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-082	22220 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-083	22220 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-084	22220 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-085	22220 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-086	22218 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-087	22218 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-088	22218 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-089	22218 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-090	22216 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-091	22216 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-092	22216 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-093	22216 S VERM	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H18	H18 - Residentia	SP - RES 3	SP - West Carson Residential 3				2389.96229682
7344-003-095	722 W 220TH S	Industrial	0	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - MU 2	SP - Mixed Use Development 2				95049.7337603
7344-004-001	22003 S VERM	Residential	32	South Bay Planr	WEST CARSON	West Carson TC	H30	H30 - Residentia	SP - RES 4	SP - West Carson Residential 4				77478.1756660
7344-004-002	22027 S VERM	Residential	44	South Bay Planr	WEST CARSON	West Carson TC	H30	H30 - Residentia	SP - RES 4	SP - West Carson Residential 4				38580.8874008
7344-004-004	22035 S VERM	Institutional	0	South Bay Planr	WEST CARSON	West Carson TC	H30	H30 - Residentia	SP - RES 4	SP - West Carson Residential 4				106940.973497
7344-004-007	22127 S VERM	Industrial	0	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - IND FLEX	SP - Industrial Flex				105262.2655939
7344-004-008	22141 S VERM	Institutional	1	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - IND FLEX	SP - Industrial Flex				15792.6714138
7344-004-010	958 W 222ND S	Residential	2	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - IND FLEX	SP - Industrial Flex				17447.7778493
7344-004-011	22209 S VERM	Commercial	0	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - IND FLEX	SP - Industrial Flex				22946.3413487
7344-004-013		Industrial	0	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - IND FLEX	SP - Industrial Flex				5967.6050998
7344-004-014	22221 S VERM	Commercial	1	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - IND FLEX	SP - Industrial Flex				6025.0024999
7344-004-015	22231 S VERM	Commercial	0	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - IND FLEX	SP - Industrial Flex				9584.4083492
7344-004-016	921 W 223RD S	Commercial	1	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - IND FLEX	SP - Industrial Flex				31975.7483437
7344-004-017	925 W 223RD S	Institutional	0	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - IND FLEX	SP - Industrial Flex				32979.4813245
7344-004-018	937 W 223RD S	Industrial	0	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - IND FLEX	SP - Industrial Flex				15487.6377502

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-003-065	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-066	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-067	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-068	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-069	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-070	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-071	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-072	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-073	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-074	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-075	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-076	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-077	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-078	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-079	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-080	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-081	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-082	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-083	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-084	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-085	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-086	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-087	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-088	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-089	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-090	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-091	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-092	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-093	0.054865985	H30	H30 - Residential 30				30	1.645979543	1	0.8	0
7344-003-095	2.182041638	MU	MU - Mixed Use				150	327.3062457	327	261.6	261
7344-004-001	1.77865417	H50	H50 - Residential 50				50	88.93270852	88	70.4	70
7344-004-002	0.885695303	H50	H50 - Residential 50				50	44.28476515	44	35.2	35
7344-004-004	2.45502694	H50	H50 - Residential 50				50	122.751347	122	97.6	97
7344-004-007	2.416489109	MU	MU - Mixed Use		R-4	Carson Resider	150	362.4733664	362	289.6	289
7344-004-008	0.362549849	MU	MU - Mixed Use		MU2	Mixed Use 2	150	54.38247732	54	43.2	43
7344-004-010	0.400545864	MU	MU - Mixed Use		R-4	Carson Resider	150	60.08187965	60	48	48
7344-004-011	0.526775513	MU	MU - Mixed Use		MU2	Mixed Use 2	150	79.01632696	79	63.2	63
7344-004-013	0.136997362	CG	CG - General Commercial		UC	limited Commercial					
7344-004-014	0.138315025	CG	CG - General Commercial		UC	limited Commercial					
7344-004-015	0.22002774	CG	CG - General Commercial		UC	limited Commercial					
7344-004-016	0.734062175	CG	CG - General Commercial		UC	limited Commercial					
7344-004-017	0.757104714	CG	CG - General Commercial		UC	limited Commercial					
7344-004-018	0.355547239	CG	CG - General Commercial		UC	limited Commercial					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-004-021	951 W 223RD S	Commercial	1	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - IND FLEX	SP - Industrial Flex				15920.1270000
7344-004-022	959 W 223RD S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - IND FLEX	SP - Industrial Flex				14479.1430004
7344-004-023	963 W 223RD S	Residential	4	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - IND FLEX	SP - Industrial Flex				18529.1168010
7344-004-024	22203 S VERM	Institutional	0	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - IND FLEX	SP - Industrial Flex				15614.4254655
7344-004-025	22209 S VERM	Industrial	0	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - IND FLEX	SP - Industrial Flex				36153.5014312
7344-004-026	22107 S VERM	Industrial	525	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - IND FLEX	SP - Industrial Flex				106558.6164262
7344-004-068	939 W 223RD S	Residential	2	South Bay Planr	WEST CARSON	West Carson TC	IL	IL - Light Industr	SP - IND FLEX	SP - Industrial Flex				32128.0640002
7344-010-046	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				3806.355265200
7344-010-047	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				3806.355265200
7344-010-048	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4399.308428244
7344-010-049	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4399.308428244
7344-010-050	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4399.308428244
7344-010-051	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4399.308428244
7344-010-052	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4399.308428244
7344-010-053	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4399.308428244
7344-010-054	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4399.308428244
7344-010-055	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4399.308428244
7344-010-056	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4399.308428244
7344-010-057	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				3806.355265200
7344-010-058	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				3806.355265200
7344-010-059	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				3806.355265200
7344-010-060	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				3806.355265200
7344-010-061	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				3806.355265200
7344-010-062	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				3806.355265200
7344-010-063	1200 W 220TH	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				3806.355265200
7344-014-006	1224 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6697.945281706
7344-014-007	1220 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5824.923529119
7344-014-008	1216 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5824.92416461
7344-014-009	1212 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5824.831966226
7344-014-010	1208 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5824.920762946
7344-014-011	1206 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5824.92234138
7344-014-012	1202 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5678.665475932
7344-014-047			0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				14.412564932
7344-014-048			0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				14.412564932
7344-014-049			0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				14.412564932
7344-014-050			0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				14.412564932
7344-014-051			0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				14.412564932
7344-014-052			0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				14.412564932
7344-014-053			0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				14.412564932
7344-014-054			0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				14.412564932
7344-014-055			0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				14.412564932
7344-014-056			0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				14.412564932
7344-014-057			0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				14.412564932

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-004-021	0.365475826	CG	CG - General Commercial		UC	limited Commercial					
7344-004-022	0.332395386	CG	CG - General Commercial		UC	limited Commercial					
7344-004-023	0.425369991	CG	CG - General Commercial		UC	limited Commercial					
7344-004-024	0.358457885	MU	MU - Mixed Use		MU2	Mixed Use 2	150	53.76868273	53	42.4	42
7344-004-025	0.829970189	MU	MU - Mixed Use		MU2	Mixed Use 2	150	124.4955283	124	99.2	99
7344-004-026	2.446249229	MU	MU - Mixed Use		R-4	Carson Resider	150	366.9373844	366	292.8	292
7344-004-068	0.737558861	CG	CG - General Commercial		UC	limited Commercial					
7344-010-046	0.087381893	H18	H18 - Residential 18				18	1.572874077	1	0.8	0
7344-010-047	0.087381893	H18	H18 - Residential 18				18	1.572874077	1	0.8	0
7344-010-048	0.100994225	H18	H18 - Residential 18				18	1.817896045	1	0.8	0
7344-010-049	0.100994225	H18	H18 - Residential 18				18	1.817896045	1	0.8	0
7344-010-050	0.100994225	H18	H18 - Residential 18				18	1.817896045	1	0.8	0
7344-010-051	0.100994225	H18	H18 - Residential 18				18	1.817896045	1	0.8	0
7344-010-052	0.100994225	H18	H18 - Residential 18				18	1.817896045	1	0.8	0
7344-010-053	0.100994225	H18	H18 - Residential 18				18	1.817896045	1	0.8	0
7344-010-054	0.100994225	H18	H18 - Residential 18				18	1.817896045	1	0.8	0
7344-010-055	0.100994225	H18	H18 - Residential 18				18	1.817896045	1	0.8	0
7344-010-056	0.100994225	H18	H18 - Residential 18				18	1.817896045	1	0.8	0
7344-010-057	0.087381893	H18	H18 - Residential 18				18	1.572874077	1	0.8	0
7344-010-058	0.087381893	H18	H18 - Residential 18				18	1.572874077	1	0.8	0
7344-010-059	0.087381893	H18	H18 - Residential 18				18	1.572874077	1	0.8	0
7344-010-060	0.087381893	H18	H18 - Residential 18				18	1.572874077	1	0.8	0
7344-010-061	0.087381893	H18	H18 - Residential 18				18	1.572874077	1	0.8	0
7344-010-062	0.087381893	H18	H18 - Residential 18				18	1.572874077	1	0.8	0
7344-010-063	0.087381893	H18	H18 - Residential 18				18	1.572874077	1	0.8	0
7344-014-006	0.153763666			R-1	R-1	Single-Family Residence					
7344-014-007	0.133721844			R-1	R-1	Single-Family Residence					
7344-014-008	0.133721859			R-1	R-1	Single-Family Residence					
7344-014-009	0.133719742			R-1	R-1	Single-Family Residence					
7344-014-010	0.133721781			R-1	R-1	Single-Family Residence					
7344-014-011	0.133721817			R-1	R-1	Single-Family Residence					
7344-014-012	0.130364221			R-1	R-1	Single-Family Residence					
7344-014-047	0.000330867			R-1	R-1	Single-Family Residence					
7344-014-048	0.000330867			R-1	R-1	Single-Family Residence					
7344-014-049	0.000330867			R-1	R-1	Single-Family Residence					
7344-014-050	0.000330867			R-1	R-1	Single-Family Residence					
7344-014-051	0.000330867			R-1	R-1	Single-Family Residence					
7344-014-052	0.000330867			R-1	R-1	Single-Family Residence					
7344-014-053	0.000330867			R-1	R-1	Single-Family Residence					
7344-014-054	0.000330867			R-1	R-1	Single-Family Residence					
7344-014-055	0.000330867			R-1	R-1	Single-Family Residence					
7344-014-056	0.000330867			R-1	R-1	Single-Family Residence					
7344-014-057	0.000330867			R-1	R-1	Single-Family Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-014-058			0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				14.4125649329
7344-014-059			0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				826.1436437370
7344-015-001	22333 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6300.131146573
7344-015-002	22339 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6217.318040094
7344-015-003	1103 MAXFIELD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7044.095662191
7344-015-004	22344 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7166.203392291
7344-015-005	22338 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6256.765046374
7344-015-006	22332 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5770.716235555
7344-015-007	22333 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4950.468911228
7344-015-008	22339 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5563.263832105
7344-015-009	1131 MAXFIELD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6024.875699245
7344-015-010	22342 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6521.477999716
7344-015-011	22338 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5916.494491518
7344-015-012	22332 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5253.072454129
7344-015-013		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				18406.85825544
7344-015-014	1154 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				17469.832245117
7344-015-015	1150 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				11105.88560020
7344-015-016		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				11859.076049988
7344-015-021	22324 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				8005.457149967
7344-015-024	22326 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				9955.538615659
7344-015-025	22321 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				14320.285150747
7344-015-026	22313 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				9974.442074248
7344-015-027	22307 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				9070.750150006
7344-015-028	1112 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5724.598450581
7344-015-029	1120 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				8576.046956183
7344-015-030	1116 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				9137.453685066
7344-015-031	1130 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				55845.37566239
7344-016-001	22333 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5165.039156470
7344-016-002	22337 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5644.096650638
7344-016-003	22343 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5496.647918481
7344-016-004	22347 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5479.203059457
7344-016-005	22353 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				9855.852847236
7344-016-006	1150 MAXFIELD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7265.991960743
7344-016-007	1144 MAXFIELD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5089.000063714
7344-016-008	1138 MAXFIELD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4960.385326291
7344-016-009	1134 MAXFIELD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5282.586099740
7344-016-010	1128 MAXFIELD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5209.375249748
7344-016-011	1122 MAXFIELD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4938.196949753
7344-016-012	1118 MAXFIELD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5260.144849549
7344-016-013	1112 MAXFIELD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5286.407890739
7344-016-014	1106 MAXFIELD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5246.922411943
7344-016-015	1102 MAXFIELD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5302.042359897
7344-016-016	22429 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5871.378900784

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-014-058	0.000330867			R-1	R-1	Single-Family Residence					
7344-014-059	0.018965648			R-1	R-1	Single-Family Residence					
7344-015-001	0.14463111			R-1	R-1	Single-Family Residence					
7344-015-002	0.142729983			R-1	R-1	Single-Family Residence					
7344-015-003	0.161710185			R-1	R-1	Single-Family Residence					
7344-015-004	0.164513393			R-1	R-1	Single-Family Residence					
7344-015-005	0.143635561			R-1	R-1	Single-Family Residence					
7344-015-006	0.132477416			R-1	R-1	Single-Family Residence					
7344-015-007	0.113647128			R-1	R-1	Single-Family Residence					
7344-015-008	0.127714964			R-1	R-1	Single-Family Residence					
7344-015-009	0.138312114			R-1	R-1	Single-Family Residence					
7344-015-010	0.149712534			R-1	R-1	Single-Family Residence					
7344-015-011	0.135824024			R-1	R-1	Single-Family Residence					
7344-015-012	0.12059395			R-1	R-1	Single-Family Residence					
7344-015-013	0.422563321			R-1	R-1	Single-Family Residence					
7344-015-014	0.401052164			R-1	R-1	Single-Family Residence					
7344-015-015	0.254956051			R-1	R-1	Single-Family Residence					
7344-015-016	0.272246925			R-1	R-1	Single-Family Residence					
7344-015-021	0.183780008			R-1	R-1	Single-Family Residence					
7344-015-024	0.228547718			R-1	R-1	Single-Family Residence					
7344-015-025	0.328748511			R-1	R-1	Single-Family Residence					
7344-015-026	0.228981682			R-1	R-1	Single-Family Residence					
7344-015-027	0.20823577			R-1	R-1	Single-Family Residence					
7344-015-028	0.131418697			R-1	R-1	Single-Family Residence					
7344-015-029	0.196878948			R-1	R-1	Single-Family Residence					
7344-015-030	0.209767073			R-1	R-1	Single-Family Residence					
7344-015-031	1.282033417			R-1	R-1	Single-Family Residence					
7344-016-001	0.118572983			R-1	R-1	Single-Family Residence					
7344-016-002	0.12957063			R-1	R-1	Single-Family Residence					
7344-016-003	0.126185673			R-1	R-1	Single-Family Residence					
7344-016-004	0.125785194			R-1	R-1	Single-Family Residence					
7344-016-005	0.226259248			R-1	R-1	Single-Family Residence					
7344-016-006	0.166804223			R-1	R-1	Single-Family Residence					
7344-016-007	0.116827366			R-1	R-1	Single-Family Residence					
7344-016-008	0.113874778			R-1	R-1	Single-Family Residence					
7344-016-009	0.12127149			R-1	R-1	Single-Family Residence					
7344-016-010	0.1195908			R-1	R-1	Single-Family Residence					
7344-016-011	0.113365403			R-1	R-1	Single-Family Residence					
7344-016-012	0.12075631			R-1	R-1	Single-Family Residence					
7344-016-013	0.121359226			R-1	R-1	Single-Family Residence					
7344-016-014	0.120452764			R-1	R-1	Single-Family Residence					
7344-016-015	0.121718144			R-1	R-1	Single-Family Residence					
7344-016-016	0.134788313			R-1	R-1	Single-Family Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-016-017	22433 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5719.81459966
7344-016-018	22443 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5078.98391749
7344-016-019	1115 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7260.45561759
7344-016-020	1121 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7136.35730029
7344-016-021	1125 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7322.74150013
7344-016-022	1129 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7002.68949990
7344-016-023	1133 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7371.84919991
7344-016-024	1139 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				14479.8282505
7344-016-026	1157 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5071.49809929
7344-016-027	1161 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5959.92048981
7344-016-028	1165 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5931.52656769
7344-016-029	1169 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5071.12072498
7344-017-001	22516 NORMAN	Residential	63	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				185403.674174
7344-017-002	22600 NORMAN	Residential	15	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				40686.9492345
7344-017-003	22600 NORMAN	Residential	14	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				44271.594487
7344-017-004	22503 MEYLER	Residential	29	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				69541.535557
7344-017-005	22511 MEYLER	Residential	6	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				20811.538861
7344-017-011	22535 MEYLER	Residential	4	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				25361.993781
7344-017-012	22600 NORMAN	Residential	26	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				78714.089624
7344-017-014	22521 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5067.136550
7344-017-015	22531 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				4950.720249
7344-017-018	1111 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-017-021	1121 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-017-022	1133 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-017-023	1139 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-017-024	1145 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-017-025	1153 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-017-026	1157 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-017-027	1160 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-017-028	1156 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-017-029	1150 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-017-030	1144 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-017-031	1140 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-017-032	1136 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-017-033	1130 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-017-034	1122 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-017-035	1118 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-017-038	1115 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-017-039	1112 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5229.091819
7344-018-001	1242 W 226TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7178.717228
7344-018-002	1238 W 226TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5245.083149
7344-018-003	22620 NORMAN	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4151.948593
7344-018-004	1232 W 226TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6750.256899

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-016-017	0.131308875			R-1	R-1	Single-Family Residence					
7344-016-018	0.116597427			R-1	R-1	Single-Family Residence					
7344-016-019	0.166677126			R-1	R-1	Single-Family Residence					
7344-016-020	0.163828221			R-1	R-1	Single-Family Residence					
7344-016-021	0.168107013			R-1	R-1	Single-Family Residence					
7344-016-022	0.16075963			R-1	R-1	Single-Family Residence					
7344-016-023	0.169234371			R-1	R-1	Single-Family Residence					
7344-016-024	0.332411117			R-1	R-1	Single-Family Residence					
7344-016-026	0.116425576			R-1	R-1	Single-Family Residence					
7344-016-027	0.136820948			R-1	R-1	Single-Family Residence					
7344-016-028	0.136169113			R-1	R-1	Single-Family Residence					
7344-016-029	0.116416913			R-1	R-1	Single-Family Residence					
7344-017-001	4.256282695	H30	H30 - Residential 30				30	127.6884808	127	101.6	101
7344-017-002	0.93404383	H30	H30 - Residential 30				30	28.0213149	28	22.4	22
7344-017-003	1.016335962	H30	H30 - Residential 30				30	30.49007885	30	24	24
7344-017-004	1.596453984			R-2	R-2	Two-Family Residence					
7344-017-005	0.477767191			R-2	R-2	Two-Family Residence					
7344-017-011	0.582231262			R-2	R-2	Two-Family Residence					
7344-017-012	1.807026851			R-2	R-2	Two-Family Residence					
7344-017-014	0.116325449			R-2	R-2	Two-Family Residence					
7344-017-015	0.113652898			R-2	R-2	Two-Family Residence					
7344-017-018	0.12004343			R-2	R-2	Two-Family Residence					
7344-017-021	0.12004343			R-2	R-2	Two-Family Residence					
7344-017-022	0.12004343			R-2	R-2	Two-Family Residence					
7344-017-023	0.12004343			R-2	R-2	Two-Family Residence					
7344-017-024	0.12004343			R-2	R-2	Two-Family Residence					
7344-017-025	0.12004343			R-2	R-2	Two-Family Residence					
7344-017-026	0.12004343			R-2	R-2	Two-Family Residence					
7344-017-027	0.12004343			R-2	R-2	Two-Family Residence					
7344-017-028	0.12004343			R-2	R-2	Two-Family Residence					
7344-017-029	0.12004343			R-2	R-2	Two-Family Residence					
7344-017-030	0.12004343			R-2	R-2	Two-Family Residence					
7344-017-031	0.12004343			R-2	R-2	Two-Family Residence					
7344-017-032	0.12004343			R-2	R-2	Two-Family Residence					
7344-017-033	0.12004343			R-2	R-2	Two-Family Residence					
7344-017-034	0.12004343			R-2	R-2	Two-Family Residence					
7344-017-035	0.12004343			R-2	R-2	Two-Family Residence					
7344-017-038	0.12004343			R-2	R-2	Two-Family Residence					
7344-017-039	0.12004343			R-2	R-2	Two-Family Residence					
7344-018-001	0.164800671			R-1	R-1	Single-Family Residence					
7344-018-002	0.120410541			R-1	R-1	Single-Family Residence					
7344-018-003	0.095315624			R-1	R-1	Single-Family Residence					
7344-018-004	0.154964575			R-1	R-1	Single-Family Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-018-005	1228 W 226TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6569.28160294
7344-018-006	1224 W 226TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6486.41624190
7344-018-007	1220 W 226TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6528.7164607
7344-018-008	1216 W 226TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6605.371243968
7344-018-009	1212 W 226TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6683.526800274
7344-018-010	1208 W 226TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6641.750819014
7344-018-011	1204 W 226TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6518.946080997
7344-018-012	1200 W 226TH	Institutional	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6516.335499889
7344-018-013	1158 W 226TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6388.114988725
7344-018-014	1154 W 226TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6632.355548787
7344-018-015	1150 W 226TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6672.877700175
7344-018-016	1146 W 226TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6709.442037169
7344-018-017	1142 W 226TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6498.793112689
7344-018-018	1138 W 226TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6456.736700208
7344-018-019	1134 W 226TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6617.195799764
7344-018-020	1130 W 226TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6350.169300406
7344-019-001	22605 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				8015.198831243
7344-019-002	22601 MEYLER	Residential	2	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				8514.870350351
7344-019-003	22609 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7935.930849213
7344-019-004	22607 MEYLER	Residential	2	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				8442.740900650
7344-019-005	22611 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7655.627950300
7344-019-006	22615 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				8395.409350141
7344-019-007	22619 MEYLER	Residential	2	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				8283.626802979
7344-019-008	22617 MEYLER	Residential	2	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				9062.705146631
7344-019-009	22627 MEYLER	Residential	2	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7791.416091718
7344-019-010	22625 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				8674.739127930
7344-019-011	22631 MEYLER	Residential	2	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7412.968481461
7344-019-012	22629 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7918.776799885
7344-019-014	1121 W 228TH	Residential	2	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				16594.78440042
7344-019-015	1119 W 228TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				8344.905050484
7344-019-016	22701 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				9998.741713126
7344-019-017	22707 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7304.002830687
7344-019-018	22715 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7713.086456881
7344-019-019	22721 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				9674.560449911
7344-019-020	1113 W 228TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5267.303062215
7344-019-021	1109 W 228TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4876.122799900
7344-019-022	1103 W 228TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4807.699050255
7344-022-023	22711 S VERM	Institutional	0	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				82131.797816684
7344-022-024	22633 S VERM	Institutional	0	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				109106.11368377
7344-023-004	22515 S VERM	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-1	Light Manufacturing				18096.128001760
7344-023-042	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-043	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-044	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-018-005	0.150809954			R-1	R-1	Single-Family Residence					
7344-018-006	0.148907627			R-1	R-1	Single-Family Residence					
7344-018-007	0.149878707			R-1	R-1	Single-Family Residence					
7344-018-008	0.151638458			R-1	R-1	Single-Family Residence					
7344-018-009	0.153432663			R-1	R-1	Single-Family Residence					
7344-018-010	0.152473618			R-1	R-1	Single-Family Residence					
7344-018-011	0.14965441			R-1	R-1	Single-Family Residence					
7344-018-012	0.149594479			R-1	R-1	Single-Family Residence					
7344-018-013	0.146650941			R-1	R-1	Single-Family Residence					
7344-018-014	0.152257933			R-1	R-1	Single-Family Residence					
7344-018-015	0.153188193			R-1	R-1	Single-Family Residence					
7344-018-016	0.154027595			R-1	R-1	Single-Family Residence					
7344-018-017	0.149191761			R-1	R-1	Single-Family Residence					
7344-018-018	0.148226279			R-1	R-1	Single-Family Residence					
7344-018-019	0.151909913			R-1	R-1	Single-Family Residence					
7344-018-020	0.145779828			R-1	R-1	Single-Family Residence					
7344-019-001	0.184003646			R-1	R-1	Single-Family Residence					
7344-019-002	0.195474526			R-1	R-1	Single-Family Residence					
7344-019-003	0.182183904			R-1	R-1	Single-Family Residence					
7344-019-004	0.193818662			R-1	R-1	Single-Family Residence					
7344-019-005	0.175749035			R-1	R-1	Single-Family Residence					
7344-019-006	0.192732079			R-1	R-1	Single-Family Residence					
7344-019-007	0.190165905			R-1	R-1	Single-Family Residence					
7344-019-008	0.208051082			R-1	R-1	Single-Family Residence					
7344-019-009	0.178866301			R-1	R-1	Single-Family Residence					
7344-019-010	0.199144608			R-1	R-1	Single-Family Residence					
7344-019-011	0.17017834			R-1	R-1	Single-Family Residence					
7344-019-012	0.181790101			R-1	R-1	Single-Family Residence					
7344-019-014	0.380963829			R-1	R-1	Single-Family Residence					
7344-019-015	0.19157266			R-1	R-1	Single-Family Residence					
7344-019-016	0.229539525			R-1	R-1	Single-Family Residence					
7344-019-017	0.167676833			R-1	R-1	Single-Family Residence					
7344-019-018	0.1770681			R-1	R-1	Single-Family Residence					
7344-019-019	0.222097347			R-1	R-1	Single-Family Residence					
7344-019-020	0.12092064			R-1	R-1	Single-Family Residence					
7344-019-021	0.111940376			R-1	R-1	Single-Family Residence					
7344-019-022	0.110369583			R-1	R-1	Single-Family Residence					
7344-022-023	1.885486635			R-4	R-4	Unlimited Residence					
7344-022-024	2.504731719			R-4	R-4	Unlimited Residence					
7344-023-004	0.415429936	H50	H50 - Residential 5	R-4	R-4	Unlimited Resid	50	20.77149679	20	16	16
7344-023-042	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-043	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-044	0.063800314			R-4	R-4	Unlimited Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-023-045	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-046	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-057	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-058	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-059	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-060	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-061	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-062	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-063	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-064	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-065	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-066	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-067	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-068	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-069	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-070	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-071	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-072	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-073	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-074	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-075	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-076	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-077	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-078	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-079	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-080	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-081	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-082	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-083	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-084	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-085	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-086	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-087	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-088	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-089	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-090	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-091	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-092	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-093	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-094	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-095	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-096	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-097	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-023-045	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-046	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-057	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-058	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-059	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-060	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-061	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-062	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-063	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-064	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-065	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-066	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-067	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-068	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-069	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-070	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-071	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-072	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-073	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-074	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-075	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-076	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-077	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-078	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-079	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-080	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-081	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-082	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-083	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-084	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-085	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-086	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-087	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-088	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-089	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-090	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-091	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-092	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-093	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-094	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-095	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-096	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-097	0.063800314			R-4	R-4	Unlimited Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-023-098	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-099	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-100	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-101	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-102	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-103	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-104	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-105	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-106	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-107	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-118	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-119	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-120	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-121	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-122	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-123	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-124	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-125	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-126	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-127	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-128	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-129	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-130	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-131	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-132	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-133	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-134	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-135	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-136	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-023-137	22533 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H50	H50 - Residentia	R-3	Limited Density Multiple Residence				2779.141665376
7344-024-001	1000 W 223RD	Residential	4	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				8370.620199701
7344-024-002	1002 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				13157.14036893
7344-024-003	1010 W 223RD	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8508.257249756
7344-024-004	1010 1/2 W 223	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6365.875281350
7344-024-005	1014 W 223RD	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7931.679700670
7344-024-006		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				10004.36035003
7344-024-007	1022 W 223RD	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8849.510800293
7344-024-008	1022 W 223RD	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				11489.47379932
7344-024-011	1040 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5913.693799780
7344-024-012	1044 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5477.706199489
7344-024-013	1048 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				5163.011100260
7344-024-014	1058 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				6293.190700423
7344-024-015	22306 MEYLER	Residential	2	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				11113.83679944

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-023-098	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-099	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-100	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-101	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-102	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-103	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-104	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-105	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-106	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-107	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-118	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-119	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-120	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-121	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-122	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-123	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-124	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-125	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-126	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-127	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-128	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-129	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-130	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-131	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-132	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-133	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-134	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-135	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-136	0.063800314			R-4	R-4	Unlimited Residence					
7344-023-137	0.063800314			R-4	R-4	Unlimited Residence					
7344-024-001	0.192162998			R-2	R-2	Two-Family Residence					
7344-024-002	0.302046381			R-2	R-2	Two-Family Residence					
7344-024-003	0.19532271	H30	H30 - Residential 30				30	5.859681301	5	4	4
7344-024-004	0.146140388	H30	H30 - Residential 30				30	4.384211626	4	3.2	3
7344-024-005	0.182086311	H30	H30 - Residential 30				30	5.462589326	5	4	4
7344-024-006	0.229668511	H30	H30 - Residential 30				30	6.890055337	6	4.8	4
7344-024-007	0.203156814	H30	H30 - Residential 30				30	6.094704408	6	4.8	4
7344-024-008	0.263762025	H30	H30 - Residential 30				30	7.912860743	7	5.6	5
7344-024-011	0.135759729			R-2	R-2	Two-Family Residence					
7344-024-012	0.125750831			R-2	R-2	Two-Family Residence					
7344-024-013	0.118526426			R-2	R-2	Two-Family Residence					
7344-024-014	0.144471779			R-2	R-2	Two-Family Residence					
7344-024-015	0.255138586			R-2	R-2	Two-Family Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-024-025	1003 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5910.405455657
7344-024-026	1007 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6205.546799936
7344-024-028	1023 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				10343.78500040
7344-024-029	1027 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5436.414799917
7344-024-030	1031 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5545.262299917
7344-024-031	1035 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5412.506700581
7344-024-032	1039 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5521.225649445
7344-024-033	1043 W 225TH	Residential	2	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7090.936900010
7344-024-034	22430 MEYLER	Commercial	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				17161.3332786
7344-024-035	1053 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6180.129000427
7344-024-036	1015 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6221.283999911
7344-024-037	1011 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5835.994399598
7344-024-040	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-041	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-042	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-043	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-052	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-053	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-054	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-055	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-056	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-057	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-058	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-059	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-060	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-061	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-062	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-063	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-064	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-065	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-066	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-067	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-068	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-069	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-070	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-071	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-072	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-073	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-074	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-075	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-076	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-077	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347
7344-024-078	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.854905347

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-024-025	0.135684239			R-1	R-1	Single-Family Residence					
7344-024-026	0.142459752			R-1	R-1	Single-Family Residence					
7344-024-028	0.237460629			R-1	R-1	Single-Family Residence					
7344-024-029	0.124802911			R-1	R-1	Single-Family Residence					
7344-024-030	0.127301706			R-1	R-1	Single-Family Residence					
7344-024-031	0.124254056			R-1	R-1	Single-Family Residence					
7344-024-032	0.1267499			R-1	R-1	Single-Family Residence					
7344-024-033	0.162785512			R-1	R-1	Single-Family Residence					
7344-024-034	0.393970002			R-1	R-1	Single-Family Residence					
7344-024-035	0.14187624			R-1	R-1	Single-Family Residence					
7344-024-036	0.142821028			R-1	R-1	Single-Family Residence					
7344-024-037	0.133975996			R-1	R-1	Single-Family Residence					
7344-024-040	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-041	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-042	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-043	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-052	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-053	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-054	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-055	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-056	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-057	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-058	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-059	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-060	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-061	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-062	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-063	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-064	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-065	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-066	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-067	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-068	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-069	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-070	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-071	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-072	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-073	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-074	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-075	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-076	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-077	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-078	0.030024217			R-2	R-2	Two-Family Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-024-079	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-080	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-081	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-082	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-083	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-084	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-087	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-088	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-089	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-090	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-091	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-092	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-093	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-094	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-107	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-108	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-109	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-110	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-111	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-112	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-113	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-114	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-115	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-116	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-117	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-118	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-119	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-120	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-121	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-122	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-123	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-124	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-125	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-126	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-127	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-128	22330 MEYLER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	A-1	Light Agricultural				1307.85490534
7344-024-131	1028 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1567.38065067
7344-024-132	1028 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1567.38065067
7344-024-133	1028 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1567.38065067
7344-024-134	1028 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1567.38065067
7344-024-135	1028 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1567.38065067
7344-024-136	1028 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1997.28220402
7344-024-137	1028 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1997.28220402

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-024-079	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-080	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-081	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-082	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-083	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-084	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-087	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-088	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-089	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-090	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-091	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-092	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-093	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-094	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-107	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-108	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-109	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-110	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-111	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-112	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-113	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-114	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-115	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-116	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-117	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-118	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-119	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-120	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-121	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-122	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-123	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-124	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-125	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-126	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-127	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-128	0.030024217			R-2	R-2	Two-Family Residence					
7344-024-131	0.035982109	H30	H30 - Residential 30				30	1.079463258	1	0.8	0
7344-024-132	0.035982109	H30	H30 - Residential 30				30	1.079463258	1	0.8	0
7344-024-133	0.035982109	H30	H30 - Residential 30				30	1.079463258	1	0.8	0
7344-024-134	0.035982109	H30	H30 - Residential 30				30	1.079463258	1	0.8	0
7344-024-135	0.035982109	H30	H30 - Residential 30				30	1.079463258	1	0.8	0
7344-024-136	0.04585129	H30	H30 - Residential 30				30	1.375538708	1	0.8	0
7344-024-137	0.04585129	H30	H30 - Residential 30				30	1.375538708	1	0.8	0

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-024-138	1030 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1997.282204022
7344-024-139	1030 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1997.282204022
7344-024-140	1030 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1997.282204022
7344-024-141	1030 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1997.282204022
7344-024-142	1034 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1567.380650671
7344-024-143	1034 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1567.380650671
7344-024-144	1034 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1567.380650671
7344-024-145	1034 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1567.380650671
7344-024-146	1034 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1567.380650671
7344-024-147	1032 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1997.282204022
7344-024-148	1032 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1997.282204022
7344-024-149	1032 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1997.282204022
7344-024-150	1032 W 223RD	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1997.282204022
7344-026-012	22410 S VERM	Irrigated Farm	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-1	Light Manufacturing				36234.82234807
7344-026-013	22500 S VERM	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-1	Light Manufacturing				45558.91029953
7344-026-014	22500 S VERM	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-1	Light Manufacturing				8913.775702811
7344-026-023		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6490.480942587
7344-026-024		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9820.190058571
7344-026-025	22323 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-026	22323 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-027	22323 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-028	22323 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-029	22323 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-032	22325 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-033	22325 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-034	22325 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-035	22325 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-036	22311 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-037	22311 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-038	22311 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-039	22311 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-040	22311 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-041	22315 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-042	22315 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-043	22315 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-044	22315 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-045	22315 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-048	22317 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-049	22317 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-050	22317 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-051	22317 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-052	22317 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-053	22317 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-024-138	0.04585129	H30	H30 - Residential 30				30	1.375538708	1	0.8	0
7344-024-139	0.04585129	H30	H30 - Residential 30				30	1.375538708	1	0.8	0
7344-024-140	0.04585129	H30	H30 - Residential 30				30	1.375538708	1	0.8	0
7344-024-141	0.04585129	H30	H30 - Residential 30				30	1.375538708	1	0.8	0
7344-024-142	0.035982109	H30	H30 - Residential 30				30	1.079463258	1	0.8	0
7344-024-143	0.035982109	H30	H30 - Residential 30				30	1.079463258	1	0.8	0
7344-024-144	0.035982109	H30	H30 - Residential 30				30	1.079463258	1	0.8	0
7344-024-145	0.035982109	H30	H30 - Residential 30				30	1.079463258	1	0.8	0
7344-024-146	0.035982109	H30	H30 - Residential 30				30	1.079463258	1	0.8	0
7344-024-147	0.04585129	H30	H30 - Residential 30				30	1.375538708	1	0.8	0
7344-024-148	0.04585129	H30	H30 - Residential 30				30	1.375538708	1	0.8	0
7344-024-149	0.04585129	H30	H30 - Residential 30				30	1.375538708	1	0.8	0
7344-024-150	0.04585129	H30	H30 - Residential 30				30	1.375538708	1	0.8	0
7344-026-012	0.83183706	H30	H30 - Residential 3	R-3	R-3	Limited Density	30	24.95511181	24	19.2	19
7344-026-013	1.045888666	H30	H30 - Residential 3	R-3	R-3	Limited Density	30	31.37665999	31	24.8	24
7344-026-014	0.204632133	H30	H30 - Residential 3	R-3	R-3	Limited Density	30	6.138963983	6	4.8	4
7344-026-023	0.14900094	H30	H30 - Residential 30				30	4.470028197	4	3.2	3
7344-026-024	0.225440543	H30	H30 - Residential 30				30	6.763216294	6	4.8	4
7344-026-025	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-026	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-027	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-028	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-029	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-032	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-033	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-034	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-035	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-036	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-037	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-038	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-039	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-040	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-041	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-042	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-043	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-044	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-045	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-048	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-049	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-050	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-051	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-052	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-053	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-026-054	800 W 223RD S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-055	800 W 223RD S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-056	800 W 223RD S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-057	800 W 223RD S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-058	800 W 223RD S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-059	800 W 223RD S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-060	800 W 223RD S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-061	818 W 223RD S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-062	818 W 223RD S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-063	818 W 223RD S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-064	818 W 223RD S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-065	818 W 223RD S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-066	818 W 223RD S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-067	22300 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-068	22300 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-069	22300 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-070	22300 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-071	22316 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-072	22316 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-073	22316 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-074	22316 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-075	22316 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-076	22330 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-077	22330 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-078	22330 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-079	22330 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-080	22330 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-081	22328 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-082	22328 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-083	22328 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-084	22328 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-085	22328 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-086	22328 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-087	22330 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-088	22330 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-089	22330 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-090	22330 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-091	22330 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-092	22330 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-093	22332 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-094	22332 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-095	22332 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-096	22332 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-026-054	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-055	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-056	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-057	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-058	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-059	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-060	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-061	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-062	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-063	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-064	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-065	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-066	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-067	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-068	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-069	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-070	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-071	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-072	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-073	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-074	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-075	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-076	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-077	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-078	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-079	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-080	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-081	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-082	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-083	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-084	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-085	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-086	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-087	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-088	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-089	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-090	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-091	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-092	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-093	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-094	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-095	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-096	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-026-097	22332 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-098	22332 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-099	22342 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-100	22342 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-101	22342 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-102	22342 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-103	22342 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-104	22342 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-105	22340 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-106	22340 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-107	22340 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-108	22340 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-109	22340 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-110	22340 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-111	22334 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-112	22334 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-113	22334 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-114	22334 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-115	22336 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-116	22336 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-117	22336 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-118	22344 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-119	22344 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-120	22344 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-121	22344 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-122	22344 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-123	22344 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-124	22338 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-125	22338 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-126	22338 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-127	22338 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-128	22338 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-129	22338 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-130	22346 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-131	22346 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-132	22346 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-133	22346 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-134	22346 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-135	22348 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-136	22348 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-137	22348 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-138	22348 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-139	22348 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-026-097	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-098	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-099	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-100	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-101	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-102	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-103	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-104	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-105	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-106	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-107	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-108	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-109	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-110	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-111	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-112	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-113	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-114	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-115	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-116	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-117	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-118	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-119	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-120	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-121	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-122	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-123	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-124	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-125	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-126	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-127	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-128	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-129	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-130	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-131	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-132	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-133	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-134	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-135	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-136	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-137	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-138	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-139	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-026-140	22432 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-141	22432 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-142	22432 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-143	22432 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-144	22432 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2615.124217598
7344-026-145	22327 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-146	22327 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-147	22327 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-148	22327 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-149	22327 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-150	22329 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-153	22329 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-154	22331 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-157	22331 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-158	22331 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-159	22331 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-160	22331 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-161	22339 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-162	22339 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-163	22339 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-164	22339 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-165	22339 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-174	22333 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-175	22333 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-176	22333 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-177	22333 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-178	22333 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-179	22333 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-180	22316 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-181	22316 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-182	22316 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-183	22316 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-184	22316 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-185	22314 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-186	22314 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-187	22314 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-188	22314 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-189	22314 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-190	22308 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-191	22308 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-192	22308 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-193	22308 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-194	22306 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-026-140	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-141	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-142	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-143	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-144	0.060034991	H30	H30 - Residential 30				30	1.801049737	1	0.8	0
7344-026-145	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-146	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-147	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-148	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-149	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-150	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-153	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-154	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-157	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-158	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-159	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-160	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-161	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-162	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-163	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-164	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-165	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-174	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-175	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-176	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-177	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-178	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-179	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-180	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-181	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-182	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-183	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-184	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-185	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-186	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-187	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-188	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-189	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-190	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-191	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-192	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-193	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-194	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-026-195	22306 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-196	22306 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-197	722 W 223RD S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-198	722 W 223RD S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-199	722 W 223RD S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-200	22304 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-201	22310 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-202	22312 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-203	22312 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-204	22318 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-205	22318 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-206	22320 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-207	22320 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-208	22322 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-209	22322 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-210	22322 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-211	22322 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-212	22322 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-213	22324 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-214	22324 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-215	22324 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-216	22324 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-217	22324 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-218	22324 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-219	22326 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-220	22326 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-221	22315 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-222	22329 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-223	22331 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-224	22337 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-225	22337 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-226	22337 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-227	22337 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3015.846800917
7344-026-228	22325 HARBOR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2452.409901885
7344-026-900		Government	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1946.698922196
7344-027-001	827 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4524.196059586
7344-027-002	821 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4646.309349891
7344-027-003	815 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4722.088302137
7344-027-004	809 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4780.766570424
7344-027-005	803 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4646.216646409
7344-027-006	729 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4724.13335001
7344-027-007	723 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4728.715349823
7344-027-008	717 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4725.858699890

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-026-195	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-196	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-197	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-198	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-199	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-200	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-201	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-202	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-203	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-204	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-205	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-206	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-207	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-208	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-209	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-210	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-211	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-212	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-213	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-214	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-215	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-216	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-217	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-218	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-219	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-220	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-221	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-222	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-223	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-224	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-225	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-226	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-227	0.069234316	H30	H30 - Residential 30				30	2.077029477	2	1.6	1
7344-026-228	0.056299585	H30	H30 - Residential 30				30	1.688987536	1	0.8	0
7344-026-900	0.044690058	H30	H30 - Residential 30				30	1.340701737	1	0.8	0
7344-027-001	0.10386125			R-1	R-1	Single-Family Residence					
7344-027-002	0.106664586			R-1	R-1	Single-Family Residence					
7344-027-003	0.108404231			R-1	R-1	Single-Family Residence					
7344-027-004	0.109751299			R-1	R-1	Single-Family Residence					
7344-027-005	0.106662457			R-1	R-1	Single-Family Residence					
7344-027-006	0.108451179			R-1	R-1	Single-Family Residence					
7344-027-007	0.108556367			R-1	R-1	Single-Family Residence					
7344-027-008	0.108490787			R-1	R-1	Single-Family Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-027-009	711 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4686.992037913
7344-027-010	705 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5140.774573710
7344-027-011	701 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6592.433425822
7344-028-012	22609 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4728.557850679
7344-028-013	22607 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4523.694499290
7344-028-014	706 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4094.099097855
7344-028-015	712 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4784.830200336
7344-028-016	718 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4785.638150247
7344-028-017	724 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4743.790949675
7344-028-018	730 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4683.963900707
7344-028-019	802 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4761.642300339
7344-028-020	808 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4160.240147778
7344-028-021	820 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4271.151683903
7344-028-022	826 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4771.589756022
7344-028-023	22543 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5448.898500696
7344-028-024	22549 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5568.945852830
7344-028-025	809 W 226TH S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				3965.868883927
7344-028-026	803 W 226TH S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4579.182999715
7344-028-027	725 W 226TH S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4613.366750218
7344-028-028	719 W 226TH S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4785.344510404
7344-028-029	715 W 226TH S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4904.811213889
7344-029-012	800 W 226TH S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				19825.20062994
7344-029-013	800 W 226TH S	Residential	2	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				19416.16502966
7344-029-014	803 W 228TH S	Residential	3	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				18791.6204349
7344-029-015	801 W 228TH S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				24712.18162408
7344-029-016	733 W 228TH S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4872.373750413
7344-029-030	710 W 226TH S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4912.33550695
7344-029-031	725 W 228TH S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4771.945906667
7344-029-032	22727 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4633.756150024
7344-029-033	704 W 227TH P	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4072.733230373
7344-029-034	710 W 227TH P	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4453.335755574
7344-029-035	709 W 227TH P	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5410.044080747
7344-029-036	22713 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				3931.623459962
7344-029-037	22703 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4040.132774643
7344-029-038	710 W 227TH S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5544.024643177
7344-029-039	711 W 227TH S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4167.033413227
7344-029-040	22629 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4113.241954058
7344-029-041	22623 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4749.750500115
7344-029-042	22619 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4757.250399225
7344-029-043	22611 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4691.340199648
7344-030-001	22734 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4227.350174793
7344-030-002	22730 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5283.943675346
7344-030-003	22726 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4021.848174771

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-027-009	0.107598532			R-1	R-1	Single-Family Residence					
7344-027-010	0.118015945			R-1	R-1	Single-Family Residence					
7344-027-011	0.151341447			R-1	R-1	Single-Family Residence					
7344-028-012	0.108552751			R-1	R-1	Single-Family Residence					
7344-028-013	0.103849736			R-1	R-1	Single-Family Residence					
7344-028-014	0.093987583			R-1	R-1	Single-Family Residence					
7344-028-015	0.109844587			R-1	R-1	Single-Family Residence					
7344-028-016	0.109863135			R-1	R-1	Single-Family Residence					
7344-028-017	0.108902455			R-1	R-1	Single-Family Residence					
7344-028-018	0.107529015			R-1	R-1	Single-Family Residence					
7344-028-019	0.109312266			R-1	R-1	Single-Family Residence					
7344-028-020	0.095505972			R-1	R-1	Single-Family Residence					
7344-028-021	0.098052151			R-1	R-1	Single-Family Residence					
7344-028-022	0.109540628			R-1	R-1	Single-Family Residence					
7344-028-023	0.125089497			R-1	R-1	Single-Family Residence					
7344-028-024	0.127845405			R-1	R-1	Single-Family Residence					
7344-028-025	0.091043822			R-1	R-1	Single-Family Residence					
7344-028-026	0.105123577			R-1	R-1	Single-Family Residence					
7344-028-027	0.105908328			R-1	R-1	Single-Family Residence					
7344-028-028	0.109856394			R-1	R-1	Single-Family Residence					
7344-028-029	0.112598972			R-1	R-1	Single-Family Residence					
7344-029-012	0.455123981			R-1	R-1	Single-Family Residence					
7344-029-013	0.445733816			R-1	R-1	Single-Family Residence					
7344-029-014	0.431396245			R-1	R-1	Single-Family Residence					
7344-029-015	0.567313628			R-1	R-1	Single-Family Residence					
7344-029-016	0.11185431			R-1	R-1	Single-Family Residence					
7344-029-030	0.112771706			R-1	R-1	Single-Family Residence					
7344-029-031	0.109548804			R-1	R-1	Single-Family Residence					
7344-029-032	0.106376404			R-1	R-1	Single-Family Residence					
7344-029-033	0.09349709			R-1	R-1	Single-Family Residence					
7344-029-034	0.102234521			R-1	R-1	Single-Family Residence					
7344-029-035	0.124197523			R-1	R-1	Single-Family Residence					
7344-029-036	0.090257655			R-1	R-1	Single-Family Residence					
7344-029-037	0.092748686			R-1	R-1	Single-Family Residence					
7344-029-038	0.127273293			R-1	R-1	Single-Family Residence					
7344-029-039	0.095661924			R-1	R-1	Single-Family Residence					
7344-029-040	0.094427042			R-1	R-1	Single-Family Residence					
7344-029-041	0.109039268			R-1	R-1	Single-Family Residence					
7344-029-042	0.109211442			R-1	R-1	Single-Family Residence					
7344-029-043	0.107698352			R-1	R-1	Single-Family Residence					
7344-030-001	0.097046606			R-1	R-1	Single-Family Residence					
7344-030-002	0.121302656			R-1	R-1	Single-Family Residence					
7344-030-003	0.09232893			R-1	R-1	Single-Family Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-030-004	22722 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5172.85534922
7344-030-005	22718 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5033.162475676
7344-030-006	22714 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5201.960033617
7344-030-007	22710 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5263.054333398
7344-030-008	22706 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5125.672306913
7344-030-009	22702 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4964.037876270
7344-030-010	22636 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5013.009116555
7344-030-011	22632 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5069.422985983
7344-030-012	22628 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4903.295481747
7344-030-013	22624 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				3827.437065907
7344-030-014	22620 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				3844.793212836
7344-030-015	22616 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5206.262438194
7344-030-016	22612 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				3969.719515324
7344-030-017	22600 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5044.060494205
7344-030-018	22602 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4580.021499533
7344-030-019	22604 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4673.020599454
7344-030-020	22606 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4735.922150863
7344-030-021	22608 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4651.444398954
7344-031-001	1061 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4625.902619300
7344-031-004	1049 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4658.428543978
7344-031-005	1045 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4633.828528278
7344-031-006	1039 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4702.970222095
7344-031-007	1033 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4663.353355373
7344-031-008	1027 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4639.623949424
7344-031-009	1021 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4827.346619326
7344-031-010	1017 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4804.438239711
7344-031-011	1013 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7218.700101876
7344-031-012	22528 HARLINE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6783.988865950
7344-031-013	22532 HARLINE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5623.609297168
7344-031-014	22536 HARLINE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5139.158972364
7344-031-015	22542 HARLINE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5028.273841060
7344-031-016	22546 HARLINE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5363.311748907
7344-031-017	22547 HARLINE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5527.352315542
7344-031-018	22543 HARLINE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4613.047895855
7344-031-019	1018 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4005.240561501
7344-031-020	1024 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4731.079900143
7344-031-021	1028 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4578.299500138
7344-031-022	1034 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4415.632846874
7344-031-027	22547 BEREND	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5434.151982771
7344-031-030	1046 GIAN DR T	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4166.607285217
7344-031-033	22546 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4949.665031476
7344-031-034	22540 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4961.993150100
7344-031-035	22530 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6981.055605421

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-030-004	0.118752418			R-1	R-1	Single-Family Residence					
7344-030-005	0.115545511			R-1	R-1	Single-Family Residence					
7344-030-006	0.11942057			R-1	R-1	Single-Family Residence					
7344-030-007	0.120823102			R-1	R-1	Single-Family Residence					
7344-030-008	0.117669245			R-1	R-1	Single-Family Residence					
7344-030-009	0.113958629			R-1	R-1	Single-Family Residence					
7344-030-010	0.115082854			R-1	R-1	Single-Family Residence					
7344-030-011	0.116377938			R-1	R-1	Single-Family Residence					
7344-030-012	0.112564175			R-1	R-1	Single-Family Residence					
7344-030-013	0.087865865			R-1	R-1	Single-Family Residence					
7344-030-014	0.088264307			R-1	R-1	Single-Family Residence					
7344-030-015	0.11951934			R-1	R-1	Single-Family Residence					
7344-030-016	0.09113222			R-1	R-1	Single-Family Residence					
7344-030-017	0.115795695			R-1	R-1	Single-Family Residence					
7344-030-018	0.105142826			R-1	R-1	Single-Family Residence					
7344-030-019	0.107277792			R-1	R-1	Single-Family Residence					
7344-030-020	0.108721812			R-1	R-1	Single-Family Residence					
7344-030-021	0.10678247			R-1	R-1	Single-Family Residence					
7344-031-001	0.106196112			R-1	R-1	Single-Family Residence					
7344-031-004	0.106942804			R-1	R-1	Single-Family Residence					
7344-031-005	0.106378065			R-1	R-1	Single-Family Residence					
7344-031-006	0.10796534			R-1	R-1	Single-Family Residence					
7344-031-007	0.107055862			R-1	R-1	Single-Family Residence					
7344-031-008	0.10651111			R-1	R-1	Single-Family Residence					
7344-031-009	0.110820629			R-1	R-1	Single-Family Residence					
7344-031-010	0.110294725			R-1	R-1	Single-Family Residence					
7344-031-011	0.165718551			R-1	R-1	Single-Family Residence					
7344-031-012	0.155738955			R-1	R-1	Single-Family Residence					
7344-031-013	0.129100305			R-1	R-1	Single-Family Residence					
7344-031-014	0.117978856			R-1	R-1	Single-Family Residence					
7344-031-015	0.115433284			R-1	R-1	Single-Family Residence					
7344-031-016	0.123124696			R-1	R-1	Single-Family Residence					
7344-031-017	0.126890549			R-1	R-1	Single-Family Residence					
7344-031-018	0.105901008			R-1	R-1	Single-Family Residence					
7344-031-019	0.091947671			R-1	R-1	Single-Family Residence					
7344-031-020	0.10861065			R-1	R-1	Single-Family Residence					
7344-031-021	0.105103294			R-1	R-1	Single-Family Residence					
7344-031-022	0.101368982			R-1	R-1	Single-Family Residence					
7344-031-027	0.124750964			R-1	R-1	Single-Family Residence					
7344-031-030	0.095652142			R-1	R-1	Single-Family Residence					
7344-031-033	0.113628674			R-1	R-1	Single-Family Residence					
7344-031-034	0.113911688			R-1	R-1	Single-Family Residence					
7344-031-035	0.160262985			R-1	R-1	Single-Family Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7344-031-036	1052 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5019.448200132
7344-031-037	1056 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4302.359098430
7344-031-038	1048 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4999.780183991
7344-031-039	22512 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5703.864864783
7344-031-040	1044 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5500.641606500
7344-031-041	1040 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5615.699599898
7344-031-042	1036 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5795.312899891
7344-031-043	1032 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5553.574000338
7344-031-044	1026 W 225TH	Residential	2	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5519.859800148
7344-031-045	1024 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5555.724450403
7344-031-046	1020 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5770.750950116
7344-031-047	1016 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5453.580150571
7344-031-048	1012 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5490.331649145
7344-031-049	1008 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5601.397266363
7344-031-050	1004 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6015.334613420
7344-031-051	1000 W 225TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5973.948096683
7344-031-052	1055 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4632.735400287
7344-031-053	22542 BEREND	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4601.630577168
7344-031-054	22546 BEREND	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5675.125780503
7344-031-055	22543 BEREND	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4594.112108093
7344-031-056	1050 GIAN DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4522.743700238
7345-007-033	717 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4569.684193868
7345-007-034	801 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4677.530999273
7345-007-035	807 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4651.003354006
7345-007-036	813 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4761.617741054
7345-007-037	817 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4895.288237118
7345-007-038	821 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4549.063200136
7345-007-039	825 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4827.718999973
7345-007-040	829 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4819.523000013
7345-007-041	833 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				5283.833767123
7345-007-042	834 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				5178.180476831
7345-007-043	830 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4829.160896432
7345-007-044	826 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4798.877527889
7345-007-045	822 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4808.481726480
7345-007-046	818 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4639.907239772
7345-007-047	814 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4824.428512848
7345-007-048	808 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4952.367628185
7345-007-049	802 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4823.671001579
7345-007-050	718 CLARION D	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4734.575892306
7345-007-057	717 W 213TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4340.741807447
7345-007-058	801 W 213TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4352.977260773
7345-007-059	807 W 213TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4449.366663947
7345-007-060	813 W 213TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4414.146009555

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7344-031-036	0.115230675			R-1	R-1	Single-Family Residence					
7344-031-037	0.098768574			R-1	R-1	Single-Family Residence					
7344-031-038	0.114779159			R-1	R-1	Single-Family Residence					
7344-031-039	0.13094272			R-1	R-1	Single-Family Residence					
7344-031-040	0.126277356			R-1	R-1	Single-Family Residence					
7344-031-041	0.128918724			R-1	R-1	Single-Family Residence					
7344-031-042	0.133042078			R-1	R-1	Single-Family Residence					
7344-031-043	0.127492516			R-1	R-1	Single-Family Residence					
7344-031-044	0.126718545			R-1	R-1	Single-Family Residence					
7344-031-045	0.127541884			R-1	R-1	Single-Family Residence					
7344-031-046	0.132478213			R-1	R-1	Single-Family Residence					
7344-031-047	0.125196973			R-1	R-1	Single-Family Residence					
7344-031-048	0.126040671			R-1	R-1	Single-Family Residence					
7344-031-049	0.128590387			R-1	R-1	Single-Family Residence					
7344-031-050	0.138093081			R-1	R-1	Single-Family Residence					
7344-031-051	0.137142977			R-1	R-1	Single-Family Residence					
7344-031-052	0.106352971			R-1	R-1	Single-Family Residence					
7344-031-053	0.105638902			R-1	R-1	Single-Family Residence					
7344-031-054	0.130282961			R-1	R-1	Single-Family Residence					
7344-031-055	0.105466302			R-1	R-1	Single-Family Residence					
7344-031-056	0.103827909			R-1	R-1	Single-Family Residence					
7345-007-033	0.104905514	H18	H18 - Residential 18				18	1.888299254	1	0.8	0
7345-007-034	0.107381336	H18	H18 - Residential 18				18	1.932864049	1	0.8	0
7345-007-035	0.106772345	H18	H18 - Residential 18				18	1.921902212	1	0.8	0
7345-007-036	0.109311702	H18	H18 - Residential 18				18	1.967610637	1	0.8	0
7345-007-037	0.112380354	H18	H18 - Residential 18				18	2.022846379	2	1.6	1
7345-007-038	0.104432121	H18	H18 - Residential 18				18	1.879778182	1	0.8	0
7345-007-039	0.110829178	H18	H18 - Residential 18				18	1.994925207	1	0.8	0
7345-007-040	0.110641024	H18	H18 - Residential 18				18	1.99153843	1	0.8	0
7345-007-041	0.121300132	H18	H18 - Residential 18				18	2.183402383	2	1.6	1
7345-007-042	0.118874667	H18	H18 - Residential 18				18	2.139743999	2	1.6	1
7345-007-043	0.11086228	H18	H18 - Residential 18				18	1.995521032	1	0.8	0
7345-007-044	0.110167069	H18	H18 - Residential 18				18	1.983007243	1	0.8	0
7345-007-045	0.110387551	H18	H18 - Residential 18				18	1.98697592	1	0.8	0
7345-007-046	0.106517613	H18	H18 - Residential 18				18	1.917317041	1	0.8	0
7345-007-047	0.110753639	H18	H18 - Residential 18				18	1.993565501	1	0.8	0
7345-007-048	0.113690717	H18	H18 - Residential 18				18	2.046432904	2	1.6	1
7345-007-049	0.110736249	H18	H18 - Residential 18				18	1.99325248	1	0.8	0
7345-007-050	0.108690907	H18	H18 - Residential 18				18	1.956436319	1	0.8	0
7345-007-057	0.09964972	H18	H18 - Residential 18				18	1.793694962	1	0.8	0
7345-007-058	0.099930607	H18	H18 - Residential 18				18	1.798750934	1	0.8	0
7345-007-059	0.102143404	H18	H18 - Residential 18				18	1.838581266	1	0.8	0
7345-007-060	0.101334849	H18	H18 - Residential 18				18	1.824027277	1	0.8	0

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7345-007-061	817 W 213TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4413.635711000
7345-007-062	821 W 213TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4404.502728373
7345-007-063	825 W 213TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4679.030663421
7345-007-064	829 W 213TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4506.291454113
7345-007-065	833 W 213TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				5047.359965717
7345-008-040	834 W 213TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				5315.462332129
7345-008-041	830 W 213TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4648.425649915
7345-008-042	826 W 213TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4682.192808772
7345-008-043	822 W 213TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4663.651599407
7345-008-044	818 W 213TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4669.160099375
7345-008-045	814 W 213TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4632.146150074
7345-008-046	808 W 213TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				4675.497462838
7345-008-047	802 W 213TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	H9	H9 - Residential	SP - RPD	SP - Residential planned development				5132.135625948
7345-009-001	720 W 214TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				10419.06529989
7345-009-002	712 W 214TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				7456.037478170
7345-009-005	802 W 214TH S	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				6048.401000235
7345-009-006	808 W 214TH S	Residential	2	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				5887.340849701
7345-009-007	21414 S VERM	Institutional	66	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				99231.18145389
7345-009-020	730 W 214TH S	Residential	45	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				63371.71908186
7345-009-021		Residential	0	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				1608.617415610
7345-010-010	21612 BEREND	Residential	3	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				5661.787500175
7345-010-011	1029 W CARSC	Commercial	0	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				10102.33589983
7345-010-012	1019 W CARSC	Commercial	0	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				5025.101600103
7345-010-013	1013 W CARSC	Commercial	0	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				5018.606849370
7345-010-021	923 W CARSON	Commercial	0	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				34222.22690070
7345-010-022	911 W CARSON	Commercial	0	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				15935.03250004
7345-010-023	21611 S VERM	Commercial	0	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				12576.38905095
7345-010-037	1001 W CARSC	Commercial	0	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				46399.22614078
7345-010-038	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-039	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-040	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-041	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-042	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-043	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-044	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-045	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-046	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-047	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-048	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-049	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-050	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-051	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-052	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7345-007-061	0.101323134	H18	H18 - Residential 18				18	1.82381641	1	0.8	0
7345-007-062	0.101113469	H18	H18 - Residential 18				18	1.82004245	1	0.8	0
7345-007-063	0.107415764	H18	H18 - Residential 18				18	1.933483745	1	0.8	0
7345-007-064	0.103450217	H18	H18 - Residential 18				18	1.862103907	1	0.8	0
7345-007-065	0.115871441	H18	H18 - Residential 18				18	2.085685936	2	1.6	1
7345-008-040	0.122026224	H18	H18 - Residential 18				18	2.196472038	2	1.6	1
7345-008-041	0.106713169	H18	H18 - Residential 18				18	1.920837045	1	0.8	0
7345-008-042	0.107488356	H18	H18 - Residential 18				18	1.934790417	1	0.8	0
7345-008-043	0.107062709	H18	H18 - Residential 18				18	1.92712876	1	0.8	0
7345-008-044	0.107189167	H18	H18 - Residential 18				18	1.929405	1	0.8	0
7345-008-045	0.106339443	H18	H18 - Residential 18				18	1.914109979	1	0.8	0
7345-008-046	0.107334652	H18	H18 - Residential 18				18	1.932023745	1	0.8	0
7345-008-047	0.117817622	H18	H18 - Residential 18				18	2.120717201	2	1.6	1
7345-009-001	0.239188827	CG	CG - General Commercial				50	11.95944135	11	8.8	8
7345-009-002	0.171167068	CG	CG - General Commercial				50	8.558353396	8	6.4	6
7345-009-005	0.138852181	CG	CG - General Commercial				50	6.942609045	6	4.8	4
7345-009-006	0.135154749	CG	CG - General Commercial				50	6.757737431	6	4.8	4
7345-009-007	2.278034469	CG	CG - General Commercial				50	113.9017234	113	90.4	90
7345-009-020	1.454814488	CG	CG - General Commercial				50	72.74072438	72	57.6	57
7345-009-021	0.036928774	CG	CG - General Commercial				50	1.846438723	1	0.8	0
7345-010-010	0.129976756	CG	CG - General Commercial				50	6.49883781	6	4.8	4
7345-010-011	0.23191772	CG	CG - General Commercial				50	11.59588602	11	8.8	8
7345-010-012	0.115360459	CG	CG - General Commercial				50	5.768022957	5	4	4
7345-010-013	0.11521136	CG	CG - General Commercial				50	5.760568009	5	4	4
7345-010-021	0.785634226	CG	CG - General Commercial				50	39.28171132	39	31.2	31
7345-010-022	0.36581801	CG	CG - General Commercial				50	18.29090048	18	14.4	14
7345-010-023	0.288714166	CG	CG - General Commercial				50	14.43570828	14	11.2	11
7345-010-037	1.065179663	CG	CG - General Commercial				50	53.25898317	53	42.4	42
7345-010-038	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-039	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-040	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-041	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-042	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-043	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-044	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-045	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-046	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-047	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-048	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-049	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-050	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-051	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-052	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7345-010-053	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-054	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-055	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-056	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-057	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-058	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-059	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-060	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-061	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-062	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-063	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-064	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-065	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-066	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-067	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-068	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-069	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-070	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-071	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-072	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-073	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-074	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-075	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-076	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-077	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-078	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-079	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-080	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-081	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-082	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-083	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-084	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-085	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-086	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-087	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-088	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-089	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-090	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-091	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-092	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-093	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-094	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-095	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7345-010-053	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-054	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-055	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-056	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-057	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-058	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-059	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-060	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-061	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-062	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-063	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-064	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-065	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-066	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-067	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-068	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-069	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-070	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-071	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-072	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-073	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-074	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-075	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-076	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-077	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-078	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-079	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-080	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-081	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-082	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-083	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-084	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-085	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-086	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-087	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-088	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-089	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-090	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-091	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-092	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-093	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-094	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-095	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7345-010-096	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-097	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-098	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-099	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-100	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-101	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-102	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-103	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-104	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-105	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-106	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-107	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-108	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-109	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-110	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-111	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-112	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-113	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-114	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-115	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-116	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-117	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-118	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-119	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-120	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-010-121	941 W CARSON	Residential	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				945.7527020946
7345-014-037	1037 W CARSC	Commercial	2	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				7509.594700759
7345-014-038	21613 BEREND	Commercial	1	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				4899.949150274
7345-014-048	1047 W CARSC	Commercial	0	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				36816.02125139
7345-014-049	1101 W CARSC	Commercial	0	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				14879.21848616
7345-015-020	1123 W CARSC	Commercial	0	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				11616.39855002
7345-015-021	1125 W CARSC	Commercial	0	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				6394.511784555
7345-016-024	1153 W CARSC	Commercial	0	South Bay Planr	WEST CARSON	West Carson TC	MU	MU - Mixed Use	SP - MU 1	SP - Mixed Use Development 1				331411.8463456
7347-018-082		Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IH	IH - Heavy Indus	M-1-IP	Light Manufacturing				13136.94242274
7347-018-083	23021 NORMAN	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IH	IH - Heavy Indus	M-1-IP	Light Manufacturing				237.5661329098
7350-001-014	701 TORRANCI	Commercial	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-1.5	Restricted Heavy Manufacturing				30074.59995745
7350-001-016	801 TORRANCI	Commercial	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-1.5	Restricted Heavy Manufacturing				41788.65570038
7350-001-018	733 TORRANCI	Commercial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-1.5	Restricted Heavy Manufacturing				261588.2146031
7350-001-027			0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-1.5	Restricted Heavy Manufacturing				313558.7808057
7350-001-029			0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-1.5	Restricted Heavy Manufacturing				2434.438978316
7350-001-035	20712 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-036	20712 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-037	20712 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7345-010-096	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-097	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-098	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-099	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-100	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-101	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-102	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-103	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-104	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-105	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-106	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-107	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-108	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-109	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-110	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-111	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-112	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-113	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-114	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-115	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-116	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-117	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-118	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-119	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-120	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-010-121	0.021711495	CG	CG - General Commercial				50	1.085574727	1	0.8	0
7345-014-037	0.172396573	CG	CG - General Commercial				50	8.619828628	8	6.4	6
7345-014-038	0.112487354	CG	CG - General Commercial				50	5.624367712	5	4	4
7345-014-048	0.845179551	CG	CG - General Commercial				50	42.25897756	42	33.6	33
7345-014-049	0.341579855	CG	CG - General Commercial				50	17.07899275	17	13.6	13
7345-015-020	0.266675816	CG	CG - General Commercial				50	13.33379081	13	10.4	10
7345-015-021	0.146797791	CG	CG - General Commercial				50	7.33988956	7	5.6	5
7345-016-024	7.608169108	CG	CG - General Commercial				50	380.4084554	380	304	304
7347-018-082	0.3015827			M-2-IP	M-2-IP	eavy Manufacturing					
7347-018-083	0.005453768			M-2-IP	M-2-IP	eavy Manufacturing					
7350-001-014	0.690417814	CG	CG - General Commercial		C-3	General Commercial					
7350-001-016	0.95933553	CG	CG - General Commercial		C-3	General Commercial					
7350-001-018	6.005239086	CG	CG - General Commercial		C-3	General Commercial					
7350-001-027	7.198319119	CG	CG - General Commercial		C-3	General Commercial					
7350-001-029	0.055887029	CG	CG - General Commercial		C-3	General Commercial					
7350-001-035	0.051292193				W	Watershed					
7350-001-036	0.051292193				W	Watershed					
7350-001-037	0.051292193				W	Watershed					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7350-001-038	20712 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-039	20712 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-040	20712 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-041	20712 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-042	20712 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-043	20704 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-044	20704 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-045	20704 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-046	20704 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-047	20704 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-048	20704 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-049	20704 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-050	20704 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-051	20632 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-052	20632 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-053	20632 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-054	20632 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-055	20632 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-056	20632 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-057	20632 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-058	20632 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-059	20622 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-060	20622 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-061	20622 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-062	20622 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-063	20622 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-064	20622 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-065	20622 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-066	20622 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-067	20614 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-068	20614 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-069	20614 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-070	20614 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-071	20614 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-072	20614 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-073	20614 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-074	20614 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-075	20606 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-076	20606 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-077	20606 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-078	20606 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-079	20606 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-080	20606 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7350-001-038	0.051292193				W	Watershed					
7350-001-039	0.051292193				W	Watershed					
7350-001-040	0.051292193				W	Watershed					
7350-001-041	0.051292193				W	Watershed					
7350-001-042	0.051292193				W	Watershed					
7350-001-043	0.051292193				W	Watershed					
7350-001-044	0.051292193				W	Watershed					
7350-001-045	0.051292193				W	Watershed					
7350-001-046	0.051292193				W	Watershed					
7350-001-047	0.051292193				W	Watershed					
7350-001-048	0.051292193				W	Watershed					
7350-001-049	0.051292193				W	Watershed					
7350-001-050	0.051292193				W	Watershed					
7350-001-051	0.051292193				W	Watershed					
7350-001-052	0.051292193				W	Watershed					
7350-001-053	0.051292193				W	Watershed					
7350-001-054	0.051292193				W	Watershed					
7350-001-055	0.051292193				W	Watershed					
7350-001-056	0.051292193				W	Watershed					
7350-001-057	0.051292193				W	Watershed					
7350-001-058	0.051292193				W	Watershed					
7350-001-059	0.051292193				W	Watershed					
7350-001-060	0.051292193				W	Watershed					
7350-001-061	0.051292193				W	Watershed					
7350-001-062	0.051292193				W	Watershed					
7350-001-063	0.051292193				W	Watershed					
7350-001-064	0.051292193				W	Watershed					
7350-001-065	0.051292193				W	Watershed					
7350-001-066	0.051292193				W	Watershed					
7350-001-067	0.051292193				W	Watershed					
7350-001-068	0.051292193				W	Watershed					
7350-001-069	0.051292193				W	Watershed					
7350-001-070	0.051292193				W	Watershed					
7350-001-071	0.051292193				W	Watershed					
7350-001-072	0.051292193				W	Watershed					
7350-001-073	0.051292193				W	Watershed					
7350-001-074	0.051292193				W	Watershed					
7350-001-075	0.051292193				W	Watershed					
7350-001-076	0.051292193				W	Watershed					
7350-001-077	0.051292193				W	Watershed					
7350-001-078	0.051292193				W	Watershed					
7350-001-079	0.051292193				W	Watershed					
7350-001-080	0.051292193				W	Watershed					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7350-001-081	20606 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-082	20606 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-083	20516 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-084	20516 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-085	20516 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-086	20516 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-087	20516 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-088	20516 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-089	20516 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-090	20516 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-091	20506 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-092	20506 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-093	20506 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-094	20506 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-095	20506 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-096	20506 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-097	20506 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-098	20506 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-099	20434 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-100	20434 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-101	20434 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-102	20434 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-103	20434 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-104	20434 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-105	20434 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-106	20434 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-107	20426 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-108	20426 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-109	20406 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-110	20426 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-111	20426 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-112	20426 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-113	20426 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-114	20426 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-115	20416 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-116	20416 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-117	20416 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-118	20416 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-119	20416 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-120	20416 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-121	20416 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-122	20416 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988
7350-001-123	20408 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.287917988

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7350-001-081	0.051292193				W	Watershed					
7350-001-082	0.051292193				W	Watershed					
7350-001-083	0.051292193				W	Watershed					
7350-001-084	0.051292193				W	Watershed					
7350-001-085	0.051292193				W	Watershed					
7350-001-086	0.051292193				W	Watershed					
7350-001-087	0.051292193				W	Watershed					
7350-001-088	0.051292193				W	Watershed					
7350-001-089	0.051292193				W	Watershed					
7350-001-090	0.051292193				W	Watershed					
7350-001-091	0.051292193				W	Watershed					
7350-001-092	0.051292193				W	Watershed					
7350-001-093	0.051292193				W	Watershed					
7350-001-094	0.051292193				W	Watershed					
7350-001-095	0.051292193				W	Watershed					
7350-001-096	0.051292193				W	Watershed					
7350-001-097	0.051292193				W	Watershed					
7350-001-098	0.051292193				W	Watershed					
7350-001-099	0.051292193				W	Watershed					
7350-001-100	0.051292193				W	Watershed					
7350-001-101	0.051292193				W	Watershed					
7350-001-102	0.051292193				W	Watershed					
7350-001-103	0.051292193				W	Watershed					
7350-001-104	0.051292193				W	Watershed					
7350-001-105	0.051292193				W	Watershed					
7350-001-106	0.051292193				W	Watershed					
7350-001-107	0.051292193				W	Watershed					
7350-001-108	0.051292193				W	Watershed					
7350-001-109	0.051292193				W	Watershed					
7350-001-110	0.051292193				W	Watershed					
7350-001-111	0.051292193				W	Watershed					
7350-001-112	0.051292193				W	Watershed					
7350-001-113	0.051292193				W	Watershed					
7350-001-114	0.051292193				W	Watershed					
7350-001-115	0.051292193				W	Watershed					
7350-001-116	0.051292193				W	Watershed					
7350-001-117	0.051292193				W	Watershed					
7350-001-118	0.051292193				W	Watershed					
7350-001-119	0.051292193				W	Watershed					
7350-001-120	0.051292193				W	Watershed					
7350-001-121	0.051292193				W	Watershed					
7350-001-122	0.051292193				W	Watershed					
7350-001-123	0.051292193				W	Watershed					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7350-001-124	20408 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.28791798
7350-001-125	20408 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.28791798
7350-001-126	20408 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.28791798
7350-001-127	20408 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.28791798
7350-001-128	20408 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.28791798
7350-001-129	20408 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.28791798
7350-001-130	20408 S VERM	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	R-3	Limited Density Multiple Residence				2234.28791798
7350-001-131	736 DEL AMO E	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	W	W - Water	M-1.5	Restricted Heavy Manufacturing				128785.765197
7350-007-016	1054 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4098.027567846
7350-007-017	1050 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4064.639997797
7350-007-018		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4142.447244737
7350-007-019	1040 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4182.643333040
7350-007-020	1036 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				3934.238705777
7350-007-045	1058 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				3799.479351015
7350-015-001		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				2493.817199324
7350-015-045	1061 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				5817.966288072
7350-015-046	1059 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4925.078299873
7350-015-047		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				5529.232671933
7350-015-048	1055 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4951.056099046
7350-015-049		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4438.727152681
7350-015-050	1051 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4950.306149764
7350-015-051		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4364.901053607
7350-015-052	1043 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				3275.518937397
7350-015-053	1043 1/2 W 204	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				1547.980740453
7350-015-054	1041 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				3326.578025437
7350-015-055	1041 1/2 W 204	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				1609.572959133
7350-015-056	1039 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				3350.493398159
7350-015-057	1039 1/2 W 204	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				1611.208536245
7350-015-059		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4952.466917064
7350-016-002	1023 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				5267.914313995
7350-016-003	1019 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				5229.165640150
7350-016-004	1021 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				5183.890103173
7350-016-005	1017 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				5237.582100230
7350-016-012	953 W 204TH S	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				5328.622246799
7350-016-014	20335 NEW HA	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				6072.927514434
7350-016-015	20341 NEW HA	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				5176.539175589
7350-016-016	20349 NEW HA	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				5027.052438019
7350-016-017	20351 NEW HA	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4924.462475186
7350-016-018	955 W 204TH S	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4950.404493691
7350-016-019	958 DEL AMO E	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				5346.700255969
7350-016-020	959 W 204TH S	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4951.491506731
7350-016-025	1035 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				2249.160840232
7350-016-026	1033 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4951.146150028

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7350-001-124	0.051292193				W	Watershed					
7350-001-125	0.051292193				W	Watershed					
7350-001-126	0.051292193				W	Watershed					
7350-001-127	0.051292193				W	Watershed					
7350-001-128	0.051292193				W	Watershed					
7350-001-129	0.051292193				W	Watershed					
7350-001-130	0.051292193				W	Watershed					
7350-001-131	2.956514353			W	W	Watershed					
7350-007-016	0.094077768	OS-PR		O-S	O-S	Open Space					
7350-007-017	0.093311295	OS-PR		O-S	O-S	Open Space					
7350-007-018	0.095097503	OS-PR		O-S	O-S	Open Space					
7350-007-019	0.096020279	OS-PR		O-S	O-S	Open Space					
7350-007-020	0.090317693	OS-PR		O-S	O-S	Open Space					
7350-007-045	0.087224044	OS-PR		O-S	O-S	Open Space					
7350-015-001	0.057250165	OS-PR		O-S	O-S	Open Space					
7350-015-045	0.133562128	OS-PR		O-S	O-S	Open Space					
7350-015-046	0.11306424	OS-PR		O-S	O-S	Open Space					
7350-015-047	0.126933716	OS-PR		O-S	O-S	Open Space					
7350-015-048	0.113660608	OS-PR		O-S	O-S	Open Space					
7350-015-049	0.101899154	OS-PR		O-S	O-S	Open Space					
7350-015-050	0.113643392	OS-PR		O-S	O-S	Open Space					
7350-015-051	0.10020434	OS-PR		O-S	O-S	Open Space					
7350-015-052	0.075195568	OS-PR		O-S	O-S	Open Space					
7350-015-053	0.035536748	OS-PR		O-S	O-S	Open Space					
7350-015-054	0.076367723	OS-PR		O-S	O-S	Open Space					
7350-015-055	0.036950711	OS-PR		O-S	O-S	Open Space					
7350-015-056	0.076916745	OS-PR		O-S	O-S	Open Space					
7350-015-057	0.036988258	OS-PR		O-S	O-S	Open Space					
7350-015-059	0.113692996	OS-PR		O-S	O-S	Open Space					
7350-016-002	0.120934672	OS-PR		O-S	O-S	Open Space					
7350-016-003	0.120045125	OS-PR		O-S	O-S	Open Space					
7350-016-004	0.119005742	OS-PR		O-S	O-S	Open Space					
7350-016-005	0.12023834	OS-PR		O-S	O-S	Open Space					
7350-016-012	0.122328334	OS-PR		O-S	O-S	Open Space					
7350-016-014	0.139415232	OS-PR		O-S	O-S	Open Space					
7350-016-015	0.118836988	OS-PR		O-S	O-S	Open Space					
7350-016-016	0.115405244	OS-PR		O-S	O-S	Open Space					
7350-016-017	0.113050103	OS-PR		O-S	O-S	Open Space					
7350-016-018	0.11364565	OS-PR		O-S	O-S	Open Space					
7350-016-019	0.122743348	OS-PR		O-S	O-S	Open Space					
7350-016-020	0.113670604	OS-PR		O-S	O-S	Open Space					
7350-016-025	0.051633628	OS-PR		O-S	O-S	Open Space					
7350-016-026	0.113662676	OS-PR		O-S	O-S	Open Space					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7350-016-027		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				1923.545115819
7350-016-028	1029 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4952.664884402
7350-016-029		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				5494.346106749
7350-016-030	1013 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4952.382900322
7350-016-031	1009 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				5455.451145589
7350-016-032	1007 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4948.223353151
7350-016-033		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				5421.228200397
7350-016-034	1005 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4951.393346705
7350-016-035		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				5402.692750493
7350-016-036	971 W 204TH S	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4950.891146427
7350-016-037	964 DEL AMO E	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				5377.832600270
7350-016-038	965 W 204TH S	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4952.571349952
7350-016-041		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				10244.78415657
7350-016-042		Residential	0	South Bay Planr	WEST CARSON	General Plan 2035			R-2	Two-Family Residence				65854.315847400
7350-016-900		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				99.009550005100
7350-017-035	960 W 204TH S	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				3666.320174435
7350-017-036	958 W 204TH S	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				3863.368500664
7350-017-037	954 W 204TH S	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4068.662800011
7350-017-038	950 W 204TH S	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				3985.556299951
7350-017-039	944 W 204TH S	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				3932.874449890
7350-017-040	938 W 204TH S	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				3822.125549511
7350-018-001	1024 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4097.992732230
7350-018-002	1020 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4186.276800136
7350-018-003	1016 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4265.304549252
7350-018-004	1010 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4119.889150511
7350-018-005	1006 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4293.722000130
7350-018-006	1002 W 204TH	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-2	Two-Family Residence				4124.223761935
7351-033-270		Miscellaneous	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				13902.33320070
7407-002-016	811 BELSON ST	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				11393.81233754
7407-002-017	815 BELSON ST	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7710.276071269
7407-002-053	22802 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713
7407-002-054	22804 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713
7407-002-055	22806 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713
7407-002-056	22814 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713
7407-002-057	22816 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713
7407-002-058	22818 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713
7407-002-059	22820 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713
7407-002-060	22822 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713
7407-002-061	22824 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713
7407-002-062	22832 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713
7407-002-063	22834 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713
7407-002-064	22836 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713
7407-002-065	22838 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7350-016-027	0.04415852	OS-PR		O-S	O-S	Open Space					
7350-016-028	0.113697541	OS-PR		O-S	O-S	Open Space					
7350-016-029	0.126132831	OS-PR		O-S	O-S	Open Space					
7350-016-030	0.113691068	OS-PR		O-S	O-S	Open Space					
7350-016-031	0.125239925	OS-PR		O-S	O-S	Open Space					
7350-016-032	0.113595577	OS-PR		O-S	O-S	Open Space					
7350-016-033	0.124454275	OS-PR		O-S	O-S	Open Space					
7350-016-034	0.11366835	OS-PR		O-S	O-S	Open Space					
7350-016-035	0.124028759	OS-PR		O-S	O-S	Open Space					
7350-016-036	0.113656822	OS-PR		O-S	O-S	Open Space					
7350-016-037	0.123458049	OS-PR		O-S	O-S	Open Space					
7350-016-038	0.113695394	OS-PR		O-S	O-S	Open Space					
7350-016-041	0.235187882	OS-PR		O-S	O-S	Open Space					
7350-016-042	1.511807067	OS-PR		O-S	O-S	Open Space					
7350-016-900	0.002272947	OS-PR		O-S	O-S	Open Space					
7350-017-035	0.08416713	OS-PR		O-S	O-S	Open Space					
7350-017-036	0.088690737	OS-PR		O-S	O-S	Open Space					
7350-017-037	0.093403646	OS-PR		O-S	O-S	Open Space					
7350-017-038	0.091495783	OS-PR		O-S	O-S	Open Space					
7350-017-039	0.090286374	OS-PR		O-S	O-S	Open Space					
7350-017-040	0.087743929	OS-PR		O-S	O-S	Open Space					
7350-018-001	0.094076968	OS-PR		O-S	O-S	Open Space					
7350-018-002	0.096103691	OS-PR		O-S	O-S	Open Space					
7350-018-003	0.097917919	OS-PR		O-S	O-S	Open Space					
7350-018-004	0.094579641	OS-PR		O-S	O-S	Open Space					
7350-018-005	0.098570294	OS-PR		O-S	O-S	Open Space					
7350-018-006	0.09467915	OS-PR		O-S	O-S	Open Space					
7351-033-270	0.319153655	IH	IH - Heavy Industrial								
7407-002-016	0.26156594			W	W	Watershed					
7407-002-017	0.177003583			W	W	Watershed					
7407-002-053	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0
7407-002-054	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0
7407-002-055	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0
7407-002-056	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0
7407-002-057	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0
7407-002-058	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0
7407-002-059	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0
7407-002-060	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0
7407-002-061	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0
7407-002-062	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0
7407-002-063	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0
7407-002-064	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0
7407-002-065	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7407-002-066	22840 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713
7407-002-067	22842 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713
7407-002-068	22852 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713
7407-002-069	22850 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713
7407-002-070	22848 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2592.207153713
7407-006-001	903 W 232ND S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5376.481298367
7407-006-002	909 W 232ND S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5359.717350150
7407-006-003	913 W 232ND S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5366.892799798
7407-006-004	921 W 232ND S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5429.584000132
7407-006-005	923 W 232ND S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5410.664149735
7407-006-006	931 W 232ND S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5373.673349528
7407-006-007	935 W 232ND S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5380.982000307
7407-006-008	939 W 232ND S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5387.409849991
7407-006-009	943 W 232ND S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5730.941500426
7407-006-010	957 W 232ND S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6110.140154117
7407-006-011	952 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5476.108669845
7407-006-012	944 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5607.501758189
7407-006-013	936 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5461.419979329
7407-006-014	930 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5346.147300019
7407-006-015	924 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5307.587200177
7407-006-016	920 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5438.261550303
7407-006-017	914 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5326.821697383
7407-006-018	908 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5055.058235194
7407-006-019	904 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6128.671989899
7407-006-020	905 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6242.937223631
7407-006-021	909 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5202.603952042
7407-006-022	915 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5466.485009284
7407-006-023	919 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5502.057643452
7407-006-024	925 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5526.639056097
7407-006-025	929 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5493.670456035
7407-006-026	937 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5700.614350638
7407-006-027	941 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6238.797629024
7407-006-028	945 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7567.781400537
7407-006-029	951 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				8801.930190151
7407-006-030	953 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6252.116584657
7407-006-031	1026 BELSON S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				8807.087198241
7407-006-032	959 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7061.602148592
7407-006-033	965 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5789.902768780
7407-006-034	971 SOROCK D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5386.189629778
7407-014-001	1090 W 231ST S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5215.830994733
7407-014-002	23108 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5128.780582576
7407-014-003	23116 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4984.293700432
7407-014-004	23122 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5680.611853058

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7407-002-066	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0
7407-002-067	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0
7407-002-068	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0
7407-002-069	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0
7407-002-070	0.059508888	H30	H30 - Residential 30				30	1.785266635	1	0.8	0
7407-006-001	0.123427027			R-1	R-1	Single-Family Residence					
7407-006-002	0.12304218			R-1	R-1	Single-Family Residence					
7407-006-003	0.123206905			R-1	R-1	Single-Family Residence					
7407-006-004	0.124646097			R-1	R-1	Single-Family Residence					
7407-006-005	0.124211757			R-1	R-1	Single-Family Residence					
7407-006-006	0.123362565			R-1	R-1	Single-Family Residence					
7407-006-007	0.123530349			R-1	R-1	Single-Family Residence					
7407-006-008	0.123677912			R-1	R-1	Single-Family Residence					
7407-006-009	0.131564314			R-1	R-1	Single-Family Residence					
7407-006-010	0.140269517			R-1	R-1	Single-Family Residence					
7407-006-011	0.125714157			R-1	R-1	Single-Family Residence					
7407-006-012	0.128730527			R-1	R-1	Single-Family Residence					
7407-006-013	0.125376951			R-1	R-1	Single-Family Residence					
7407-006-014	0.122730654			R-1	R-1	Single-Family Residence					
7407-006-015	0.121845436			R-1	R-1	Single-Family Residence					
7407-006-016	0.124845306			R-1	R-1	Single-Family Residence					
7407-006-017	0.122286999			R-1	R-1	Single-Family Residence					
7407-006-018	0.116048169			R-1	R-1	Single-Family Residence					
7407-006-019	0.140694949			R-1	R-1	Single-Family Residence					
7407-006-020	0.143318118			R-1	R-1	Single-Family Residence					
7407-006-021	0.119435352			R-1	R-1	Single-Family Residence					
7407-006-022	0.125493228			R-1	R-1	Single-Family Residence					
7407-006-023	0.126309863			R-1	R-1	Single-Family Residence					
7407-006-024	0.126874175			R-1	R-1	Single-Family Residence					
7407-006-025	0.12611732			R-1	R-1	Single-Family Residence					
7407-006-026	0.130868098			R-1	R-1	Single-Family Residence					
7407-006-027	0.143223086			R-1	R-1	Single-Family Residence					
7407-006-028	0.173732355			R-1	R-1	Single-Family Residence					
7407-006-029	0.202064513			R-1	R-1	Single-Family Residence					
7407-006-030	0.143528847			R-1	R-1	Single-Family Residence					
7407-006-031	0.202182902			R-1	R-1	Single-Family Residence					
7407-006-032	0.162112079			R-1	R-1	Single-Family Residence					
7407-006-033	0.132917878			R-1	R-1	Single-Family Residence					
7407-006-034	0.1236499			R-1	R-1	Single-Family Residence					
7407-014-001	0.119739004			R-1	R-1	Single-Family Residence					
7407-014-002	0.117740601			R-1	R-1	Single-Family Residence					
7407-014-003	0.114423639			R-1	R-1	Single-Family Residence					
7407-014-004	0.130408904			R-1	R-1	Single-Family Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7407-014-005	23128 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5542.701956262
7407-014-006	23134 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5374.41970603
7407-014-007	23206 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5505.91898988
7407-014-008	23210 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5558.998384379
7407-014-009	23214 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5526.504981727
7407-014-010	23220 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5592.940250164
7407-014-011	1065 RAYLAND	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5780.632791331
7407-014-012	1060 RAYLAND	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7640.097244464
7407-014-013	1066 RAYLAND	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4990.808000364
7407-014-014	1072 RAYLAND	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5100.801616752
7407-014-015	1076 RAYLAND	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6144.897036630
7407-014-016	23229 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5473.741910507
7407-014-017	23223 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5476.396999954
7407-014-018	23217 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5315.372350002
7407-014-019	23213 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5292.762750120
7407-014-020	23207 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5328.664900416
7407-014-021	23203 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5294.886150672
7407-014-022	23133 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5139.591549790
7407-014-023	23127 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5309.812949693
7407-014-024	23121 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5322.187780992
7407-014-025	23117 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5462.879741748
7407-014-026	23109 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5724.834999426
7407-014-027	23103 MEYLER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				9185.727200030
7407-015-020	22910 ALEXANI	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6500.082850087
7407-015-026	22916 ALEXANI	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5900.115502906
7407-015-027	22922 ALEXANI	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6235.618346642
7407-015-030	22902 ALEXANI	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4988.118650268
7407-015-031	22906 ALEXANI	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4976.201150670
7407-015-049	22822 ALEXANI	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6466.806799864
7407-015-065	23023 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6356.024750126
7407-015-070	23017 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				8334.425793875
7407-015-071	23005 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7564.769849523
7407-015-072	23011 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				9315.125150169
7407-015-074	1130 W 228TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6802.624049774
7407-015-078	1140 W 228TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5743.869084971
7407-015-079	1134 W 228TH	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5064.036335687
7407-015-080	22816 ALEXANI	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6673.623563577
7407-016-002		Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				10110.68712365
7407-016-003		Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				10104.87580468
7407-016-004	23236 MARIPO	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				5052.134675884
7407-016-007		Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				15035.77338407
7407-016-008		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				5283.602303256
7407-016-009		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				5042.092887493

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7407-014-005	0.127242928			R-1	R-1	Single-Family Residence					
7407-014-006	0.123379699			R-1	R-1	Single-Family Residence					
7407-014-007	0.126398508			R-1	R-1	Single-Family Residence					
7407-014-008	0.127617043			R-1	R-1	Single-Family Residence					
7407-014-009	0.126871097			R-1	R-1	Single-Family Residence					
7407-014-010	0.128396241			R-1	R-1	Single-Family Residence					
7407-014-011	0.132705069			R-1	R-1	Single-Family Residence					
7407-014-012	0.175392499			R-1	R-1	Single-Family Residence					
7407-014-013	0.114573186			R-1	R-1	Single-Family Residence					
7407-014-014	0.117098292			R-1	R-1	Single-Family Residence					
7407-014-015	0.141067425			R-1	R-1	Single-Family Residence					
7407-014-016	0.125659823			R-1	R-1	Single-Family Residence					
7407-014-017	0.125720776			R-1	R-1	Single-Family Residence					
7407-014-018	0.122024159			R-1	R-1	Single-Family Residence					
7407-014-019	0.121505114			R-1	R-1	Single-Family Residence					
7407-014-020	0.122329314			R-1	R-1	Single-Family Residence					
7407-014-021	0.12155386			R-1	R-1	Single-Family Residence					
7407-014-022	0.117988787			R-1	R-1	Single-Family Residence					
7407-014-023	0.121896532			R-1	R-1	Single-Family Residence					
7407-014-024	0.122180619			R-1	R-1	Single-Family Residence					
7407-014-025	0.125410462			R-1	R-1	Single-Family Residence					
7407-014-026	0.131424128			R-1	R-1	Single-Family Residence					
7407-014-027	0.21087528			R-1	R-1	Single-Family Residence					
7407-015-020	0.149221369			R-1	R-1	Single-Family Residence					
7407-015-026	0.135448014			R-1	R-1	Single-Family Residence					
7407-015-027	0.1431501			R-1	R-1	Single-Family Residence					
7407-015-030	0.114511447			R-1	R-1	Single-Family Residence					
7407-015-031	0.114237859			R-1	R-1	Single-Family Residence					
7407-015-049	0.148457456			R-1	R-1	Single-Family Residence					
7407-015-065	0.14591425			R-1	R-1	Single-Family Residence					
7407-015-070	0.191332089			R-1	R-1	Single-Family Residence					
7407-015-071	0.17366322			R-1	R-1	Single-Family Residence					
7407-015-072	0.213845848			R-1	R-1	Single-Family Residence					
7407-015-074	0.15616676			R-1	R-1	Single-Family Residence					
7407-015-078	0.13186109			R-1	R-1	Single-Family Residence					
7407-015-079	0.116254278			R-1	R-1	Single-Family Residence					
7407-015-080	0.153205316			R-1	R-1	Single-Family Residence					
7407-016-002	0.232109438			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-003	0.231976029			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-004	0.115981053			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-007	0.345173861			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-008	0.121294819			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-009	0.115750525			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7407-016-010		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				4942.478012875
7407-016-019	23316 MARIPO	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				6179.13702507
7407-016-020		Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				6179.088662613
7407-016-021	23328 MARIPO	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				6179.127135842
7407-016-022	23336 MARIPO	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				6179.079747942
7407-016-023	23390 MARIPO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				6179.107056664
7407-016-029	23236 MARIPO	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				18537.38736886
7407-016-030	23310 MARIPO	Industrial	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				18537.390233315
7407-016-033	23222 MARIPO	Industrial	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				12358.17564575
7407-016-037	1213 SEPULVE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				10452.62979831
7407-016-038	23235 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6801.092076319
7407-016-039		Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				5888.210634370
7407-016-040		Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				9411.455133964
7407-016-041		Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				5204.594000027
7407-016-042	23255 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				7709.847600293
7407-016-043	23301 MARIGO	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				6547.921749638
7407-016-044	23305 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				12950.67545075
7407-016-045	1161 SEPULVE	Industrial	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				42843.24280606
7407-016-046		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				8541.589319743
7407-016-047	23301 ALEXAN	Industrial	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				23915.41284360
7407-016-048	23315 ALEXAN	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				5925.225574894
7407-017-003	23111 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6343.351354886
7407-017-004	23115 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5073.069241287
7407-017-005	23119 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5071.658748744
7407-017-006	23123 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5070.199854096
7407-017-007		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5068.816334855
7407-017-008	23131 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5067.391283665
7407-017-009	23135 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5066.009081325
7407-017-010	23203 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5064.482168016
7407-017-011	23205 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5063.135110635
7407-017-012	23207 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5061.738927345
7407-017-028	23105 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7614.820454541
7407-017-032	23025 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				10162.39895930
7407-017-033	23033 ALEXAN	Residential	2	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7618.119978341
7407-018-027	23031 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				15169.77600033
7407-018-028	23103 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7555.844399783
7407-018-029	23107 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6392.971250608
7407-018-030	23115 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6262.632931360
7407-018-031	23117 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6445.993755600
7407-018-032	23123 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6359.357100306
7407-018-033	23127 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6438.229400038
7407-018-034	23133 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7587.417098986
7407-018-035	23203 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6454.573800098

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7407-016-010	0.113463683			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-019	0.141853467			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-020	0.141852357			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-021	0.14185324			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-022	0.141852152			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-023	0.141852779			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-029	0.425559857			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-030	0.425559923			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-033	0.283704675			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-037	0.239959362			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-038	0.15613159			R-1	R-1	Single-Family Residence					
7407-016-039	0.135174716			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-040	0.21605728			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-041	0.119481038			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-042	0.176993747			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-043	0.150319599			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-044	0.297306599			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-045	0.983545519			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-046	0.196087909			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-047	0.549022333			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-016-048	0.136024462			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	or Restricted Heavy Manufacturing					
7407-017-003	0.145623309			R-1	R-1	Single-Family Residence					
7407-017-004	0.116461645			R-1	R-1	Single-Family Residence					
7407-017-005	0.116429264			R-1	R-1	Single-Family Residence					
7407-017-006	0.116395773			R-1	R-1	Single-Family Residence					
7407-017-007	0.116364011			R-1	R-1	Single-Family Residence					
7407-017-008	0.116331297			R-1	R-1	Single-Family Residence					
7407-017-009	0.116299566			R-1	R-1	Single-Family Residence					
7407-017-010	0.116264513			R-1	R-1	Single-Family Residence					
7407-017-011	0.116233588			R-1	R-1	Single-Family Residence					
7407-017-012	0.116201536			R-1	R-1	Single-Family Residence					
7407-017-028	0.174812223			R-1	R-1	Single-Family Residence					
7407-017-032	0.233296578			R-1	R-1	Single-Family Residence					
7407-017-033	0.17488797			R-1	R-1	Single-Family Residence					
7407-018-027	0.348250138			R-1	R-1	Single-Family Residence					
7407-018-028	0.17345832			R-1	R-1	Single-Family Residence					
7407-018-029	0.146762425			R-1	R-1	Single-Family Residence					
7407-018-030	0.143770269			R-1	R-1	Single-Family Residence					
7407-018-031	0.147979655			R-1	R-1	Single-Family Residence					
7407-018-032	0.145990751			R-1	R-1	Single-Family Residence					
7407-018-033	0.14780141			R-1	R-1	Single-Family Residence					
7407-018-034	0.174183129			R-1	R-1	Single-Family Residence					
7407-018-035	0.148176625			R-1	R-1	Single-Family Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7407-018-036	23207 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7477.524400195
7407-018-037	23217 MARIGO	Residential	2	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				12671.22694893
7407-018-038	23225 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6499.212950320
7407-018-039	23229 MARIGO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7066.87214046
7407-019-003	22807 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5108.857951396
7407-019-004	22809 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5107.518739325
7407-019-005	22813 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5106.124443095
7407-019-006	22819 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5104.58419275
7407-019-007	22821 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5103.212639044
7407-019-008	22827 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5101.857337202
7407-019-009	22901 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5100.394754315
7407-019-010	22907 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5098.865717931
7407-019-011	22909 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5097.585978591
7407-019-012	22913 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5096.113727653
7407-019-031	23021 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5083.339867311
7407-019-032	23017 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5084.773520248
7407-019-033	23013 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5086.230689515
7407-019-034	23009 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7631.813723216
7407-019-035	23005 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7635.132709340
7407-019-036	22925 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5091.846241226
7407-019-037	22923 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5093.213147024
7407-019-038	22917 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5094.742246272
7407-019-041	22803 ALEXAN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4855.189097662
7407-022-003	23223 MARIPO	Commercial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				6142.332261387
7407-022-013	23216 NORMAN	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				4595.806527908
7407-022-033	1253 SEPULVE	Commercial	2	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				26790.07285110
7407-022-039	23222 NORMAN	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				6254.923987967
7407-022-040	23308 NORMAN	Commercial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				10301.37674934
7407-022-041	23304 NORMAN	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				12591.49649985
7407-022-042	23230 NORMAN	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				8888.490850706
7407-022-043	23212 NORMAN	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				6281.396766616
7407-022-045	23316 NORMAN	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				21324.88434991
7407-022-046	23222 NORMAN	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				4362.874050213
7407-022-047	23222 NORMAN	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				4412.216649422
7407-022-048		Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2-IP	Heavy Manufacturing				21225.70449896
7407-026-001	23203 DOBLE A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5255.377503461
7407-026-002	23209 DOBLE A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5151.620800093
7407-026-003	23213 DOBLE A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5075.507549846
7407-026-004	23219 DOBLE A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4974.363199792
7407-026-005	23223 DOBLE A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5151.599450114
7407-026-006	23227 DOBLE A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5003.876105889
7407-026-007	23233 DOBLE A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5087.439687855
7407-026-008	23237 DOBLE A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5257.839189938

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7407-018-036	0.17166034			R-1	R-1	Single-Family Residence					
7407-018-037	0.290891344			R-1	R-1	Single-Family Residence					
7407-018-038	0.149201399			R-1	R-1	Single-Family Residence					
7407-018-039	0.162233061			R-1	R-1	Single-Family Residence					
7407-019-003	0.11728324			R-1	R-1	Single-Family Residence					
7407-019-004	0.117252496			R-1	R-1	Single-Family Residence					
7407-019-005	0.117220488			R-1	R-1	Single-Family Residence					
7407-019-006	0.117185128			R-1	R-1	Single-Family Residence					
7407-019-007	0.117153642			R-1	R-1	Single-Family Residence					
7407-019-008	0.117122528			R-1	R-1	Single-Family Residence					
7407-019-009	0.117088952			R-1	R-1	Single-Family Residence					
7407-019-010	0.11705385			R-1	R-1	Single-Family Residence					
7407-019-011	0.117024472			R-1	R-1	Single-Family Residence					
7407-019-012	0.116990673			R-1	R-1	Single-Family Residence					
7407-019-031	0.116697426			R-1	R-1	Single-Family Residence					
7407-019-032	0.116730338			R-1	R-1	Single-Family Residence					
7407-019-033	0.11676379			R-1	R-1	Single-Family Residence					
7407-019-034	0.175202335			R-1	R-1	Single-Family Residence					
7407-019-035	0.175278529			R-1	R-1	Single-Family Residence					
7407-019-036	0.116892705			R-1	R-1	Single-Family Residence					
7407-019-037	0.116924085			R-1	R-1	Single-Family Residence					
7407-019-038	0.116959188			R-1	R-1	Single-Family Residence					
7407-019-041	0.111459805			R-1	R-1	Single-Family Residence					
7407-022-003	0.141008546			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	Light or Restricted Heavy Manufacturing					
7407-022-013	0.1055052			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	Light or Restricted Heavy Manufacturing					
7407-022-033	0.615015447			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	Light or Restricted Heavy Manufacturing					
7407-022-039	0.143593296			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	Light or Restricted Heavy Manufacturing					
7407-022-040	0.23648707			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	Light or Restricted Heavy Manufacturing					
7407-022-041	0.289060985			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	Light or Restricted Heavy Manufacturing					
7407-022-042	0.204051672			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	Light or Restricted Heavy Manufacturing					
7407-022-043	0.144201028			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	Light or Restricted Heavy Manufacturing					
7407-022-045	0.489551982			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	Light or Restricted Heavy Manufacturing					
7407-022-046	0.100157806			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	Light or Restricted Heavy Manufacturing					
7407-022-047	0.101290557			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	Light or Restricted Heavy Manufacturing					
7407-022-048	0.487275126			M-1-IP or M-1.5-IP	M-1-IP or M-1.5-IP	Light or Restricted Heavy Manufacturing					
7407-026-001	0.120646866			R-1	R-1	Single-Family Residence					
7407-026-002	0.11826494			R-1	R-1	Single-Family Residence					
7407-026-003	0.116517621			R-1	R-1	Single-Family Residence					
7407-026-004	0.114195666			R-1	R-1	Single-Family Residence					
7407-026-005	0.11826445			R-1	R-1	Single-Family Residence					
7407-026-006	0.114873189			R-1	R-1	Single-Family Residence					
7407-026-007	0.116791545			R-1	R-1	Single-Family Residence					
7407-026-008	0.120703379			R-1	R-1	Single-Family Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7407-026-009	948 W 232ND S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5075.89260046
7407-026-010	942 W 232ND S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5058.91412154
7407-026-013	23208 BROADV	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5216.98459197
7407-026-014	23214 BROADV	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5462.332109013
7407-026-015	23218 BROADV	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5422.493530963
7407-026-016	23224 BROADV	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5570.91020014
7407-026-017	23228 BROADV	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6209.726283233
7407-026-018	23202 BROADV	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5350.15909624
7407-026-019	960 W 232ND S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5062.050936802
7407-026-020	954 W 232ND S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5011.939599949
7407-026-021	23311 BROADV	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4819.484569131
7407-026-022	23303 BROADV	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4990.476288071
7407-026-023	23229 BROADV	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5416.329923346
7407-026-024	23225 BROADV	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5632.696300534
7407-026-025	23219 BROADV	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5481.043903210
7407-026-026	23215 BROADV	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5603.382429155
7407-026-027	23209 BROADV	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5244.307484655
7407-026-028	23203 BROADV	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5473.102124067
7407-026-029	23202 DOBLE A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5449.263117312
7407-026-030	23208 DOBLE A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5143.362049860
7407-026-031	23212 DOBLE A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5239.864349858
7407-026-032	23216 DOBLE A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5080.905350265
7407-026-033	23222 DOBLE A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5177.842199943
7407-026-034	23228 DOBLE A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5028.835649434
7407-026-035	23232 DOBLE A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5030.783249995
7407-026-036	23236 DOBLE A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5107.898955233
7407-026-037	915 RAYLAND I	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7788.351351227
7407-026-038	909 RAYLAND I	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7160.592840473
7407-026-039	903 RAYLAND I	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7274.042630103
7407-026-041	23202 ROSANN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4948.819927215
7407-026-042	23208 ROSANN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4694.735003840
7407-026-043	23214 ROSANN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4732.438318618
7407-026-044	23218 ROSANN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5077.054920611
7407-026-045	23222 ROSANN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4269.537000475
7407-027-001	902 RAYLAND I	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6200.566329348
7407-027-002	908 RAYLAND I	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5424.795475278
7407-027-003	914 RAYLAND I	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5424.639200144
7407-027-004	920 RAYLAND I	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5328.508399828
7407-027-005	926 RAYLAND I	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5064.577399885
7407-027-006	932 RAYLAND I	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5807.773296529
7407-027-007	938 RAYLAND I	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5443.222824555
7407-027-008	944 RAYLAND I	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5000.939850951
7407-027-009	23304 BROADV	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5167.523224699

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7407-026-009	0.11652646			R-1	R-1	Single-Family Residence					
7407-026-010	0.116136688			R-1	R-1	Single-Family Residence					
7407-026-013	0.119765487			R-1	R-1	Single-Family Residence					
7407-026-014	0.12539789			R-1	R-1	Single-Family Residence					
7407-026-015	0.124483323			R-1	R-1	Single-Family Residence					
7407-026-016	0.1278905			R-1	R-1	Single-Family Residence					
7407-026-017	0.1425557			R-1	R-1	Single-Family Residence					
7407-026-018	0.122822752			R-1	R-1	Single-Family Residence					
7407-026-019	0.116208699			R-1	R-1	Single-Family Residence					
7407-026-020	0.115058301			R-1	R-1	Single-Family Residence					
7407-026-021	0.110640142			R-1	R-1	Single-Family Residence					
7407-026-022	0.114565571			R-1	R-1	Single-Family Residence					
7407-026-023	0.124341826			R-1	R-1	Single-Family Residence					
7407-026-024	0.129308914			R-1	R-1	Single-Family Residence					
7407-026-025	0.125827454			R-1	R-1	Single-Family Residence					
7407-026-026	0.12863596			R-1	R-1	Single-Family Residence					
7407-026-027	0.120392734			R-1	R-1	Single-Family Residence					
7407-026-028	0.125645136			R-1	R-1	Single-Family Residence					
7407-026-029	0.125097868			R-1	R-1	Single-Family Residence					
7407-026-030	0.118075345			R-1	R-1	Single-Family Residence					
7407-026-031	0.120290733			R-1	R-1	Single-Family Residence					
7407-026-032	0.116641537			R-1	R-1	Single-Family Residence					
7407-026-033	0.118866901			R-1	R-1	Single-Family Residence					
7407-026-034	0.115446181			R-1	R-1	Single-Family Residence					
7407-026-035	0.115490892			R-1	R-1	Single-Family Residence					
7407-026-036	0.117261225			R-1	R-1	Single-Family Residence					
7407-026-037	0.178795945			R-1	R-1	Single-Family Residence					
7407-026-038	0.164384592			R-1	R-1	Single-Family Residence					
7407-026-039	0.166989041			R-1	R-1	Single-Family Residence					
7407-026-041	0.113609273			R-1	R-1	Single-Family Residence					
7407-026-042	0.107776286			R-1	R-1	Single-Family Residence					
7407-026-043	0.108641835			R-1	R-1	Single-Family Residence					
7407-026-044	0.116553143			R-1	R-1	Single-Family Residence					
7407-026-045	0.098015083			R-1	R-1	Single-Family Residence					
7407-027-001	0.142345416			R-1	R-1	Single-Family Residence					
7407-027-002	0.124536168			R-1	R-1	Single-Family Residence					
7407-027-003	0.12453258			R-1	R-1	Single-Family Residence					
7407-027-004	0.122325721			R-1	R-1	Single-Family Residence					
7407-027-005	0.116266699			R-1	R-1	Single-Family Residence					
7407-027-006	0.133328129			R-1	R-1	Single-Family Residence					
7407-027-007	0.124959202			R-1	R-1	Single-Family Residence					
7407-027-008	0.114805782			R-1	R-1	Single-Family Residence					
7407-027-009	0.11863001			R-1	R-1	Single-Family Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7407-027-010	965 OASIS DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4965.252333465
7407-027-011	959 OASIS DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5274.534851132
7407-027-012	951 OASIS DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4832.757100248
7407-027-013	944 OASIS DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5088.959249830
7407-027-014	950 OASIS DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5106.163649784
7407-027-015	956 OASIS DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4961.847049809
7407-027-016	962 OASIS DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5058.856800092
7407-027-017	968 OASIS DR	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5099.972250172
7407-027-018	23325 S VERM	Institutional	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				49864.08618260
7407-028-013	1082 W 231ST	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5090.196049822
7407-028-014	1076 W 231ST	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5898.011481270
7407-028-015	23111 BEREND	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5928.457873829
7407-028-016	23117 BEREND	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5527.364040743
7407-028-017	23121 BEREND	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5208.710371065
7407-028-018	23127 BEREND	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4961.259113344
7407-028-019	23126 BEREND	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5291.045311622
7407-028-020	23120 BEREND	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4986.211439867
7407-028-021	23116 BEREND	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4866.950599371
7407-028-022	23110 BEREND	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5172.926549994
7407-028-023	1062 W 231ST	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5198.013038753
7407-028-024	1056 W 231ST	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5069.193550328
7407-028-025	1048 W 231ST	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5338.935420135
7407-028-026	23109 PETROL	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5280.385730373
7407-028-027	23115 PETROL	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5838.917449482
7407-028-028	23119 PETROL	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5851.440553990
7407-028-029	23123 PETROL	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7987.549732026
7407-028-030	23122 PETROL	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6155.617713976
7407-028-031	23118 PETROL	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7046.582115318
7407-028-032	23114 PETROL	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6230.801699091
7407-028-033	23112 PETROL	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5547.338871257
7407-028-034	23106 PETROL	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5200.334130535
7407-028-035	1034 BELSON S	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5271.299330752
7407-029-001	23038 KAYWO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				8336.377202778
7407-029-002	23032 KAYWO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6048.049195482
7407-029-003	23028 KAYWO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5086.925732740
7407-029-004	23024 KAYWO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4768.288000059
7407-029-005	23018 KAYWO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5621.285963948
7407-029-006	23016 KAYWO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				7137.090653299
7407-029-007	23010 KAYWO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6990.463583895
7407-029-008	23006 KAYWO	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5531.848487720
7407-029-011	22908 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				8150.767638262
7407-029-012	22902 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				6667.064246316
7407-029-013	22920 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5310.757235941

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7407-027-010	0.113986509			R-1	R-1	Single-Family Residence					
7407-027-011	0.121086659			R-1	R-1	Single-Family Residence					
7407-027-012	0.110944837			R-1	R-1	Single-Family Residence					
7407-027-013	0.116826429			R-1	R-1	Single-Family Residence					
7407-027-014	0.117221388			R-1	R-1	Single-Family Residence					
7407-027-015	0.113908334			R-1	R-1	Single-Family Residence					
7407-027-016	0.116135372			R-1	R-1	Single-Family Residence					
7407-027-017	0.117079253			R-1	R-1	Single-Family Residence					
7407-027-018	1.144721905			R-1	R-1	Single-Family Residence					
7407-028-013	0.116854822			R-1	R-1	Single-Family Residence					
7407-028-014	0.135399713			R-1	R-1	Single-Family Residence					
7407-028-015	0.136098666			R-1	R-1	Single-Family Residence					
7407-028-016	0.126890818			R-1	R-1	Single-Family Residence					
7407-028-017	0.119575537			R-1	R-1	Single-Family Residence					
7407-028-018	0.113894837			R-1	R-1	Single-Family Residence					
7407-028-019	0.121465687			R-1	R-1	Single-Family Residence					
7407-028-020	0.114467664			R-1	R-1	Single-Family Residence					
7407-028-021	0.111729812			R-1	R-1	Single-Family Residence					
7407-028-022	0.118754053			R-1	R-1	Single-Family Residence					
7407-028-023	0.11932996			R-1	R-1	Single-Family Residence					
7407-028-024	0.116372671			R-1	R-1	Single-Family Residence					
7407-028-025	0.122565092			R-1	R-1	Single-Family Residence					
7407-028-026	0.121220976			R-1	R-1	Single-Family Residence					
7407-028-027	0.1340431			R-1	R-1	Single-Family Residence					
7407-028-028	0.134330591			R-1	R-1	Single-Family Residence					
7407-028-029	0.18336891			R-1	R-1	Single-Family Residence					
7407-028-030	0.141313538			R-1	R-1	Single-Family Residence					
7407-028-031	0.161767266			R-1	R-1	Single-Family Residence					
7407-028-032	0.143039525			R-1	R-1	Single-Family Residence					
7407-028-033	0.127349377			R-1	R-1	Single-Family Residence					
7407-028-034	0.119383245			R-1	R-1	Single-Family Residence					
7407-028-035	0.121012381			R-1	R-1	Single-Family Residence					
7407-029-001	0.191376887			R-1	R-1	Single-Family Residence					
7407-029-002	0.138844105			R-1	R-1	Single-Family Residence					
7407-029-003	0.116779746			R-1	R-1	Single-Family Residence					
7407-029-004	0.10946483			R-1	R-1	Single-Family Residence					
7407-029-005	0.129046969			R-1	R-1	Single-Family Residence					
7407-029-006	0.163845056			R-1	R-1	Single-Family Residence					
7407-029-007	0.160478962			R-1	R-1	Single-Family Residence					
7407-029-008	0.126993767			R-1	R-1	Single-Family Residence					
7407-029-011	0.187115878			R-1	R-1	Single-Family Residence					
7407-029-012	0.153054735			R-1	R-1	Single-Family Residence					
7407-029-013	0.12191821			R-1	R-1	Single-Family Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7407-029-014	22912 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				9761.585744244
7407-029-016	23012 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5110.615199838
7407-029-017	23004 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5315.447166175
7407-029-018	23009 KAYWO(	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4922.089863307
7407-029-019	23019 KAYWO(	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				4871.925490893
7407-029-020	23029 KAYWO(	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5050.458949814
7407-029-021	23037 KAYWO(	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5631.215204176
7407-029-023	812 BELSON ST	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				7044.676899238
7407-029-026	22939 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				6413.836419133
7407-029-027	22945 MENLO A	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				5416.682878909
7407-029-028	22954 MENLO A	Residential	3	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	R-1	Single-Family Residence				18035.40197526
7407-029-056	23018 S VAN D	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H9	H9 - Residential	A-1	Light Agricultural				5301.719700249
7407-029-058	22949 MENLO A	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	W	W - Water	R-1	Single-Family Residence				5155.448950916
7407-031-017	23312 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-018	23312 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-019	23312 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-020	23312 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-021	23312 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-022	23312 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-023	23312 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-024	23312 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-025	23310 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-026	23310 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-027	23310 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-028	23310 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-029	23310 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-030	23310 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-031	23310 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-032	23310 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-033	23314 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-034	23314 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-035	23314 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-036	23314 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-037	23314 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-038	23314 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-039	23314 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-040	23314 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-041	23308 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-042	23308 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-043	23308 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-044	23308 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-045	23308 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917
7407-031-046	23308 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.5700807917

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7407-029-014	0.224095173			R-1	R-1	Single-Family Residence					
7407-029-016	0.117323581			R-1	R-1	Single-Family Residence					
7407-029-017	0.122025876			R-1	R-1	Single-Family Residence					
7407-029-018	0.112995635			R-1	R-1	Single-Family Residence					
7407-029-019	0.11184402			R-1	R-1	Single-Family Residence					
7407-029-020	0.115942584			R-1	R-1	Single-Family Residence					
7407-029-021	0.129274913			R-1	R-1	Single-Family Residence					
7407-029-023	0.161723528			W	W	Watershed					
7407-029-026	0.147241424			W	W	Watershed					
7407-029-027	0.124349928			W	W	Watershed					
7407-029-028	0.414035858			W	W	Watershed					
7407-029-056	0.121710737			R-1	R-1	Single-Family Residence					
7407-029-058	0.118352823			W	W	Watershed					
7407-031-017	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-018	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-019	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-020	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-021	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-022	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-023	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-024	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-025	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-026	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-027	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-028	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-029	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-030	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-031	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-032	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-033	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-034	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-035	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-036	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-037	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-038	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-039	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-040	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-041	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-042	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-043	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-044	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-045	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-046	0.006372132			R-3	R-3	Limited Density Multiple Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7407-031-047	23308 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-048	23308 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-049	23306 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-050	23306 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-051	23306 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-052	23306 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-053	23306 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-054	23306 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-055	23306 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-056	23306 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-057	23304 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-058	23304 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-059	23304 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-060	23304 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-061	23304 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-062	23304 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-063	23304 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-064	23304 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-065	23316 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-066	23316 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-067	23316 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-068	23316 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-069	23316 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-070	23316 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-071	23316 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-072	23316 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-073	23318 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-074	23318 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-075	23318 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-076	23318 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-077	23318 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-078	23318 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-079	23318 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-080	23318 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-081	23320 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-082	23320 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-083	23320 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-084	23320 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-085	23320 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-086	23320 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-087	23320 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-088	23320 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-089	23302 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7407-031-047	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-048	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-049	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-050	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-051	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-052	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-053	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-054	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-055	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-056	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-057	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-058	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-059	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-060	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-061	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-062	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-063	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-064	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-065	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-066	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-067	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-068	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-069	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-070	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-071	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-072	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-073	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-074	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-075	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-076	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-077	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-078	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-079	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-080	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-081	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-082	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-083	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-084	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-085	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-086	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-087	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-088	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-089	0.006372132			R-3	R-3	Limited Density Multiple Residence					

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7407-031-090	23302 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-091	23302 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-092	23302 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-093	23302 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-094	23302 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-095	23302 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-096	23302 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-097	23300 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-098	23300 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-099	23300 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-100	23300 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-101	23300 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-102	23300 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-103	23300 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7407-031-104	23300 MARIGO	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H30	H30 - Residentia	A-1	Light Agricultural				277.570080791
7409-003-900		Government	0	South Bay Planr	WEST CARSON	General Plan 20	W	W - Water	R-1	Single-Family Residence				31039.46668210
7409-019-900		Government	0	South Bay Planr	WEST CARSON	General Plan 20	W	W - Water	M-2	Heavy Manufacturing				19153.62816230
7409-029-003	1121 LOMITA B	Institutional	2	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				37692.19110992
7409-029-011	1065 LOMITA B	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2139440.153625
7409-029-012	24515 VERMON	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				687852.8172880
7409-030-004	24603 CUTTER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2610.241873266
7409-030-005	24611 CUTTER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2610.241873266
7409-030-006	24615 CUTTER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2610.241873266
7409-030-007	1211 CLIPPER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2610.241873266
7409-030-009	1207 CLIPPER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2610.241873266
7409-030-010	1206 CLIPPER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2610.241873266
7409-030-011	1203 CLIPPER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2610.241873266
7409-030-012	1202 CLIPPER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2610.241873266
7409-030-014	1271 BEACON I	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2981.316609500
7409-030-015	1267 BEACON I	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2981.316609500
7409-030-016	24603 WESTW	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2981.316609500
7409-030-017	1263 BEACON I	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2981.316609500
7409-030-018	1259 BEACON I	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2981.316609500
7409-030-019	26404 WESTW	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2981.316609500
7409-030-020	24608 WESTW	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2981.316609500
7409-030-021	24612 WESTW	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2981.316609500
7409-030-022	24525 CUTTER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2741.491577633
7409-030-023	24529 CUTTER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2741.491577633
7409-030-024	1255 BEACON I	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2981.316609500
7409-030-025	1213 DOCK LN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2741.491577633
7409-030-026	1212 DOCK LN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2741.491577633
7409-030-028	1208 DOCK LN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2741.491577633
7409-030-029	1205 DOCK LN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2741.491577633

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7407-031-090	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-091	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-092	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-093	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-094	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-095	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-096	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-097	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-098	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-099	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-100	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-101	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-102	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-103	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7407-031-104	0.006372132			R-3	R-3	Limited Density Multiple Residence					
7409-003-900	0.712568106			W	W	Watershed					
7409-019-900	0.439706799			W	W	Watershed					
7409-029-003	0.865293643	H30	H30 - Residential 30				30	25.9588093	25	20	20
7409-029-011	49.11478773	H30	H30 - Residential 30				30	1473.443632	1473	1178.4	1178
7409-029-012	15.79092785	H30	H30 - Residential 30				30	473.7278356	473	378.4	378
7409-030-004	0.059922908	H30		R-3	R-3	ensity Multiple R	30	1.797687241	1	0.8	0
7409-030-005	0.059922908	H30		R-3	R-3	ensity Multiple R	30	1.797687241	1	0.8	0
7409-030-006	0.059922908	H30		R-3	R-3	ensity Multiple R	30	1.797687241	1	0.8	0
7409-030-007	0.059922908	H30		R-3	R-3	ensity Multiple R	30	1.797687241	1	0.8	0
7409-030-009	0.059922908	H30		R-3	R-3	ensity Multiple R	30	1.797687241	1	0.8	0
7409-030-010	0.059922908	H30		R-3	R-3	ensity Multiple R	30	1.797687241	1	0.8	0
7409-030-011	0.059922908	H30		R-3	R-3	ensity Multiple R	30	1.797687241	1	0.8	0
7409-030-012	0.059922908	H30		R-3	R-3	ensity Multiple R	30	1.797687241	1	0.8	0
7409-030-014	0.068441612	H30		R-3	R-3	ensity Multiple R	30	2.053248354	2	1.6	1
7409-030-015	0.068441612	H30		R-3	R-3	ensity Multiple R	30	2.053248354	2	1.6	1
7409-030-016	0.068441612	H30		R-3	R-3	ensity Multiple R	30	2.053248354	2	1.6	1
7409-030-017	0.068441612	H30		R-3	R-3	ensity Multiple R	30	2.053248354	2	1.6	1
7409-030-018	0.068441612	H30		R-3	R-3	ensity Multiple R	30	2.053248354	2	1.6	1
7409-030-019	0.068441612	H30		R-3	R-3	ensity Multiple R	30	2.053248354	2	1.6	1
7409-030-020	0.068441612	H30		R-3	R-3	ensity Multiple R	30	2.053248354	2	1.6	1
7409-030-021	0.068441612	H30		R-3	R-3	ensity Multiple R	30	2.053248354	2	1.6	1
7409-030-022	0.062935987	H30		R-3	R-3	ensity Multiple R	30	1.888079599	1	0.8	0
7409-030-023	0.062935987	H30		R-3	R-3	ensity Multiple R	30	1.888079599	1	0.8	0
7409-030-024	0.068441612	H30		R-3	R-3	ensity Multiple R	30	2.053248354	2	1.6	1
7409-030-025	0.062935987	H30		R-3	R-3	ensity Multiple R	30	1.888079599	1	0.8	0
7409-030-026	0.062935987	H30		R-3	R-3	ensity Multiple R	30	1.888079599	1	0.8	0
7409-030-028	0.062935987	H30		R-3	R-3	ensity Multiple R	30	1.888079599	1	0.8	0
7409-030-029	0.062935987	H30		R-3	R-3	ensity Multiple R	30	1.888079599	1	0.8	0

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7409-030-030	1204 DOCK LN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2741.491577631
7409-030-032	24835 WHALER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1325.847247436
7409-030-033	24839 WHALER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1325.847247436
7409-030-034	1209 IRONSIDE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1325.847247436
7409-030-035	1213 IRONSIDE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1325.847247436
7409-030-036	1217 IRONSIDE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1325.847247436
7409-030-037	1216 IRONSIDE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1325.847247436
7409-030-038	1212 IRONSIDE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1325.847247436
7409-030-039	1208 IRONSIDE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1325.847247436
7409-030-040	24847 WHALER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1325.847247436
7409-030-041	24851 WHALER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1325.847247436
7409-030-042	24859 WHALER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1254.298192274
7409-030-043	24863 WHALER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1254.298192274
7409-030-063		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2665.425767276
7409-030-065		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2665.425767276
7409-030-066	24507 WESTW	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2665.425767276
7409-030-067	24511 WESTW	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2665.425767276
7409-030-068	24519 WESTW	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2422.007631353
7409-030-069	24523 WESTW	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2422.007631353
7409-030-070	24527 WESTW	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2422.007631353
7409-030-071	24502 WESTW	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2665.425767276
7409-030-072	24506 WESTW	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2665.425767276
7409-030-073	24510 WESTW	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2665.425767276
7409-030-074	24518 WESTW	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2422.007631353
7409-030-075	24522 WESTW	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2422.007631353
7409-030-076	24526 WESTW	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2422.007631353
7409-030-077	24505 CUTTER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2449.389336812
7409-030-078	24509 CUTTER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2449.389336812
7409-030-079	24513 CUTTER	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2449.389336812
7409-030-080		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2422.007631353
7409-030-081	1212 REEF LN	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2422.007631353
7409-030-082	1211 OUTRIGG	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2449.389336812
7409-030-083		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2449.389336812
7409-030-084	1209 REEF LN	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2422.007631353
7409-030-085	1208 REEF LN	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2422.007631353
7409-030-086	1207 OUTRIGG	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2449.389336812
7409-030-087	1205 OUTRIGG	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2449.389336812
7409-030-088	1205 REEF LN	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2422.007631353
7409-030-089	1204 REEF LN	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2422.007631353
7409-030-090	1203 OUTRIGG	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2449.389336812
7409-030-091	1202 OUTRIGG	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2449.389336812
7409-030-093	24819 WHALER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1465.022704245
7409-030-094	24823 WHALER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1465.022704245

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7409-030-030	0.062935987	H30		R-3	R-3	)ensity Multiple R	30	1.888079599	1	0.8	0
7409-030-032	0.030437265	H30		R-3	R-3	)ensity Multiple R	30	0.913117939	0	0	0
7409-030-033	0.030437265	H30		R-3	R-3	)ensity Multiple R	30	0.913117939	0	0	0
7409-030-034	0.030437265	H30		R-3	R-3	)ensity Multiple R	30	0.913117939	0	0	0
7409-030-035	0.030437265	H30		R-3	R-3	)ensity Multiple R	30	0.913117939	0	0	0
7409-030-036	0.030437265	H30		R-3	R-3	)ensity Multiple R	30	0.913117939	0	0	0
7409-030-037	0.030437265	H30		R-3	R-3	)ensity Multiple R	30	0.913117939	0	0	0
7409-030-038	0.030437265	H30		R-3	R-3	)ensity Multiple R	30	0.913117939	0	0	0
7409-030-039	0.030437265	H30		R-3	R-3	)ensity Multiple R	30	0.913117939	0	0	0
7409-030-040	0.030437265	H30		R-3	R-3	)ensity Multiple R	30	0.913117939	0	0	0
7409-030-041	0.030437265	H30		R-3	R-3	)ensity Multiple R	30	0.913117939	0	0	0
7409-030-042	0.028794724	H30		R-3	R-3	)ensity Multiple R	30	0.86384173	0	0	0
7409-030-043	0.028794724	H30		R-3	R-3	)ensity Multiple R	30	0.86384173	0	0	0
7409-030-063	0.061189756	H30		R-3	R-3	)ensity Multiple R	30	1.835692677	1	0.8	0
7409-030-065	0.061189756	H30		R-3	R-3	)ensity Multiple R	30	1.835692677	1	0.8	0
7409-030-066	0.061189756	H30		R-3	R-3	)ensity Multiple R	30	1.835692677	1	0.8	0
7409-030-067	0.061189756	H30		R-3	R-3	)ensity Multiple R	30	1.835692677	1	0.8	0
7409-030-068	0.055601644	H30		R-3	R-3	)ensity Multiple R	30	1.668049333	1	0.8	0
7409-030-069	0.055601644	H30		R-3	R-3	)ensity Multiple R	30	1.668049333	1	0.8	0
7409-030-070	0.055601644	H30		R-3	R-3	)ensity Multiple R	30	1.668049333	1	0.8	0
7409-030-071	0.061189756	H30		R-3	R-3	)ensity Multiple R	30	1.835692677	1	0.8	0
7409-030-072	0.061189756	H30		R-3	R-3	)ensity Multiple R	30	1.835692677	1	0.8	0
7409-030-073	0.061189756	H30		R-3	R-3	)ensity Multiple R	30	1.835692677	1	0.8	0
7409-030-074	0.055601644	H30		R-3	R-3	)ensity Multiple R	30	1.668049333	1	0.8	0
7409-030-075	0.055601644	H30		R-3	R-3	)ensity Multiple R	30	1.668049333	1	0.8	0
7409-030-076	0.055601644	H30		R-3	R-3	)ensity Multiple R	30	1.668049333	1	0.8	0
7409-030-077	0.056230242	H30		R-3	R-3	)ensity Multiple R	30	1.686907257	1	0.8	0
7409-030-078	0.056230242	H30		R-3	R-3	)ensity Multiple R	30	1.686907257	1	0.8	0
7409-030-079	0.056230242	H30		R-3	R-3	)ensity Multiple R	30	1.686907257	1	0.8	0
7409-030-080	0.055601644	H30		R-3	R-3	)ensity Multiple R	30	1.668049333	1	0.8	0
7409-030-081	0.055601644	H30		R-3	R-3	)ensity Multiple R	30	1.668049333	1	0.8	0
7409-030-082	0.056230242	H30		R-3	R-3	)ensity Multiple R	30	1.686907257	1	0.8	0
7409-030-083	0.056230242	H30		R-3	R-3	)ensity Multiple R	30	1.686907257	1	0.8	0
7409-030-084	0.055601644	H30		R-3	R-3	)ensity Multiple R	30	1.668049333	1	0.8	0
7409-030-085	0.055601644	H30		R-3	R-3	)ensity Multiple R	30	1.668049333	1	0.8	0
7409-030-086	0.056230242	H30		R-3	R-3	)ensity Multiple R	30	1.686907257	1	0.8	0
7409-030-087	0.056230242	H30		R-3	R-3	)ensity Multiple R	30	1.686907257	1	0.8	0
7409-030-088	0.055601644	H30		R-3	R-3	)ensity Multiple R	30	1.668049333	1	0.8	0
7409-030-089	0.055601644	H30		R-3	R-3	)ensity Multiple R	30	1.668049333	1	0.8	0
7409-030-090	0.056230242	H30		R-3	R-3	)ensity Multiple R	30	1.686907257	1	0.8	0
7409-030-091	0.056230242	H30		R-3	R-3	)ensity Multiple R	30	1.686907257	1	0.8	0
7409-030-093	0.033632293	H30		R-3	R-3	)ensity Multiple R	30	1.008968805	1	0.8	0
7409-030-094	0.033632293	H30		R-3	R-3	)ensity Multiple R	30	1.008968805	1	0.8	0

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7409-030-095	1207 OYSTER L	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1465.022704245
7409-030-096	1211 OYSTER L	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1465.022704245
7409-030-097	1215 OYSTER L	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1465.022704245
7409-030-098	1219 OYSTER L	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1465.022704245
7409-030-099	1214 OYSTER L	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1465.022704245
7409-030-100	1210 OYSTER L	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1465.022704245
7409-030-101	1206 OYSTER L	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1465.022704245
7409-030-102		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				51789.23291229
7409-030-103	24917 WHALER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1224.599183776
7409-030-104	24923 WHALER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1224.599183776
7409-030-105	1205 SPINNAKE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1224.599183776
7409-030-106	1209 SPINNAKE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1224.599183776
7409-030-107	1213 SPINNAKE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1224.599183776
7409-030-108	1214 SPINNAKE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1224.599183776
7409-030-109	1210 SPINNAKE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1224.599183776
7409-030-110	1206 SPINNAKE	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1224.599183776
7409-030-111	24931 WHALER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1224.599183776
7409-030-112	24935 WHALER	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1224.599183776
7409-030-113		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				7987.488817339
7409-030-114	24505 CHANNE	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				3455.932146688
7409-030-115	24509 CHANNE	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				3455.932146688
7409-030-116	24513 CHANNE	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				3455.932146688
7409-030-117	24517 CHANNE	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				3455.932146688
7409-030-118	24504 CHANNE	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				3455.932146688
7409-030-119	24508 CHANNE	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				3455.932146688
7409-030-120	24512 CHANNE	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				3455.932146688
7409-030-121		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2865.360606830
7409-030-122		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2865.360606830
7409-030-123	1211 BEACH LN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2865.360606830
7409-030-124	1209 REGATTA	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2865.360606830
7409-030-125	1208 REGATTA	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2865.360606830
7409-030-126	1207 BEACH LN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2865.360606830
7409-030-127	1205 REGATTA	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2865.360606830
7409-030-128	1204 REGATTA	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2865.360606830
7409-030-129	1203 BEACH LN	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				2865.360606830
7409-030-130		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				79955.21111815
7409-030-132		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1501.429867699
7409-030-133		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1501.429867699
7409-030-134		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1501.429867699
7409-030-135	1209 VOYAGE I	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1501.429867699
7409-030-136	1213 VOYAGE I	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1501.429867699
7409-030-137	1210 VOYAGE I	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1501.429867699
7409-030-138	1206 VOYAGE I	Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1501.429867699

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7409-030-095	0.033632293	H30		R-3	R-3	)ensity Multiple R	30	1.008968805	1	0.8	0
7409-030-096	0.033632293	H30		R-3	R-3	)ensity Multiple R	30	1.008968805	1	0.8	0
7409-030-097	0.033632293	H30		R-3	R-3	)ensity Multiple R	30	1.008968805	1	0.8	0
7409-030-098	0.033632293	H30		R-3	R-3	)ensity Multiple R	30	1.008968805	1	0.8	0
7409-030-099	0.033632293	H30		R-3	R-3	)ensity Multiple R	30	1.008968805	1	0.8	0
7409-030-100	0.033632293	H30		R-3	R-3	)ensity Multiple R	30	1.008968805	1	0.8	0
7409-030-101	0.033632293	H30		R-3	R-3	)ensity Multiple R	30	1.008968805	1	0.8	0
7409-030-102	1.188917193	H30		R-3	R-3	)ensity Multiple R	30	35.66751578	35	28	28
7409-030-103	0.028112929	H30		R-3	R-3	)ensity Multiple R	30	0.843387868	0	0	0
7409-030-104	0.028112929	H30		R-3	R-3	)ensity Multiple R	30	0.843387868	0	0	0
7409-030-105	0.028112929	H30		R-3	R-3	)ensity Multiple R	30	0.843387868	0	0	0
7409-030-106	0.028112929	H30		R-3	R-3	)ensity Multiple R	30	0.843387868	0	0	0
7409-030-107	0.028112929	H30		R-3	R-3	)ensity Multiple R	30	0.843387868	0	0	0
7409-030-108	0.028112929	H30		R-3	R-3	)ensity Multiple R	30	0.843387868	0	0	0
7409-030-109	0.028112929	H30		R-3	R-3	)ensity Multiple R	30	0.843387868	0	0	0
7409-030-110	0.028112929	H30		R-3	R-3	)ensity Multiple R	30	0.843387868	0	0	0
7409-030-111	0.028112929	H30		R-3	R-3	)ensity Multiple R	30	0.843387868	0	0	0
7409-030-112	0.028112929	H30		R-3	R-3	)ensity Multiple R	30	0.843387868	0	0	0
7409-030-113	0.183367512	H30		R-3	R-3	)ensity Multiple R	30	5.501025356	5	4	4
7409-030-114	0.079337285	H30		R-3	R-3	)ensity Multiple R	30	2.380118558	2	1.6	1
7409-030-115	0.079337285	H30		R-3	R-3	)ensity Multiple R	30	2.380118558	2	1.6	1
7409-030-116	0.079337285	H30		R-3	R-3	)ensity Multiple R	30	2.380118558	2	1.6	1
7409-030-117	0.079337285	H30		R-3	R-3	)ensity Multiple R	30	2.380118558	2	1.6	1
7409-030-118	0.079337285	H30		R-3	R-3	)ensity Multiple R	30	2.380118558	2	1.6	1
7409-030-119	0.079337285	H30		R-3	R-3	)ensity Multiple R	30	2.380118558	2	1.6	1
7409-030-120	0.079337285	H30		R-3	R-3	)ensity Multiple R	30	2.380118558	2	1.6	1
7409-030-121	0.065779628	H30		R-3	R-3	)ensity Multiple R	30	1.973388848	1	0.8	0
7409-030-122	0.065779628	H30		R-3	R-3	)ensity Multiple R	30	1.973388848	1	0.8	0
7409-030-123	0.065779628	H30		R-3	R-3	)ensity Multiple R	30	1.973388848	1	0.8	0
7409-030-124	0.065779628	H30		R-3	R-3	)ensity Multiple R	30	1.973388848	1	0.8	0
7409-030-125	0.065779628	H30		R-3	R-3	)ensity Multiple R	30	1.973388848	1	0.8	0
7409-030-126	0.065779628	H30		R-3	R-3	)ensity Multiple R	30	1.973388848	1	0.8	0
7409-030-127	0.065779628	H30		R-3	R-3	)ensity Multiple R	30	1.973388848	1	0.8	0
7409-030-128	0.065779628	H30		R-3	R-3	)ensity Multiple R	30	1.973388848	1	0.8	0
7409-030-129	0.065779628	H30		R-3	R-3	)ensity Multiple R	30	1.973388848	1	0.8	0
7409-030-130	1.83551908	H30		R-3	R-3	)ensity Multiple R	30	55.0655724	55	44	44
7409-030-132	0.034468087	H30		R-3	R-3	)ensity Multiple R	30	1.034042609	1	0.8	0
7409-030-133	0.034468087	H30		R-3	R-3	)ensity Multiple R	30	1.034042609	1	0.8	0
7409-030-134	0.034468087	H30		R-3	R-3	)ensity Multiple R	30	1.034042609	1	0.8	0
7409-030-135	0.034468087	H30		R-3	R-3	)ensity Multiple R	30	1.034042609	1	0.8	0
7409-030-136	0.034468087	H30		R-3	R-3	)ensity Multiple R	30	1.034042609	1	0.8	0
7409-030-137	0.034468087	H30		R-3	R-3	)ensity Multiple R	30	1.034042609	1	0.8	0
7409-030-138	0.034468087	H30		R-3	R-3	)ensity Multiple R	30	1.034042609	1	0.8	0

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7409-030-139		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1501.429867699
7409-030-140		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				1501.429867699
7409-030-141		Residential	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	RPD	Residential Planned Development				6528.591749340
7438-017-015	23903 NORMAN	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2	Heavy Manufacturing				37181.81299817
7439-019-039	24401 FRAMPT	Industrial	0	South Bay Planr	WEST CARSON	General Plan 20	IL	IL - Light Industr	M-2	Heavy Manufacturing				26600.64777717
7439-027-005	24815 NORMAN	Residential	91	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				355841.0183402
7439-027-014	24730 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.282159536
7439-027-015	24724 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.282159536
7439-027-016	24720 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.282159536
7439-027-017	24716 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.282159536
7439-027-018	24702 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.282159536
7439-027-019	24628 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.282159536
7439-027-020	24624 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.282159536
7439-027-021	24618 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.282159536
7439-027-022	24614 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.282159536
7439-027-023	24612 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.282159536
7439-027-024	24608 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.282159536
7439-027-025	24604 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.93571
7439-027-026	24530 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.93571
7439-027-027	24524 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.93571
7439-027-028	24520 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.93571
7439-027-029	24516 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.93571
7439-027-030	24510 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.93571
7439-027-031	24504 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2650.93571
7439-027-032	24832 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2532.04988
7439-027-033	24828 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2532.04988
7439-027-034	24824 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2532.04988
7439-027-035	24820 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2532.04988
7439-027-036	24816 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2532.04988
7439-027-037	24810 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2532.04988
7439-027-038	24806 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2532.04988
7439-027-039	24802 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2532.04988
7439-027-044	24842 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				811.3142086107
7439-027-045	24838 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				811.3142086107
7439-027-046	24834 FRAMPT	Residential	1	South Bay Planr	WEST CARSON	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				811.3142086107
7451-001-005	986 W 1ST ST S	Commercial	1	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	36	10200.65885073
7451-001-010	970 W 1ST ST S	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	191	53926.54390672
7451-012-035	138 S BANDINI	Institutional	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	R-2	Two-Family Residence				4991.579800578
7451-013-012	990 W 3RD ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4992.933450435
7451-013-013	984 W 3RD ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4992.933449514
7451-013-014	976 W 3RD ST	Residential	2	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4992.933449806
7451-013-024	901 W 2ND ST	Residential	4	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4489.213900060
7451-013-025	209 S MEYLER	Residential	3	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4489.789199318

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7409-030-139	0.034468087	H30		R-3	R-3	)ensity Multiple R	30	1.034042609	1	0.8	0
7409-030-140	0.034468087	H30		R-3	R-3	)ensity Multiple R	30	1.034042609	1	0.8	0
7409-030-141	0.149875844	H30		R-3	R-3	)ensity Multiple R	30	4.496275309	4	3.2	3
7438-017-015	0.853576974			M-1	M-1	Light Manufacturing					
7439-019-039	0.610666845			M-1	M-1	Light Manufacturing					
7439-027-005	8.168985729	H30	H30 - Residential 30				30	245.0695719	245	196	196
7439-027-014	0.060842107	H30	H30 - Residential 30				30	1.825263195	1	0.8	0
7439-027-015	0.060842107	H30	H30 - Residential 30				30	1.825263195	1	0.8	0
7439-027-016	0.060842107	H30	H30 - Residential 30				30	1.825263195	1	0.8	0
7439-027-017	0.060842107	H30	H30 - Residential 30				30	1.825263195	1	0.8	0
7439-027-018	0.060842107	H30	H30 - Residential 30				30	1.825263195	1	0.8	0
7439-027-019	0.060842107	H30	H30 - Residential 30				30	1.825263195	1	0.8	0
7439-027-020	0.060842107	H30	H30 - Residential 30				30	1.825263195	1	0.8	0
7439-027-021	0.060842107	H30	H30 - Residential 30				30	1.825263195	1	0.8	0
7439-027-022	0.060842107	H30	H30 - Residential 30				30	1.825263195	1	0.8	0
7439-027-023	0.060842107	H30	H30 - Residential 30				30	1.825263195	1	0.8	0
7439-027-024	0.060842107	H30	H30 - Residential 30				30	1.825263195	1	0.8	0
7439-027-025	0.06085711	H30	H30 - Residential 30				30	1.825713299	1	0.8	0
7439-027-026	0.06085711	H30	H30 - Residential 30				30	1.825713299	1	0.8	0
7439-027-027	0.06085711	H30	H30 - Residential 30				30	1.825713299	1	0.8	0
7439-027-028	0.06085711	H30	H30 - Residential 30				30	1.825713299	1	0.8	0
7439-027-029	0.06085711	H30	H30 - Residential 30				30	1.825713299	1	0.8	0
7439-027-030	0.06085711	H30	H30 - Residential 30				30	1.825713299	1	0.8	0
7439-027-031	0.06085711	H30	H30 - Residential 30				30	1.825713299	1	0.8	0
7439-027-032	0.058127867	H30	H30 - Residential 30				30	1.743836006	1	0.8	0
7439-027-033	0.058127867	H30	H30 - Residential 30				30	1.743836006	1	0.8	0
7439-027-034	0.058127867	H30	H30 - Residential 30				30	1.743836006	1	0.8	0
7439-027-035	0.058127867	H30	H30 - Residential 30				30	1.743836006	1	0.8	0
7439-027-036	0.058127867	H30	H30 - Residential 30				30	1.743836006	1	0.8	0
7439-027-037	0.058127867	H30	H30 - Residential 30				30	1.743836006	1	0.8	0
7439-027-038	0.058127867	H30	H30 - Residential 30				30	1.743836006	1	0.8	0
7439-027-039	0.058127867	H30	H30 - Residential 30				30	1.743836006	1	0.8	0
7439-027-044	0.018625211	H30	H30 - Residential 30				30	0.558756342	0	0	0
7439-027-045	0.018625211	H30	H30 - Residential 30				30	0.558756342	0	0	0
7439-027-046	0.018625211	H30	H30 - Residential 30				30	0.558756342	0	0	0
7451-001-005	0.234174905	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
7451-001-010	1.237983102	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
7451-012-035	0.114590905			C-2	C-2	Neighborhood Business					
7451-013-012	0.11462198	H30	H30 - Residential 30				30	3.438659401	3	2.4	2
7451-013-013	0.11462198	H30	H30 - Residential 30				30	3.4386594	3	2.4	2
7451-013-014	0.11462198	H30	H30 - Residential 30				30	3.438659401	3	2.4	2
7451-013-024	0.10305817	H30	H30 - Residential 30				30	3.09174511	3	2.4	2
7451-013-025	0.103071377	H30	H30 - Residential 30				30	3.092141322	3	2.4	2

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7451-013-027	221 S MEYLER	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4491.11534984
7451-013-028	235 S MEYLER	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4490.21079985
7451-013-029	900 W 3RD ST	Residential	4	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4489.71919957
7451-013-033	217 S MEYLER	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2132.49110031
7451-013-034	219 S MEYLER	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2132.49110031
7451-022-025	305 S MEYLER	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4500.43919978
7451-022-026	311 S MEYLER	Residential	2	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4500.71235026
7451-022-027	317 S MEYLER	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4500.22079999
7451-022-028	325 S MEYLER	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4500.21390000
7451-022-029	331 S MEYLER	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4500.22080000
7451-022-030	349 S MEYLER	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9001.64304960
7451-022-031	357 S MEYLER	Residential	2	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4733.48460002
7451-023-017	915 W LA ALAM	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4266.87925001
7451-023-018	912 W 5TH ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5000.48975012
7451-023-019	902 W 5TH ST	Residential	2	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8769.91425033
7451-023-020	901 W LA ALAM	Residential	2	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3368.21062145
7451-032-028	910 W 6TH ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2999.94490004
7451-032-047	917 W 5TH ST	Residential	25	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				24328.8970145
7451-032-048	906 W 6TH ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3600.68582206
7451-033-012	994 W 7TH ST	Residential	4	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6735.32729940
7451-033-013	984 W 7TH ST	Residential	4	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6250.68030001
7451-033-014	978 W 7TH ST	Residential	5	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6250.68204964
7451-033-015	966 W 7TH ST	Residential	4	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6250.55260013
7451-033-016	960 W 7TH ST	Residential	2	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6250.68204964
7451-033-017	954 W 7TH ST	Residential	4	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5001.19670003
7451-033-018	946 W 7TH ST	Residential	4	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5250.88235032
7451-033-019	938 W 7TH ST	Residential	4	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5375.38754988
7451-033-020	932 W 7TH ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4124.90994940
7451-033-021	926 W 7TH ST	Residential	4	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4126.22695043
7451-033-022	922 W 7TH ST	Residential	2	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4250.47360007
7451-033-040	609 S MEYLER	Residential	6	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9023.71329986
7451-033-041	617 S MEYLER	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6001.59459995
7451-033-042	914 W 7TH ST	Institutional	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6001.17320040
7451-033-047	627 S MEYLER	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2999.29615028
7451-033-048	633 S MEYLER	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3000.79730035
7452-013-017	111 N BANDINI	Residential	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General C	C-2	Neighborhood B	MXD	HEU Site (RHNA	12	4099.95421155
7452-013-018	117 N BANDINI	Residential	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General C	C-2	Neighborhood B	MXD	HEU Site (RHNA	24	6524.96636106
7452-013-019	125 N BANDINI	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General C	C-2	Neighborhood B	MXD	HEU Site (RHNA	24	6524.97030155
7452-013-020	131 N BANDINI	Commercial	1	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General C	C-2	Neighborhood B	MXD	HEU Site (RHNA	24	6525.05456749
7452-013-024	139 N BANDINI	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General C	C-2	Neighborhood B	MXD	HEU Site (Not RHNA Eligible)		4299.94548769
7452-013-025		Residential	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General C	C-2	Neighborhood B	MXD	HEU Site (Not RHNA Eligible)		1935.00374874
7452-013-026	101 N BANDINI	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General C	C-2	Neighborhood B	MXD	HEU Site (RHNA	12	3851.46772338
7452-013-027	1018 W 1ST ST	Residential	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General C	C-2	Neighborhood B	MXD	HEU Site (RHNA	11	3600.02797135

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7451-013-027	0.103101822	H30	H30 - Residential 30				30	3.093054649	3	2.4	2
7451-013-028	0.103081056	H30	H30 - Residential 30				30	3.09243168	3	2.4	2
7451-013-029	0.10306977	H30	H30 - Residential 30				30	3.092093113	3	2.4	2
7451-013-033	0.048955259	H30	H30 - Residential 30				30	1.468657783	1	0.8	0
7451-013-034	0.048955259	H30	H30 - Residential 30				30	1.468657783	1	0.8	0
7451-022-025	0.103315868	H30	H30 - Residential 30				30	3.099476033	3	2.4	2
7451-022-026	0.103322138	H30	H30 - Residential 30				30	3.099664153	3	2.4	2
7451-022-027	0.103310854	H30	H30 - Residential 30				30	3.09932562	3	2.4	2
7451-022-028	0.103310696	H30	H30 - Residential 30				30	3.099320868	3	2.4	2
7451-022-029	0.103310854	H30	H30 - Residential 30				30	3.09932562	3	2.4	2
7451-022-030	0.206649289	H30	H30 - Residential 30				30	6.199478684	6	4.8	4
7451-022-031	0.108665854	H30	H30 - Residential 30				30	3.25997562	3	2.4	2
7451-023-017	0.097954069	H30	H30 - Residential 30				30	2.938622073	2	1.6	1
7451-023-018	0.114795449	H30	H30 - Residential 30				30	3.443863464	3	2.4	2
7451-023-019	0.201329528	H30	H30 - Residential 30				30	6.039885847	6	4.8	4
7451-023-020	0.077323476	H30	H30 - Residential 30				30	2.319704285	2	1.6	1
7451-032-028	0.068869258	H30	H30 - Residential 30				30	2.066077755	2	1.6	1
7451-032-047	0.558514624	H30	H30 - Residential 30				30	16.75543872	16	12.8	12
7451-032-048	0.082660372	H30	H30 - Residential 30				30	2.479811172	2	1.6	1
7451-033-012	0.154621839	H30	H30 - Residential 30				30	4.638655165	4	3.2	3
7451-033-013	0.143495875	H30	H30 - Residential 30				30	4.30487624	4	3.2	3
7451-033-014	0.143495915	H30	H30 - Residential 30				30	4.304877445	4	3.2	3
7451-033-015	0.143492943	H30	H30 - Residential 30				30	4.304788292	4	3.2	3
7451-033-016	0.143495915	H30	H30 - Residential 30				30	4.304877445	4	3.2	3
7451-033-017	0.114811678	H30	H30 - Residential 30				30	3.444350344	3	2.4	2
7451-033-018	0.120543672	H30	H30 - Residential 30				30	3.616310159	3	2.4	2
7451-033-019	0.123401918	H30	H30 - Residential 30				30	3.702057541	3	2.4	2
7451-033-020	0.094694902	H30	H30 - Residential 30				30	2.840847073	2	1.6	1
7451-033-021	0.094725137	H30	H30 - Residential 30				30	2.841754098	2	1.6	1
7451-033-022	0.097577447	H30	H30 - Residential 30				30	2.927323416	2	1.6	1
7451-033-040	0.207155953	H30	H30 - Residential 30				30	6.214678581	6	4.8	4
7451-033-041	0.137777654	H30	H30 - Residential 30				30	4.133329614	4	3.2	3
7451-033-042	0.13776798	H30	H30 - Residential 30				30	4.133039394	4	3.2	3
7451-033-047	0.068854365	H30	H30 - Residential 30				30	2.065630957	2	1.6	1
7451-033-048	0.068888827	H30	H30 - Residential 30				30	2.066664807	2	1.6	1
7452-013-017	0.094121998	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
7452-013-018	0.149792616	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
7452-013-019	0.149792707	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
7452-013-020	0.149794641	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
7452-013-024	0.098713165	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150	14.80697482	14	11.2	11
7452-013-025	0.044421574	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150	6.663236049	6	4.8	4
7452-013-026	0.088417533	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				
7452-013-027	0.08264527	MU	MU - Mixed Use	MXD	MXD	ed Use Developn	150				

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7452-014-016	1047 W 1ST ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5000.425250112
7452-014-017	1041 W 1ST ST	Residential	2	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5000.833750318
7452-014-018	1033 W 1ST ST	Residential	3	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5000.825250022
7452-014-019	1029 W 1ST ST	Residential	2	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5001.253199018
7452-014-020	1019 W 1ST ST	Residential	2	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				5000.430999815
7452-022-009	225 S BANDINI	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4500.013725052
7452-022-010	235 S BANDINI	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4499.988995214
7452-022-011	239 S BANDINI	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4500.028873000
7452-024-001	505 S BANDINI	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				8105.190649948
7452-024-002	1015 CANON D	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				14112.77944896
7452-024-016	1014 W 6TH ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				6751.752049908
7452-024-024	529 S BANDINI	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				3892.223799516
7452-024-025	1002 W 6TH ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H9	H9 - Residential	R-2	Two-Family Residence				2878.499399742
7452-030-010		Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	26	7250.191594109
7452-033-001	1360 W 6TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	118	33333.49244454
7452-033-002	1366 W 6TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	44	12031.32619997
7452-033-003	1360 W 6TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	277	78438.59931487
7452-033-004	1360 W 6TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	47	12949.96090007
7452-033-014	1322 W 6TH ST	Institutional	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	164	46319.96825213
7452-033-015	1322 W 6TH ST	Institutional	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (Not RHNA Eligible)		11056.49120044
7452-033-016	1300 W 6TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	8	2772.220649946
7452-033-017	1300 W 6TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	44	12240.72079999
7452-033-030	1350 W 6TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	40	11156.54354935
7452-034-003	1421 W 6TH ST	Institutional	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	28	7502.894099554
7452-034-011	1377 W 6TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	28	7502.712000392
7452-034-012	1367 W 6TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	28	7517.206199127
7452-034-013	1347 W 6TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	39	10501.46500067
7452-034-015	621 S BUTTE S	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	13	4500.817199643
7452-034-016	627 S BUTTE S	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	9	3000.212700084
7452-034-017	1350 W 7TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	33	9004.836650032
7452-034-020	1374 W 7TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	40	11251.99999854
7452-034-025	1412 W 7TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (Not RHNA Eligible)		3750.451999711
7452-034-026	1420 W 7TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	28	7501.239950050
7452-034-027	1424 W 7TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	28	7500.946000556
7452-034-028	1450 W 7TH ST	Institutional	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	99	15429.901820837
7452-034-028	1450 W 7TH ST	Institutional	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-2	Neighborhood B	MXD	HEU Site (RHNA	0	12356.297272227
7452-034-028	1450 W 7TH ST	Institutional	0	South Bay Planr	LA RAMBLA	General Plan 2035			C-2	Neighborhood B	MXD	HEU Site (RHNA	0	30.019987481877
7452-034-034	1383 W 6TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	40	11255.324401260
7452-034-036		Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	28	7502.892149556
7452-034-037	1378 W 7TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	80	22502.77804959
7452-034-039	1403 W 6TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	40	11253.145749427
7452-034-040	1366 W 7TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	28	7574.603769257
7452-034-041	1413 W 6TH ST	Residential	0	South Bay Planr	LA RAMBLA	General Plan 20	CG	CG - General Co	C-1	Restricted Busir	MXD	HEU Site (RHNA	28	7503.192199973

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7452-014-016	0.114793968	H30	H30 - Residential 30				30	3.443819043	3	2.4	2
7452-014-017	0.114803346	H30	H30 - Residential 30				30	3.444100379	3	2.4	2
7452-014-018	0.114803151	H30	H30 - Residential 30				30	3.444094525	3	2.4	2
7452-014-019	0.114812975	H30	H30 - Residential 30				30	3.444389256	3	2.4	2
7452-014-020	0.1147941	H30	H30 - Residential 30				30	3.443823003	3	2.4	2
7452-022-009	0.1033061	H30	H30 - Residential 30				30	3.099183006	3	2.4	2
7452-022-010	0.103305532	H30	H30 - Residential 30				30	3.099165975	3	2.4	2
7452-022-011	0.103306448	H30	H30 - Residential 30				30	3.099193439	3	2.4	2
7452-024-001	0.186069574	H18	H18 - Residential 1	H18			18	3.349252335	3	2.4	2
7452-024-002	0.323984836	H18	H18 - Residential 1	H18			18	5.831727045	5	4	4
7452-024-016	0.154998899	H18	H18 - Residential 1	H18			18	2.789980186	2	1.6	1
7452-024-024	0.089353163	H18	H18 - Residential 1	H18			18	1.608356942	1	0.8	0
7452-024-025	0.066081253	H18	H18 - Residential 1	H18			18	1.189462562	1	0.8	0
7452-030-010	0.166441497	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-033-001	0.765231691	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-033-002	0.276201244	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-033-003	1.800702464	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-033-004	0.297290195	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-033-014	1.063360153	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-033-015	0.253822112	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	38.07331681	38	30.4	30
7452-033-016	0.063641429	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-033-017	0.281008283	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-033-030	0.256118998	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-003	0.172242748	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-011	0.172238568	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-012	0.172571309	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-013	0.241080464	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-015	0.103324545	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-016	0.068875406	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-017	0.206722604	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-020	0.258310376	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-025	0.086098531	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150	12.91477961	12	9.6	9
7452-034-026	0.172204774	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-027	0.172198026	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-028	0.354221805	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-028	0.283661554	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-028	0.000689164	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-034	0.258386694	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-036	0.172242703	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-037	0.516592701	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-039	0.258336679	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-040	0.173888975	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				
7452-034-041	0.172249591	MU	MU - Mixed Use	MXD	MXD	ed Use Developr	150				

APN	Address	UseType	Existing Dwelling Units	Planning_Area	COMMUNITY	Plan_Type	Existing LUP	Existing LUP_DESC	Existing Zone	Existing Zone_DESC	HEU Propopsed Zone	HEU Sites	SBAP Actual HEU Realistic Capacity (80%)	Parcel Size (SF)
7452-036-029	1142 W 7TH ST	Residential	6	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6254.008361994
7452-036-041	1300 W 7TH ST	Commercial	0	South Bay Planr	LA RAMBLA	General Plan 20	P	P - Public and S	R-1	Single-Family Residence				3203.531120655
7452-036-059	1180 W 7TH ST	Residential	3	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4052.331849866
7452-036-060	1186 W 7TH ST	Residential	2	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				8069.206900335
7452-036-061	1150 W 7TH ST	Residential	3	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				7667.292994763
7452-036-063	1160 W 7TH ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1575.988892551
7452-036-064	1160 W 7TH ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1575.988892551
7452-036-065	1160 W 7TH ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1575.988892551
7452-036-066	1160 W 7TH ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1575.988892551
7452-036-067	1160 W 7TH ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1575.988892551
7452-036-068	1160 W 7TH ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				1575.988892551
7452-036-070	1176 W 7TH ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2026.289600009
7452-036-071	1176 W 7TH ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2026.289600009
7452-036-072	1176 W 7TH ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2026.289600009
7452-036-073	1176 W 7TH ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				2026.289600009
7452-037-021	1072 W 7TH ST	Residential	2	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4687.526414775
7452-037-022	1066 W 7TH ST	Residential	2	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				4687.476753318
7452-037-023	1058 W 7TH ST	Residential	2	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6249.231858115
7452-037-024	1052 W 7TH ST	Residential	4	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6250.377919488
7452-037-025	1040 W 7TH ST	Residential	3	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6250.246587746
7452-037-026	1034 W 7TH ST	Residential	2	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6250.568053844
7452-037-027	1026 W 7TH ST	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6250.490514256
7452-037-028	1016 W 7TH ST	Residential	3	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				9375.345349121
7452-037-032	627 S BANDINI	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3000.144076177
7452-037-033	633 S BANDINI	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3000.331052551
7452-037-034	635 S BANDINI	Residential	4	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				6000.373557398
7452-037-036	623 S BANDINI	Residential	1	South Bay Planr	LA RAMBLA	General Plan 20	H18	H18 - Residentia	R-3	Limited Density Multiple Residence				3000.082006304
7548-010-907	26300 CRENSHAW BLVD PALO		0	South Bay Planr	WESTFIELD	General Plan 20	OS-PR	OS-PR - Parks a	M-1	Light Manufacturing				3561554.147108

APN	Parcel Size (Acre)	ALL SBAP Proposed LUP	SBAP Propopsed LUP Description	SBAP Proposed Zoning	ALL SBAP Proposed Zoning	SBAP Proposed Zoning Description	Proposed Max Density (DU/Acre)	SBAP Max Units	SBAP Absolute Max Units (Round Down)	SBAP Realistic Units (80%)	SBAP Realistic Absolute (Round Down)
7452-036-029	0.143572276	H30	H30 - Residential 30				30	4.307168293	4	3.2	3
7452-036-041	0.073542955			C-3	C-3	General Commercial					
7452-036-059	0.093028739	H30	H30 - Residential 30				30	2.790862156	2	1.6	1
7452-036-060	0.185243501	H30	H30 - Residential 30				30	5.557305028	5	4	4
7452-036-061	0.176016827	H30	H30 - Residential 30				30	5.280504817	5	4	4
7452-036-063	0.036179727	H30	H30 - Residential 30				30	1.085391799	1	0.8	0
7452-036-064	0.036179727	H30	H30 - Residential 30				30	1.085391799	1	0.8	0
7452-036-065	0.036179727	H30	H30 - Residential 30				30	1.085391799	1	0.8	0
7452-036-066	0.036179727	H30	H30 - Residential 30				30	1.085391799	1	0.8	0
7452-036-067	0.036179727	H30	H30 - Residential 30				30	1.085391799	1	0.8	0
7452-036-068	0.036179727	H30	H30 - Residential 30				30	1.085391799	1	0.8	0
7452-036-070	0.046517208	H30	H30 - Residential 30				30	1.395516253	1	0.8	0
7452-036-071	0.046517208	H30	H30 - Residential 30				30	1.395516253	1	0.8	0
7452-036-072	0.046517208	H30	H30 - Residential 30				30	1.395516253	1	0.8	0
7452-036-073	0.046517208	H30	H30 - Residential 30				30	1.395516253	1	0.8	0
7452-037-021	0.107610799	H30	H30 - Residential 30				30	3.228323977	3	2.4	2
7452-037-022	0.107609659	H30	H30 - Residential 30				30	3.228289775	3	2.4	2
7452-037-023	0.143462623	H30	H30 - Residential 30				30	4.30387869	4	3.2	3
7452-037-024	0.143488933	H30	H30 - Residential 30				30	4.304667989	4	3.2	3
7452-037-025	0.143485918	H30	H30 - Residential 30				30	4.30457754	4	3.2	3
7452-037-026	0.143493298	H30	H30 - Residential 30				30	4.304798935	4	3.2	3
7452-037-027	0.143491518	H30	H30 - Residential 30				30	4.304745533	4	3.2	3
7452-037-028	0.215228314	H30	H30 - Residential 30				30	6.456849414	6	4.8	4
7452-037-032	0.068873831	H30	H30 - Residential 30				30	2.066214928	2	1.6	1
7452-037-033	0.068878123	H30	H30 - Residential 30				30	2.0663437	2	1.6	1
7452-037-034	0.137749623	H30	H30 - Residential 30				30	4.132488676	4	3.2	3
7452-037-036	0.068872406	H30	H30 - Residential 30				30	2.066172181	2	1.6	1
7548-010-907	81.76203276			O-S	O-S	Open Space					

Appendix B-2
Buildout Methodology

Los Angeles County South Bay Area Plan

Buildout Methodology

MARCH 2024

Prepared for:

LA COUNTY PLANNING SHAPING TOMORROW

320 West Temple Street, 13th Floor,
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Prepared by:

DUDEK

225 South Lake Avenue, Suite M210
Pasadena, CA 91101

1. Introduction

This document describes the steps taken to generate the 2045 buildout for the Los Angeles County South Bay Area Plan (Project), which is used in the environmental evaluation in the Draft Program Environmental Impact Report (PEIR). The South Bay Area Plan is a policy document that does not include or propose any site-specific development that could directly result in construction or operational impacts to the environment. However, implementation of the South Bay Area Plan would encourage development in a manner consistent with the South Bay Area Plan, which would facilitate additional future development.

The Draft PEIR for the South Bay Area Plan does not assess the site-specific construction and operation details of individual future development projects within the Project area; rather, it assesses the potential environmental impacts associated with changes to existing land use designations and amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code (County Code) that are anticipated to result in future construction activities and population/employment growth under the South Bay Area Plan through 2045. These potential future construction activities and operational impacts have been quantified, where feasible and appropriate, and analyzed in the South Bay Area Plan's Draft PEIR, using assumptions as described in this buildout methodology.

In summary, this buildout methodology addresses the Project's proposed land use changes and amendments to Title 22 of the County Code, which could result in physical changes to the environment beyond existing conditions as the South Bay Planning Area is built out through 2045. The proposed Project components generating population or employment growth can generally be grouped into three categories: (1) land use changes in the communities of Alondra Park/El Camino Village, Del Aire/Wiseburn, La Rambla, Lennox, and West Carson to accommodate new housing; (2) amendments to Title 22 of the County Code to allow for neighborhood-serving Accessory Commercial Units (ACUs) on corner lots within the Project area's residential zones; and (3) land use changes in the communities of Alondra Park/El Camino Village, Del Aire/Wiseburn, Lennox, La Rambla, and West Carson to accommodate new commercial uses. The steps used to calculate 2045 buildout conditions for the Project area due to these proposed Project components are described below.

2. Buildout Methodology

In addition to the sources referenced below and listed in Section 5, References, this buildout methodology relies on the following:

Appendix B-1 South Bay Area Plan Parcel Data, prepared the County of Los Angeles

2.1 Residential Buildout

2.1.1 Dwelling Units

2.1.1.1 Existing Conditions

Existing dwelling unit conditions are based on data from the County of Los Angeles (County) Office of the Assessor for the unincorporated areas within the South Bay Planning Area (i.e., the Project area). The parcels were taken from the 2022 version of the Assessor Database, the most recent year for which parcel data was available at the time of Notice of Preparation (NOP) publication for the Draft PEIR (i.e., October 2023) (County of Los Angeles 2022a). The County determined that Assessor parcel data appropriately represents the existing number of units within the Project area for the purposes of determining the buildout for the South Bay Area Plan and for use within the PEIR. The total numbers of existing dwelling units for each community and the Project area are provided in Table 1, Existing Project-Area Dwelling Units.

Table 1. Existing Project-Area Dwelling Units

Description	Project Area (*TOTAL*)*	Unincorporated Community						
		Alondra Park/El Camino Village	Del Aire/ Wiseburn	Hawthorne Island	La Rambla	Lennox	West Carson	Westfield/ Academy Hills
Dwelling Units	23,065	3,049	3,721	592	641	5,480	8,697	885

Source: County of Los Angeles 2022a.
Notes: For the purposes of capturing existing dwelling units on split designated parcels, the dwelling units were assigned to the portion of the parcel with an existing residential land use designation. If both/neither of the split portions were residential, the dwelling units were assigned to the portion with the greater area.

2.1.1.2 Buildout Conditions

Regional Housing Needs Assessment Obligation

The Project would implement land use changes for a list of sites previously identified in the General Plan Housing Element 2021-2029 (Housing Element), which are required in the communities of Alondra Park/El Camino Village, Del Aire/Wiseburn, Lennox, and La Rambla to accommodate an additional 5,595 dwelling units beyond the existing residential development capacity. These additional dwelling units are required to meet the County's 6th Cycle Regional Housing Needs Assessment (RHNA) obligation.

Per Appendix G, Sites Inventory and Rezoning Methodology, of the Housing Element, in order to compile a list of the most appropriate sites for redesignation, the County underwent a complex site selection process that analyzed over

200,000 parcels within the unincorporated County (County of Los Angeles 2022b). The sites selected for potential redesignation were initially screened based on size, General Plan land use designation, and County Assessors data (County of Los Angeles 2022b). Thirty volunteer planners from various sections in the County Department of Regional Planning were then enlisted to then go through over 24,000 parcels to indicate which sites met the "Adequate Sites" criteria, as established in the Housing Element (County of Los Angeles 2022b). The sites were further refined by Housing Policy Selection staff using additional criteria to determine If the sites were developable and met the requirements of the State Housing Element Law. The final list of sites selected for redesignation was further refined based on stakeholder engagement (County of Los Angeles 2022b).[1]

Additional Housing Land Use Changes

The Project also includes other land use changes within the communities of Alondra Park/El Camino Village, Del Aire/Wiseburn, Lennox, and West Carson that would facilitate development of approximately 4,258 additional dwelling units within the Project area. These changes include removing an existing 'cap' on residential development within the West Carson Transit Oriented District (TOD) Specific Plan area, as well as other changes intended to strategically facilitate growth in select areas as well as rectify inconsistencies between zoning and land use designations. The 4,258 additional dwelling units was determined by taking the total existing dwelling units (per the Assessor Database) on the parcels identified by the County to be subject to a land use change and subtracting that from the estimated buildout capacity after implementing the County's proposed land use changes. The difference between the number of dwelling units in the existing condition on the parcels subject to a land use change, and the number of dwelling units allowable under the proposed land use, provides the additional buildout, as further described below.

Residential Buildout Methodology

The total number of existing and anticipated dwelling units was calculated using both geospatial and Excel analysis. The source data includes both County Assessors data as well as data prepared for the Housing Element. After filtering the sites based on location using geospatial analysis, the County exported the data into an Excel table, which is provided as Appendix B-1 of the Draft PEIR. Appendix B-1 includes the address, Assessor's Parcel Number (APN), existing and proposed land use/zoning, and capacity of each of the sites selected by the County for redesignation. The maximum capacity of a parcel is the highest number of units allowed pursuant to the applicable land use designation. Per the Housing Element, a review of recent building projects indicated that on average, multifamily residential developments in the unincorporated County achieve approximately 80% of the maximum allowable density, which is governed by the applicable General Plan land use designation (County of Los Angeles 2022b). As such, an 80% factor was applied to the maximum capacity on each parcel to account for "realistic" buildout capacity to be consistent with the methodology utilized for the Housing Element (County of Los Angeles 2022b). The total dwelling unit capacity at buildout in 2045 was arrived at by summing the buildout capacity for each parcel subject to a land use change, in accordance with the allowable density under the proposed land use designation. To account for potential growth, the existing dwelling units were then subtracted from the total capacity to arrive at the anticipated buildout (i.e., 9,853 total additional dwelling units). The Project-facilitated dwelling units for each community and the Project area are provided in Table 2, Project-Facilitated Dwelling Units.

1 The site selection methodology is discussed in further detail in Appendix G, Sites Inventory and Rezoning Methodology, of the Housing Element (County of Los Angeles 2022b).

Table 2. Project-Facilitated Dwelling Units

Description	Project Area (*TOTAL*)*	Unincorporated Community						
		Alondra Park/El Camino Village	Del Aire/ Wiseburn	Hawthorne Island	La Rambla	Lennox	West Carson	Westfield/ Academy Hills
Dwelling Units	9,853	3,165	1,020	0	1,716	949	3,003	0

Source: Appendix B-1
Notes: Project-area totals may not sum due to rounding; The Project facilitated dwelling unit growth is the "realistic" capacity (i.e., 80% total capacity) of parcels under proposed General Plan land use designations, less the existing dwelling units on each parcel. Note that the Project does not propose any General Plan land use changes in Hawthorne Island or Westfield/Academy Hills. As such, no additional dwelling units would be facilitated as a result of Project implementation in these communities.

Note that the redevelopment of currently commercially designated properties into mixed-use properties is assumed to result in no-net loss of commercial uses.[2] As the parcels that would be redesignated from commercial to mixed use occur primarily along existing commercial corridors (which experience more robust traffic and pedestrian activity), and as the mixed use designation allows for both commercial and residential uses, it is assumed that redevelopment along these corridors would include commercial uses on the ground-floor and residential units above or behind.

2.1.2 Residential Population

2.1.2.1 Existing Conditions

Existing conditions for population are based on the U.S. Census Bureau's 2022 American Community Survey, which the County determined to be the most accurate reflection of existing population at the time of NOP publication for the Draft PEIR (County of Los Angeles 2023). According to U.S. Census data, there are 68,275 existing Project-area residents (County of Los Angeles 2023). The breakdown of population for each of the Project-area communities is provided in the Community Profile data prepared by the County (County of Los Angeles 2023). The total numbers of existing residents for each community and the Project area are provided in Table 3, Existing Project-Area Residential Population.

Table 3. Existing Project-Area Residential Population

Description	Project Area (*TOTAL*)*	Unincorporated Community						
		Alondra Park/El Camino Village	Del Aire/ Wiseburn	Hawthorne Island	La Rambla	Lennox	West Carson	Westfield/ Academy Hills
Population	68,275	8,520	10,060	2,533	2,005	20,008	22,991	2,158

Source: County of Los Angeles 2023.

[2] The Project would not result in a loss of commercial uses; however, certain industrial uses would become non-conforming due to use as a result of the Project's proposed land use and zoning changes. Refer to Section 2.3, Commercial Buildout Methodology for further discussion.

2.1.2.2 Buildout Conditions

The residential buildout population for each of the Project area communities was arrived at by multiplying the total number of Project-related additional dwelling units in each community (i.e., a total of 9,853 dwelling units) by an assumed persons per household (PPH) of 3.12, which is the weighted average PPH for the Project area based on the current population and number of dwelling units per community. This resulted in a total of 30,745 additional Project-area residents. The Project-related population growth for each community and the Project area are provided in Table 4, Project-Facilitated Residents.

Table 4. Project-Related Residents

Description	Project Area (*TOTAL*)*	Unincorporated Community						
		Alondra Park/El Camino Village	Del Aire/ Wiseburn	Hawthorne Island	La Rambla	Lennox	West Carson	Westfield/ Academy Hills
Population (3.12 PPH)	30,745	9,876	3,183	0	5,354	2,962	9,370	0

Source: Appendix B-1
Notes: PPH = Persons per household; Project-area totals may not sum due to rounding; The Project facilitated population growth is based on a 3.12 persons per household (i.e., dwelling unit) generation factor, which is the weighted average for the Project area based on existing conditions. Note that the Project does not propose any General Plan land use changes in Hawthorne Island or Westfield/Academy Hills. As such, no Project-related population growth would occur in these communities.

2.2 Accessory Commercial Units Buildout Methodology

2.2.1 Accessory Commercial Units Development

2.2.1.1 Existing Conditions

Although not always formally recognized, Accessory Commercial Units (ACUs) currently exist in several Project area communities. Existing ACU conditions are based on data from the County Assessor for the Project area. The parcels were taken from the 2022 version of the Assessor Database, the most recent year for which parcel data was available at the time of NOP publication for the Draft PEIR (County of Los Angeles 2022a). Existing ACU conditions are provided below in Table 5a. The Project area includes a total of 14 ACUs. As there are 18,910 existing dwelling units in the Project areas, the "ratio" of existing ACUs to existing dwelling units for the Project area is approximately 0.74 ACUs for every 1,000 dwelling units (County of Los Angeles 2022a).

Table 5a. Existing Accessory Commercial Unit Conditions: Instances, Dwelling Units, and Ratio

Unincorporated Project Area Community	Existing ACUs [a]	÷	Existing Dwelling Units	=	Existing Ratio (ACUs / 1,000 Dwelling Units)
Lennox	4	÷	4,571	=	0.88
Del Aire/Wiseburn	2	÷	3,294	=	0.61
West Carson	1	÷	6,263	=	0.16
Alondra Park/El Camino Village	3	÷	2,676	=	1.12
Hawthorne Island	4	÷	590	=	6.78
Westfield/Academy Hills	0	÷	885	=	0.00
La Rambla	0	÷	631	=	0.00
TOTAL	14		18,910		0.74

Sources: County of Los Angeles 2022a; Appendix B-1
Notes:
a. There has been no official inventory of existing conforming and non-conforming commercial instances within residentially zoned parcels. The Project used Los Angeles County Assessor data for 2022, the most recent year for which information was available at the time of NOP publication for the Draft PEIR, to identify the approximate number of existing ACUs within the Project area (County of Los Angeles 2022a)

2.2.1.2 Buildout Conditions

Projected ACU development takes into account existing development patterns, as well as the anticipated increase in ACU development after implementation of the proposed Project. A ratio of existing "commercial instances" (i.e., ACUs) on residential parcels to per 1,000 dwelling units was used to calculate the anticipated future ACU development (see Table 5a, above). A multiplier of 1.5 was then applied to the existing conditions ratio to account for the likely increase in ACU development once this type of development is more formally recognized by the County (see Table 5b). The ratios were then multiplied by the projected dwelling units after Project buildout to arrive at the gross ACU buildout projection (see Table 5c). As provided below in Table 5d, Existing and Project Facilitated Accessory Commercial Units, the Project anticipates development of 12 new ACUs in the Project area. The 2045 ACU buildout is equivalent to 26 ACUs (12 Project-facilitated ACUs + 14 existing ACUs = 26 ACUs at buildout in 2045).

Table 5b. Accessory Commercial Unit Buildout Ratio

Unincorporated Project Area Community	Existing Ratio (ACUs / 1,000 DU)	×	Multiplier	=	Ratio at Buildout (ACUs / 1,000 DU)
Lennox	0.88	×	1.5	=	1.31
Del Aire/Wiseburn	0.61	×	1.5	=	0.91
West Carson	0.16	×	1.5	=	0.24
Alondra Park/El Camino Village	1.12	×	1.5	=	1.68
Hawthorne Island	6.78	×	1.5	=	10.17
Westfield/Academy Hills*	N/A		N/A		0.50
La Rambla*	N/A		N/A		0.50
TOTAL	**0.74**		**1.5**		**1.11**

Source: County of Los Angeles 2022a; Appendix B-1
Notes: N/A = not applicable; DU = dwelling unit; ACUs = accessory commercial units.
* As there are no existing ACUs in Westfield/Academy Hills or La Rambla, the ratio at buildout for these communities is assumed to be 0.5 ACUs/1000 DU based on the multiplier used for the other communities.

Table 5c. 2035 Accessory Commercial Unit Buildout Conditions: Instances, Dwelling Units, and Ratio

Unincorporated Project Area Community	DU at Project Buildout [a]	×	ACUs/ 1,000 DU	=	ACUs at Buildout
Lennox	5,030	×	1.31	=	7
Del Aire/Wiseburn	3,956	×	0.91	=	4
West Carson	8,195	×	0.24	=	2
Alondra Park/El Camino Village	2,810	×	1.68	=	5
Hawthorne Island	590	×	10.17	=	6
Westfield/Academy Hills	885	×	0.50	=	1
La Rambla	631	×	0.50	=	1
TOTAL	**22,097**		**1.11**		**26**

Sources: County of Los Angeles 2022a; Appendix B-1
Notes: DU = dwelling units; ACUs = accessory commercial units
a. As ACUs would only be permitted in residential zones, the "DU at Project Buildout" represents the estimated number of existing and proposed dwelling units in residential zones at buildout in 2045.

Table 5d. Accessory Commercial Units: Existing and Buildout Conditions

Description	Project Area (TOTAL)	Unincorporated Communities						
		LEN	*DA/W*	*WC*	*AP/ECV*	*HI*	*W/AH*	*LR*
Existing Conditions								
ACUs	14	*4*	*2*	*1*	*3*	*4*	*0*	*0*
Project-Facilitated Growth								
ACUs	12	3	2	1	2	2	1	1
2045 Buildout (Existing + Growth)								
Total ACUs	26	7	4	2	5	6	1	1

Sources: County of Los Angeles 2022a; Appendix B-1
Notes: LEN = Lennox; DA/W = Del Aire/Wiseburn; WC = West Carson; AP/ECV = Alondra Park/El Camino Village; HI = Hawthorne Island; W/AH = Westfield/Academy Hills; LR = La Rambla; Totals for the Project area are the sum of the nearest whole number estimates for each community, and slight variations may occur due to rounding.

2.2.2 ACU Employment

Employment estimates for existing ACUs and Project facilitated ACU development were calculated using a generation factor derived from the County's General Plan Updated Buildout Methodology (Appendix D of the General Plan PEIR) for "Rural Commercial/General Commercial", where 511 square feet of building area is equivalent to 1 employee (County of Los Angeles 2014). The total new square footage of Project facilitated ACUs is assumed to be 10,200 square feet. As a result, the Project would generate 23 new jobs due to anticipated ACU development (see Tale 2-2b, below). To calculate total square footage of ACUs, the Project assumes an average of 850 square feet per ACU. This is a relatively conservative estimate based on an "anticipated average" of the potential ACU spaces within the Project area. It does not necessarily reflect a maximum or minimum ACU size requirement (e.g., some ACUs may indeed be larger than 850 square feet, and others smaller). There has been no official inventory of existing conforming and non-conforming commercial instances within residentially zoned parcels. As such, the 850 sf average was arrived at based on (1) a review of existing case studies and (2) the size of allowable accessory dwelling units (ADUs) (1200 square feet) and Junior ADUs (500 square feet) where ACUs could potentially be located within the Project area (Zoning Code Section 22.140.640, Accessory Dwelling Units and Junior Accessory Dwelling Units). Calculations for existing and project facilitated ACU employment in the Project area are shown in Tables 6a and 6b, below.

Table 6a. Existing Accessory Commercial Unit Employment

Unincorporated Project Area Community	Existing ACUs	×	Square Feet Equivalent / ACU[a]	=	Total Square Feet of Existing ACU	÷	Employment Factor SF / Employees)[b]	=	Existing ACU Employment[c]
Lennox	4	×	*850*	=	3,400	÷	*511*	=	7
Del Aire/Wiseburn	2	×	*850*	=	1,700	÷	*511*	=	4
West Carson	1	×	*850*	=	850	÷	*511*	=	2
Alondra Park/El Camino Village	3	×	*850*	=	2,550	÷	*511*	=	5
Hawthorne Island	4	×	*850*	=	3,400	÷	*511*	=	7
Westfield/Academy Hills	0	×	*850*	=	0	÷	*511*	=	0
La Rambla	0	×	*850*	=	0	÷	*511*	=	0
TOTAL	**14**		—		**11,900**		—		**25**

Sources: County of Los Angeles 2014, 2022a; Appendix B-1
Notes: SF = square feet; ACUs= accessory commercial units

a. There has been no official inventory of existing conforming and non-conforming commercial instances within residentially zoned parcels. As such, the 850 square feet average was arrived at based on (1) a review of existing case studies and (2) the size of allowable accessory dwelling units (ADUs) (1200 square feet) and Junior ADUs (500 square feet) where ACUs could potentially be located within the Project area. (Zoning Code Section 22.140.640, Accessory Dwelling Units and Junior Accessory Dwelling Units).
b. The Project uses an employment generation factor to calculate projected ACU employment. The generation factor is from the County's General Plan Buildout Methodology for "Rural Commercial/General Commercial", where 511 square feet of building area is equivalent to 1 employee (County of Los Angeles 2014).
c. Employment estimates are rounded up to the nearest whole number.

Table 6b. Project Facilitated Accessory Commercial Unit Employment

Unincorporated Project-Area Community	Project Facilitated ACUs [a]	×	SF Equivalent / ACU	=	ACU SF	÷	Employment Factor (SF / Employee) [a]	=	Project Facilitated ACU Employment[c]
Lennox	3	×	850	=	2,550	÷	511	=	5
Del Aire/Wiseburn	2	×	850	=	1,700	÷	511	=	4
West Carson	1	×	850	=	850	÷	511	=	2
Alondra Park/El Camino Village	2	×	850	=	1,700	÷	511	=	4
Hawthorne Island	2	×	850	=	1,700	÷	511	=	4
Westfield/Academy Hills	1	×	850	=	850	÷	511	=	2
La Rambla	1	×	850	=	850	÷	511	=	2
TOTAL	12		—		**10,200**		—		**23**

Sources: County of Los Angeles 2014, 2022a; Appendix B-1
Notes: SF = square feet; ACUs= Accessory Commercial Units

a. Please refer to footnote "a" in Table 2a, above, for further details regarding the ACU square foot equivalent methodology.

b. Please refer to footnote "b" in Table 2a, above, for further details regarding the employment factor methodology.
c. Employment estimates are rounded up to the nearest whole number.

2.3 Commercial Buildout Methodology

2.3.1 Alpine Village

The Project would update the land use designation and zoning for the currently underutilized Alpine Village in West Carson (APNs 7350-001-014, 7350-001-016, 7350-001-018, 7350-001-027, and 7350-001-029) from Light Industrial (IL) to General Commercial (CG) and from M-1.5 (Restricted Heavy Manufacturing) to C-3 (General Commercial) to allow for additional commercial uses. Buildout of Alpine Village under the proposed land use designation and zoning would facilitate approximately 649,047 square feet of new commercial building area. The anticipated square footage was arrived at by multiplying the total parcel square footage for all the Alpine Village APNs by a floor area ratio (FAR) of 1.0, which is the maximum allowable FAR for the C-3 zone. Employment estimates for Alpine Village were calculated using a generation factor derived from the County's General Plan Updated Buildout Methodology (Appendix D of the General Plan PEIR) for "Rural Commercial/General Commercial", where 511 square feet of building area is equivalent to 1 employee (County of Los Angeles 2014). As Alpine Village is currently vacant, it was assumed there would be no net loss of employment. Based on the anticipated square footage (i.e., 649,047 square feet) and an employment generation factor of 511 square foot per employee, it is estimated that buildout of Alpine Village under the proposed commercial designation/zoning would generate 1,271 additional employees. See Table 7a for Alpine Village employment estimates.

Table 7a. Alpine Village Employment

Description	Floor Area Ratio (FAR)	Square Feet	Employment
Total Parcel Square Feet[a]	—	649,046.60	—
General Commercial FAR	1.0	—	—
Allowable Building SF at FAR	—	649,046.60	—
Employment Density Factor (SF/Employee)[b]	—	511	—
Employees at Buildout	—	—	1,271[c]

Sources: County of Los Angeles 2014, 2022a; Appendix B-1
Notes: SF = square feet; FAR = floor area ratio
a. Includes APNs 7350-001-014, 7350-001-016, 7350-001-018, 7350-001-027, and 7350-001-029 (County of Los Angeles 2022a).
b. The Project uses an employment generation factor to calculate projected commercial employment. The generation factor is from the County's General Plan Buildout Methodology for "Rural Commercial/General Commercial", where 511 square feet of building area is equivalent to 1 employee (County of Los Angeles 2014).
c. Employment estimate is rounded up to the nearest whole number.

2.3.2 Other Commercial Buildout

In addition to the redesignation/rezoning of Alpine Village, the Project would redesignate/rezone additional parcels in the communities of Alondra Park/El Camino Village, Del Aire/Wiseburn, La Rambla, Lennox, and West Carson to commercial or mixed use, resulting in approximately 128,651 square feet of new commercial building area and 146 new employees.

Many of the "other" proposed commercial land use and zoning changes are intended to make the land use consistent with the existing on-the-ground commercial uses, which is not anticipated or intended to facilitate any

additional development. Additionally, as discussed above in Section 2.1, Residential Buildout, in general, it was assumed that no net loss of commercial would occur as a result of redesignation/rezoning from commercial to mixed use. However, 59 parcels subject to proposed commercial and mixed use land use/zoning changes include existing residential-only or industrial uses (e.g., warehouse or auto/manufacturing uses). While existing residential uses would still be permitted, the redesignation/rezoning to mixed use or commercial would allow for the development of new commercial uses. Furthermore, of these 59 parcels, 30 have existing on-the-ground industrial uses, including auto, warehousing, manufacturing, and animal kennel uses. Only 4 of the 30 parcels currently supporting industrial uses are designated/zoned for industrial. The remaining 26 parcels contain industrial uses on properties that are designated for commercial or residential use and are therefore nonconforming uses in the current condition. Nonetheless, it was assumed that, as a result of proposed land use and zoning changes, redevelopment of all 30 parcels would occur and result in a loss of existing industrial uses/employment.

While density for residential use is governed by the General Plan land use designation, allowable density for commercial use is governed by zoning, specifically, the FAR. It was assumed that existing residential-only and industrial parcels would be redeveloped at 100% commercial (based on an FAR of 1.0) for proposed commercial parcels and 15% commercial for proposed mixed use parcels, for a total of approximately 128,651 square feet of additional commercial building area (County of Los Angeles 2022a; Appendix B-1).[3] For parcels supporting existing industrial uses, the existing employment was calculated using an employment generation factor of 1,306 employees per square foot, which is derived from the County's General Plan Updated Buildout Methodology (Appendix D of the General Plan PEIR) for "Light Industrial/Heavy Industrial" (County of Los Angeles 2014). Existing employment was arrived at by dividing the total existing building area on each parcel (sourced from County Assessor data) by the 1,306 square feet per employee, for a total of 108 existing employees (County of Los Angeles 2014, 2022a). Proposed employment was calculated using an employment generation factor of 511 employees per square foot, which is derived from the County's General Plan Updated Buildout Methodology for "Rural Commercial/General Commercial" (County of Los Angeles 2014). As shown in Table 7b, accounting for the loss of existing industrial employment, the proposed commercial buildout on "other" commercial/mixed use parcels (not including Alpine Village), would result in 146 new employees.

Table 7b. Other Commercial Employment

Unincorporated Project-Area Community	Commercial SF at Buildout[a]	Employment Factor[b] (SF / Employee)	Proposed Employment	Existing Employment[c]	Net Employment (Proposed – Existing)
Lennox	50,797.54	511	100	47	53
Del Aire/Wiseburn	12,536.86	511	2	14	11
West Carson	26,969.78	511	53	31	2
Alondra Park/El Camino Village	32,578.27	511	64	14	50
Hawthorne Island	—	511	—	—	—
Westfield/Academy Hills	—	511	—	—	—
La Rambla	5,768.07	511	12.00	2	10
Project Area (Total)	**128,650.51**	**—**	**254**	**108**	**146**

Sources: County of Los Angles 2014, 2022a; Appendix B-1

[3] Residential buildout on proposed mixed use parcels is accounted for in the anticipated residential buildout discussed above in Section 2.1, Residential Buildout.

Notes: SF = square feet

a. "Commercial SF at Buildout" includes parcels where the on-the-ground existing land use includes industrial or residential-only development. For parcels being redesignated/rezoned to mixed use, it is assumed that 15% of the parcel would be redeveloped as commercial use. For parcels being redesigned/rezoned to commercial, it is assumed 100% of the parcel (at a FAR of 1.0) will be redeveloped as a commercial use (County of Los Angeles 2022a; Appendix B-1).
b. The Project uses an employment generation factor to calculate projected commercial employment. The generation factor is from the County's General Plan Buildout Methodology for "Rural Commercial/General Commercial", where 511 square feet of building area is equivalent to 1 employee (County of Los Angeles 2014). Proposed employment was arrived at by dividing "Commercial SF at Buildout" by the 511 square feet per employee (County of Los Angeles 2014, 2022a).
c. The Project uses an employment generation factor to calculate existing industrial employment. The generation factor is from the County's General Plan Buildout Methodology for "Light Industrial/Heavy Industrial", where 1306 square feet of building area is equivalent to 1 employee (County of Los Angeles 2014). Existing employment was arrived at by dividing the total existing building area on each parcel (sourced from County Assessor data) by 1306 square feet per employee (County of Los Angeles 2014, 2022a).

3. Buildout Projections

The Project area buildout conditions, which include quantitative measures of anticipated Project buildout as compared to existing conditions, are provided below in Table 8, Population and Housing 2045 Buildout for the Project Area, and Table 9, Employment Buildout for the Project Area. The tables provide existing conditions and buildout conditions for each community (where available), as well as for the Project area.[4] The Project is anticipated to result in approximately 9,853 additional residential units, 30,745 additional residents (see Table 8 for population and housing at buildout), 777,697 additional square feet of commercial use, 10,200 additional square feet of ACUs, and 1,440 additional jobs (see Table 9 for employment at buildout).

[4] The total Project area projections are equal to the sum of the relative projections for each community, if available.

Table 8. Population and Housing 2045 Buildout for the Project Area

Description	Project Area (*TOTAL*)*	Unincorporated Community						
		Alondra Park / El Camino Village	Del Aire / Wiseburn	Hawthorne Island	La Rambla	Lennox	West Carson	Westfield / Academy Hills
Existing Population and Housing Conditions								
DU [a]	23,065	3,049	3,721	592	641	5,480	8,697	885
Population [b]	68,275	8,520	10,060	2,533	2,005	20,008	22,991	2,158
Project-Facilitated Population and Housing Growth								
DU [c]	9,853	3,165	1,020	0	1,716	949	3,003	0
Population (3.12 PPH) [d]	30,745	9,876	3,183	0	5,354	2,962	9,370	0
Other Project-Area Population and Housing Growth [e]								
DU	500	—	—	—	—	—	—	—
Population	8,819	—	—	—	—	—	—	—
2045 Project Area Population and Housing Buildout [f] *(Existing + Project + Other)*								
TOTAL DU	**33,418**	—	—	—	—	—	—	—
TOTAL Population	**107,839**	—	—	—	—	—	—	—

Sources: Appendix B-1; County of Los Angeles 2015, 2022a, 2023.

Notes: DU = dwelling units; PPH = Persons per household; Project-area totals may not sum due to rounding.

a. The total number of existing dwelling units in each of the unincorporated Project area communities was estimated at the time of NOP publication (October 2023) and is based on 2022 parcel data exported from the Los Angeles County Office of the Assessor Property Assessment Information System (County of Los Angeles 2022a). The County determined that Assessor parcel data from 2022 most accurately represents the existing number of units within the Project area and no growth factor or other growth projection was applied to represent 2023 baseline conditions.

b. Baseline population for the Project area reflects population estimates from the U.S. Census Bureau's 2022 American Community Survey, which the County determined represented the most accurate reflection of population within the Project area at the time of NOP publication for the Draft PEIR (County of Los Angeles 2023).

c. The Project facilitated dwelling unit growth is the "realistic" capacity (i.e., 80% total capacity) of parcels under proposed General Plan land use designations, less the existing dwelling units on each parcel.

d. The Project facilitated population growth is based on a 3.12 persons per household (i.e., dwelling unit) generation factor, which is the weighted average for the Project area based on existing conditions.

e. Pursuant to General Plan projections, "Other Project-Area Population and Housing Growth" represents an estimate of other growth that would occur through 2035 in the Project area on parcels that are not subject to the SBAP proposed General Plan land use changes (County of Los Angeles 2015). Community-specific projections are not provided in the General Plan.

f. The estimated Project-area buildout for dwelling units and population for the Project area is the existing conditions, plus Project-facilitated growth, plus "other" Project-area growth. Because the General Plan buildout is 2035, this assumes all potential for growth has been realized by 2035 and no additional growth on the "other" Project area parcels would occur between 2035 and 2045.

Table 9. Employment Buildout for the Project Area

Description	Project Area (*TOTAL*)	Unincorporated Community						
		Alondra Park / El Camino Village	Del Aire / Wiseburn	Hawthorne Island	La Rambla	Lennox	West Carson	Westfield / Academy Hills
Existing Employment Conditions (Project Area)								
Employment [a]	15,331	2,313	1,514	146	498	2,032	8,384	444
Project Facilitated Employment Growth								
ACU Square Feet	10,200	1,700	1,700	1,700	850	2,550	850	850
Commercial Square Feet	777,697	32,578	12,537	—	5,768	50,798	676,016	—
SUBTOTAL Project-Facilitated Commercial + ACU Square Feet	*787,897*	*34,278*	*14,237*	*1,700*	*6,618*	*53,348*	*676,866*	*850*
ACU Employment [b]	23	4	4	4	2	5	2	2
Commercial Employment [c]	1,417	50	11	0	10	53	1,293	0
SUBTOTAL Project-Facilitated Employment	*1,440*	*54*	*15*	*4*	*12*	*58*	*1,295*	*2*
Other Project-Area Employment Growth [d]								
Employment	10,161	—	—	—	—	—	—	—
2045 Project Area Employment Buildout [e] *(Existing + Project +Other)*								
TOTAL Project Area Employment	**26,932**	—	—	—	—	—	—	—

Sources: Appendix B-1; County of Los Angeles 2014; U.S. Census 2020

Notes: Project-area totals may not sum due to rounding.

a. Employment data was estimated for the Project area and each Project-area community using the U.S. Census Bureau's "OnTheMap", a web-based mapping and reporting application that shows where workers are employed. Estimates provided in this table reflect employment data from 2020, which was the most recent year for which data was available and compatible with OnTheMap application at the time of NOP publication for this Draft PEIR (U.S. Census 2020).

b. The Project uses an employment generation factor to calculate projected ACU employment. The generation factor is derived from the County's General Plan Buildout Methodology for "Rural Commercial/General Commercial", where 511 square feet of building area is equivalent to 1 employee (County of Los Angeles 2014). Data on existing ACU square footage was not available at the time of NOP publication for this Draft PEIR. Therefore, the Project assumes an average of 850 square feet per ACU. The 850 square foot average was arrived at based on (1) a review of existing case studies and (2) the size of allowable Accessory Dwelling Units (1200 square feet) and Junior Accessory Dwelling Units (500 square feet) where ACUs could potentially be located within the Project area.

c. The Project uses an employment generation factor to estimate projected commercial employment on proposed General Commercial (CG) and Mixed Use (MU) parcels with existing residential or industrial uses. Accounting for parcel size, estimates assume 100% buildout based on an FAR of 1.0 on proposed CG parcels and 15% buildout on proposed MU parcels when the current condition includes only residential uses. The generation factor is derived from the County's General Plan Buildout Methodology for "Rural Commercial/General Commercial", where 511 square feet of building area is equivalent to 1 employee (County of Los Angeles 2014).

d. Pursuant to General Plan projections, "Other Project-Area Employment Growth" represents an estimate of other growth that would occur through 2035 in the Project area on parcels that are not subject to the SBAP proposed General Plan land use changes (County of Los Angeles 2015). Community-specific projections are not provided in the General Plan.

e. The estimated buildout for employment for the Project area is the existing conditions, plus total Project-facilitated employment growth, plus "other" Project-area growth. Because the General Plan buildout is 2035, this assumes all potential for growth has been realized by 2035 and no additional growth on the "other" Project area parcels would occur between 2035 and 2045.

4. Limitations

This methodology is based on the proposed South Bay Area Plan land use changes and amendments to Title 22 (Planning and Zoning) of the County Code, as proposed by the County at the time of the preparation of this document. These proposed land use/zoning changes would alter the allowable development capacity on the selected parcels, which is anticipated to facilitate future construction activities and population/employment growth under the South Bay Area Plan through 2045. However, future development in the Project area cannot be known at this time and is subject to numerous factors beyond the control of the County or the South Bay Area Plan, including future market conditions, future governmental mandates related to land use, and/or other factors that might encourage or discourage development.

Land use and zoning changes do not have any direct physical impacts on the environment and do not directly facilitate development. However, it is known that the proposed changes in the South Bay Area Plan would allow for development on select parcels to occur at a newly proposed density (per the proposed land use designation change and/or zoning change), and therefore would generally facilitate growth in the Project area communities. The specific location of development or intensity of development cannot be known at this time, but is estimated through the buildout methodology, which is intended to represent a reasonable scenario of development due to the proposed Project, through 2045. This methodology does not proscribe, guarantee, or otherwise commit the County or landowners to development in accordance with the assumed buildout generated by the South Bay Area Plan, as analyzed in the Draft PEIR.

5. References

County of Los Angeles. 2014. *Los Angeles County General Plan Update Environmental Impact Report*. Accessed February 2024. https://planning.lacounty.gov/wp-content/uploads/2022/11/gp_2035_deir.pdf.

County of Los Angeles. 2015. *Los Angeles County General Plan*. Accessed October 2023. https://planning.lacounty.gov/wp-content/uploads/2023/03/gp_final-general-plan.pdf .

County of Los Angeles. 2022a. *Los Angeles County Office of the Assessor Property Assessment Information System*. Accessed October 2023. https://maps.assessor.lacounty.gov/m/.

County of Los Angeles. 2022b. *Revised County of Los Angeles Housing Element (2021-2029)*. Adopted May 17, 2022. Accessed February 20, 2024. https://planning.lacounty.gov/wp-content/uploads/2022/11/housing-element-20220517.pdf

County of Los Angeles. 2023. "South Bay Planning Area Communities." Accessed October 2023. https://planning.lacounty.gov/long-range-planning/south-bay-area-plan/communities/.

U.S. Census (United States Census Bureau). 2020. "Total Jobs." OnTheMap Application and LEHD Origin-Destination Employment Statistics (2002-2019). LODES Version 7.5. Center for Economic Studies. Accessed September 2023. https://onthemap.ces.census.gov/.

Appendix C
Agricultural Zoning Consistency

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
Alondra Park/El Camino Village						
4074-027-908	ALONDRA PARK/EL CAMINO VILLAGE	OS-PR - Parks and Recreation	A-1	Light Agricultural	O-S	Open Space
4071-007-019	ALONDRA PARK/EL CAMINO VILLAGE	W - Water	A-1	Light Agricultural	W	Watershed
4071-007-023	ALONDRA PARK/EL CAMINO VILLAGE	W - Water	A-1	Light Agricultural	W	Watershed
4071-007-030	ALONDRA PARK/EL CAMINO VILLAGE	W - Water	A-1	Light Agricultural	W	Watershed
4071-007-034	ALONDRA PARK/EL CAMINO VILLAGE	W - Water	A-1	Light Agricultural	W	Watershed
4071-007-901	ALONDRA PARK/EL CAMINO VILLAGE	W - Water	A-1	Light Agricultural	W	Watershed
4071-007-902	ALONDRA PARK/EL CAMINO VILLAGE	W - Water	A-1	Light Agricultural	W	Watershed
4071-014-900	ALONDRA PARK/EL CAMINO VILLAGE	W - Water	A-1	Light Agricultural	W	Watershed
4071-019-002	ALONDRA PARK/EL CAMINO VILLAGE	W - Water	A-1	Light Agricultural	W	Watershed

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
4071-019-009	ALONDRA PARK/EL CAMINO VILLAGE	W - Water	A-1	Light Agricultural	W	Watershed
4071-020-010	ALONDRA PARK/EL CAMINO VILLAGE	W - Water	A-1	Light Agricultural	W	Watershed
4074-027-907	ALONDRA PARK/EL CAMINO VILLAGE	P – Public and Semi-Public	A-1	Light Agricultural	IT	Institutional
4074-027-909	ALONDRA PARK/EL CAMINO VILLAGE	P – Public and Semi-Public	A-1	Light Agricultural	IT	Institutional
West Carson						
7344-014-006	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-007	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-008	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-009	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-010	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-011	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-012	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-047	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-048	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-049	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-050	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-051	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-052	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7344-014-053	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-054	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-055	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-056	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-057	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-058	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-014-059	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-001	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-002	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-003	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-004	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-005	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-006	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-007	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-008	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-009	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-010	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-011	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-012	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-013	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-014	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-015	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7344-015-016	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-021	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-024	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-025	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-026	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-027	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-028	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-029	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-030	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-015-031	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-001	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-002	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-003	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-004	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-005	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-006	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-007	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-008	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-009	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-010	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-011	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-012	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7344-016-013	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-014	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-015	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-016	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-017	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-018	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-019	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-020	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-021	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-022	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-023	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-024	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-026	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-027	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-028	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-016-029	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-017-004	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-005	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-011	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-012	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-014	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-015	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7344-017-018	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-021	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-022	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-023	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-024	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-025	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-026	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-027	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-028	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-029	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-030	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-031	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-032	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-033	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-034	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-035	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-038	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-017-039	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-018-001	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-002	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-003	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-004	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7344-018-005	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-006	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-007	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-008	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-009	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-010	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-011	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-012	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-013	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-014	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-015	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-016	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-017	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-018	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-019	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-018-020	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-001	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-002	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-003	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-004	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-005	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-006	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7344-019-007	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-008	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-009	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-010	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-011	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-012	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-014	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-015	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-016	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-017	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-018	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-019	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-020	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-021	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-019-022	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-024-001	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-002	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-011	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-012	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-013	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-014	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-015	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7344-024-025	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-024-026	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-024-028	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-024-029	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-024-030	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-024-031	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-024-032	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-024-033	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-024-034	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-024-035	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-024-036	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-024-037	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-024-040	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-041	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-042	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-043	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-052	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-053	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-054	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-055	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-056	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-057	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7344-024-058	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-059	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-060	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-061	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-062	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-063	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-064	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-065	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-066	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-067	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-068	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-069	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-070	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-071	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-072	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-073	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-074	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-075	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-076	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-077	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-078	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-079	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7344-024-080	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-081	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-082	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-083	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-084	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-087	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-088	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-089	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-090	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-091	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-092	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-093	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-094	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-107	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-108	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-109	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-110	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-111	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-112	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-113	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-114	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-115	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7344-024-116	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-117	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-118	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-119	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-120	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-121	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-122	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-123	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-124	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-125	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-126	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-127	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-024-128	WEST CARSON	H18 - Residential 18	A-1	Light Agricultural	R-2	Two-Family Residence
7344-027-001	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-027-002	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-027-003	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-027-004	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-027-005	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-027-006	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-027-007	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-027-008	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-027-009	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7344-027-010	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-027-011	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-012	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-013	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-014	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-015	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-016	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-017	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-018	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-019	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-020	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-021	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-022	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-023	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-024	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-025	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-026	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-027	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-028	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-028-029	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-012	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-013	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7344-029-014	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-015	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-016	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-030	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-031	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-032	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-033	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-034	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-035	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-036	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-037	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-038	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-039	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-040	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-041	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-042	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-029-043	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-001	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-002	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-003	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-004	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-005	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7344-030-006	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-007	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-008	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-009	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-010	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-011	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-012	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-013	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-014	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-015	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-016	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-017	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-018	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-019	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-020	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-030-021	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-001	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-004	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-005	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-006	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-007	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-008	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7344-031-009	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-010	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-011	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-012	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-013	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-014	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-015	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-016	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-017	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-018	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-019	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-020	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-021	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-022	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-027	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-030	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-033	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-034	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-035	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-036	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-037	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-038	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7344-031-039	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-040	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-041	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-042	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-043	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-044	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-045	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-046	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-047	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-048	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-049	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-050	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-051	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-052	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-053	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-054	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-055	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7344-031-056	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-001	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-002	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-003	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-004	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7407-006-005	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-006	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-007	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-008	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-009	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-010	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-011	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-012	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-013	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-014	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-015	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-016	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-017	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-018	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-019	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-020	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-021	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-022	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-023	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-024	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-025	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-026	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7407-006-027	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-028	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-029	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-030	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-031	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-032	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-033	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-006-034	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-001	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-002	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-003	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-004	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-005	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-006	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-007	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-008	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-009	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-010	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-011	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-012	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-013	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-014	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7407-014-015	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-016	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-017	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-018	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-019	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-020	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-021	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-022	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-023	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-024	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-025	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-026	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-014-027	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-015-020	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-015-026	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-015-027	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-015-030	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-015-031	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-015-049	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-015-065	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-015-070	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-015-071	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7407-015-072	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-015-074	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-015-078	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-015-079	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-015-080	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-016-038	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-017-003	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-017-004	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-017-005	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-017-006	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-017-007	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-017-008	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-017-009	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-017-010	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-017-011	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-017-012	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-017-028	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-017-032	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-017-033	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-018-027	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-018-028	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-018-029	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7407-018-030	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-018-031	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-018-032	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-018-033	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-018-034	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-018-035	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-018-036	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-018-037	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-018-038	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-018-039	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-003	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-004	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-005	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-006	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-007	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-008	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-009	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-010	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-011	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-012	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-031	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-032	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7407-019-033	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-034	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-035	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-036	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-037	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-038	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-019-041	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-001	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-002	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-003	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-004	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-005	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-006	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-007	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-008	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-009	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-010	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-013	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-014	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-015	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-016	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-017	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7407-026-018	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-019	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-020	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-021	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-022	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-023	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-024	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-025	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-026	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-027	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-028	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-029	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-030	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-031	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-032	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-033	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-034	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-035	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-036	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-037	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-038	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-039	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7407-026-041	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-042	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-043	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-044	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-026-045	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-027-001	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-027-002	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-027-003	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-027-004	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-027-005	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-027-006	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-027-007	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-027-008	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-027-009	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-027-010	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-027-011	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-027-012	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-027-013	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-027-014	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-027-015	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-027-016	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-027-017	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7407-028-013	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-014	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-015	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-016	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-017	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-018	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-019	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-020	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-021	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-022	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-023	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-024	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-025	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-026	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-027	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-028	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-029	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-030	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-031	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-032	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-033	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-028-034	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

APN	Community	Existing Land Use	Existing Zoning		Proposed Zoning	
			Code	Description	Code	Description
7407-028-035	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-001	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-002	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-003	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-004	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-005	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-006	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-007	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-008	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-011	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-012	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-013	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-014	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-016	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-017	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-018	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-019	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-020	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-021	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence
7407-029-056	WEST CARSON	H9 - Residential 9	A-1	Light Agricultural	R-1	Single-Family Residence

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SBAP Construction Test Detailed Report

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Data Field	Value
Project Name	SBAP Construction Test
Construction Start Date	1/1/2025
Lead Agency	—
Land Use Scale	Plan/community
Analysis Level for Defaults	County
Windspeed (m/s)	2.20
Precipitation (days)	17.8
Location	33.913473518221096, -118.35521708318005
County	Los Angeles-South Coast
City	Hawthorne
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4525
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.20

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments Mid Rise	498	Dwelling Unit	13.1	478,080	0.00	—	1,474	—

Regional Shopping Center	26.6	1000sqft	0.61	26,552	0.00	—	—	—
Strip Mall	0.51	1000sqft	0.01	510	0.00	—	—	—
Office Park	5.82	1000sqft	0.13	5,822	0.00	—	—	—
Strip Mall	6.44	1000sqft	0.15	6,443	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

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

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.26	3.61	22.3	49.8	0.06	0.80	5.36	6.16	0.72	1.28	2.00	—	11,388	11,388	0.47	0.48	24.0	11,566
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	6.65	224	52.1	50.6	0.10	2.25	13.1	15.4	2.07	6.65	8.72	—	11,297	11,297	0.48	0.49	0.62	11,340
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.98	11.7	17.6	30.5	0.04	0.66	3.39	4.05	0.60	0.92	1.52	—	7,016	7,016	0.30	0.26	5.57	7,107
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.54	2.14	3.22	5.56	0.01	0.12	0.62	0.74	0.11	0.17	0.28	—	1,162	1,162	0.05	0.04	0.92	1,177

2.2. Construction Emissions by Year, Unmitigated

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

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	4.26	3.61	22.3	49.8	0.06	0.80	5.36	6.16	0.72	1.28	2.00	—	11,388	11,388	0.47	0.48	24.0	11,566
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	6.65	224	52.1	50.6	0.10	2.25	13.1	15.4	2.07	6.65	8.72	—	11,297	11,297	0.48	0.49	0.62	11,340
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	2.98	11.7	17.6	30.5	0.04	0.66	3.39	4.05	0.60	0.92	1.52	—	7,016	7,016	0.30	0.26	5.57	7,107
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.54	2.14	3.22	5.56	0.01	0.12	0.62	0.74	0.11	0.17	0.28	—	1,162	1,162	0.05	0.04	0.92	1,177

3. Construction Emissions Details

3.1. Demolition (2025) - Unmitigated

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

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

Off-Road Equipment	6.51	5.47	51.0	44.3	0.07	2.16	—	2.16	1.98	—	1.98	—	7,803	7,803	0.32	0.06	—	7,830
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.23	0.19	1.82	1.58	< 0.005	0.08	—	0.08	0.07	—	0.07	—	278	278	0.01	< 0.005	—	279
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.04	0.33	0.29	< 0.005	0.01	—	0.01	0.01	—	0.01	—	46.0	46.0	< 0.005	< 0.005	—	46.2
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.12	0.11	0.12	1.47	0.00	0.00	0.33	0.33	0.00	0.08	0.08	—	328	328	0.02	0.01	0.03	332
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	11.8	11.8	< 0.005	< 0.005	0.02	12.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.96	1.96	< 0.005	< 0.005	< 0.005	1.99
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Site Preparation (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	6.48	5.45	52.0	49.0	0.08	2.25	—	2.25	2.07	—	2.07	—	8,632	8,632	0.35	0.07	—	8,662
Dust From Material Movement	—	—	—	—	—	—	12.8	12.8	—	6.57	6.57	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	0.07	0.71	0.67	< 0.005	0.03	—	0.03	0.03	—	0.03	—	118	118	< 0.005	< 0.005	—	119

Dust From Material Movement	—	—	—	—	—	—	0.18	0.18	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.13	0.12	< 0.005	0.01	—	0.01	0.01	—	0.01	—	19.6	19.6	< 0.005	< 0.005	—	19.6
Dust From Material Movement	—	—	—	—	—	—	0.03	0.03	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.12	0.13	1.62	0.00	0.00	0.36	0.36	0.00	0.08	0.08	—	360	360	0.02	0.01	0.04	365
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	5.01	5.01	< 0.005	< 0.005	0.01	5.08
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.83	0.83	< 0.005	< 0.005	< 0.005	0.84
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	6.49	5.46	50.6	48.1	0.10	2.14	—	2.14	1.97	—	1.97	—	10,871	10,871	0.44	0.09	—	10,909
Dust From Material Movement	—	—	—	—	—	—	6.77	6.77	—	2.81	2.81	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.34	0.28	2.63	2.50	0.01	0.11	—	0.11	0.10	—	0.10	—	566	566	0.02	< 0.005	—	568
Dust From Material Movement	—	—	—	—	—	—	0.35	0.35	—	0.15	0.15	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.48	0.46	< 0.005	0.02	—	0.02	0.02	—	0.02	—	93.7	93.7	< 0.005	< 0.005	—	94.0

Dust From Material Movement	—	—	—	—	—	—	0.06	0.06	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.14	0.16	1.92	0.00	0.00	0.42	0.42	0.00	0.10	0.10	—	426	426	0.02	0.02	0.04	431
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.10	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	22.5	22.5	< 0.005	< 0.005	0.04	22.8
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.73	3.73	< 0.005	< 0.005	0.01	3.78
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.35	1.97	18.5	22.9	0.04	0.77	—	0.77	0.71	—	0.71	—	4,363	4,363	0.18	0.04	—	4,378
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.35	1.97	18.5	22.9	0.04	0.77	—	0.77	0.71	—	0.71	—	4,363	4,363	0.18	0.04	—	4,378
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23	1.03	9.70	12.0	0.02	0.40	—	0.40	0.37	—	0.37	—	2,283	2,283	0.09	0.02	—	2,291
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.22	0.19	1.77	2.19	< 0.005	0.07	—	0.07	0.07	—	0.07	—	378	378	0.02	< 0.005	—	379
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.78	1.59	1.61	25.8	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	5,132	5,132	0.22	0.18	18.8	5,208
Vendor	0.14	0.06	2.15	1.05	0.01	0.03	0.51	0.54	0.01	0.14	0.15	—	1,893	1,893	0.08	0.27	5.18	1,980
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.76	1.58	1.78	21.9	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	4,864	4,864	0.23	0.18	0.49	4,925
Vendor	0.13	0.05	2.24	1.06	0.01	0.03	0.51	0.54	0.01	0.14	0.15	—	1,894	1,894	0.08	0.27	0.13	1,976
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.92	0.82	1.01	12.0	0.00	0.00	2.51	2.51	0.00	0.59	0.59	—	2,583	2,583	0.12	0.09	4.25	2,618
Vendor	0.07	0.03	1.18	0.55	0.01	0.01	0.26	0.28	0.01	0.07	0.08	—	991	991	0.04	0.14	1.18	1,035
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.17	0.15	0.18	2.20	0.00	0.00	0.46	0.46	0.00	0.11	0.11	—	428	428	0.02	0.02	0.70	433
Vendor	0.01	0.01	0.22	0.10	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	164	164	0.01	0.02	0.19	171
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Paving (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.43	1.20	11.2	15.0	0.02	0.52	—	0.52	0.48	—	0.48	—	2,267	2,267	0.09	0.02	—	2,275
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.46	0.62	< 0.005	0.02	—	0.02	0.02	—	0.02	—	93.2	93.2	< 0.005	< 0.005	—	93.5
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.08	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.4	15.4	< 0.005	< 0.005	—	15.5
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.11	0.10	0.11	1.33	0.00	0.00	0.29	0.29	0.00	0.07	0.07	—	295	295	0.01	0.01	0.03	299
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	12.3	12.3	< 0.005	< 0.005	0.02	12.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.04	2.04	< 0.005	< 0.005	< 0.005	2.06

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Architectural Coating (2025) - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.31	0.26	1.76	2.28	< 0.005	0.05	—	0.05	0.05	—	0.05	—	267	267	0.01	< 0.005	—	268
Architectural Coatings	—	224	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.07	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.0	11.0	< 0.005	< 0.005	—	11.0
Architectural Coatings	—	9.20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.82	1.82	< 0.005	< 0.005	—	1.82

Architect Coatings	—	1.68	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.35	0.32	0.36	4.38	0.00	0.00	0.97	0.97	0.00	0.23	0.23	—	973	973	0.05	0.04	0.10	985
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.02	0.19	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	40.6	40.6	< 0.005	< 0.005	0.07	41.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.72	6.72	< 0.005	< 0.005	0.01	6.81
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

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

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

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

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

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

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

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/1/2025	1/17/2025	5.00	13.0	—
Site Preparation	Site Preparation	1/18/2025	1/25/2025	5.00	5.00	—
Grading	Grading	1/28/2025	2/22/2025	5.00	19.0	—
Building Construction	Building Construction	2/25/2025	11/18/2025	5.00	191	—
Paving	Paving	11/19/2025	12/9/2025	5.00	15.0	—
Architectural Coating	Architectural Coating	12/10/2025	12/30/2025	5.00	15.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	2.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	5.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Average	5.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	6.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	3.00	8.00	36.0	0.38

Grading	Graders	Diesel	Average	2.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Grading	Scrapers	Diesel	Average	3.00	8.00	423	0.48
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	2.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	5.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	2.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	5.00	8.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	3.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	3.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	3.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	2.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	25.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	27.5	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT

Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	32.5	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	371	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	59.7	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	22.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	74.2	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	968,112	322,704	58,991	19,664	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	—	—
Site Preparation	—	—	12.5	0.00	—
Grading	—	—	95.0	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

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

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%
Regional Shopping Center	0.00	0%
Strip Mall	0.00	0%
Office Park	0.00	0%
Strip Mall	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	532	0.03	< 0.005

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	5.38	annual days of extreme heat
Extreme Precipitation	4.70	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	29.9
AQ-PM	79.4
AQ-DPM	41.0
Drinking Water	37.4
Lead Risk Housing	79.8

Pesticides	0.00
Toxic Releases	95.8
Traffic	70.9
Effect Indicators	—
CleanUp Sites	27.5
Groundwater	54.6
Haz Waste Facilities/Generators	67.6
Impaired Water Bodies	0.00
Solid Waste	22.1
Sensitive Population	—
Asthma	83.6
Cardio-vascular	86.4
Low Birth Weights	70.4
Socioeconomic Factor Indicators	—
Education	73.6
Housing	83.3
Linguistic	60.6
Poverty	50.5
Unemployment	—

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	32.2340562
Employed	22.03259335
Median HI	35.58321571

Education	—
Bachelor's or higher	30.14243552
High school enrollment	12.79353266
Preschool enrollment	11.77980239
Transportation	—
Auto Access	25.58706532
Active commuting	54.18965738
Social	—
2-parent households	12.08777108
Voting	20.81355062
Neighborhood	—
Alcohol availability	9.726677788
Park access	81.35506224
Retail density	98.19068395
Supermarket access	71.66688053
Tree canopy	21.44232003
Housing	—
Homeownership	49.06967792
Housing habitability	29.86013089
Low-inc homeowner severe housing cost burden	12.84486077
Low-inc renter severe housing cost burden	30.54022841
Uncrowded housing	21.19851148
Health Outcomes	—
Insured adults	16.37366868
Arthritis	36.0
Asthma ER Admissions	16.3
High Blood Pressure	48.4

Cancer (excluding skin)	47.4
Asthma	37.3
Coronary Heart Disease	25.9
Chronic Obstructive Pulmonary Disease	29.1
Diagnosed Diabetes	20.7
Life Expectancy at Birth	58.8
Cognitively Disabled	64.4
Physically Disabled	60.6
Heart Attack ER Admissions	19.5
Mental Health Not Good	31.0
Chronic Kidney Disease	35.4
Obesity	27.3
Pedestrian Injuries	78.4
Physical Health Not Good	25.2
Stroke	22.5
Health Risk Behaviors	—
Binge Drinking	68.3
Current Smoker	34.1
No Leisure Time for Physical Activity	32.7
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	61.0
Elderly	46.6
English Speaking	21.3
Foreign-born	71.7
Outdoor Workers	58.1

Climate Change Adaptive Capacity	—
Impervious Surface Cover	13.9
Traffic Density	62.7
Traffic Access	74.5
Other Indices	—
Hardship	68.7
Other Decision Support	—
2016 Voting	40.6

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	81.0
Healthy Places Index Score for Project Location (b)	18.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Construction: Construction Phases	Modified to be one year.
Construction: Off-Road Equipment	Modified

South Bay Area Plan Detailed Report

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8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	South Bay Area Plan
Operational Year	2045
Lead Agency	—
Land Use Scale	Plan/community
Analysis Level for Defaults	County
Windspeed (m/s)	3.50
Precipitation (days)	17.4
Location	33.85625042161948, -118.28841123697211
County	Los Angeles-South Coast
City	Unincorporated
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4631
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.20

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Regional Shopping Center	530	1000sqft	12.2	530,432	0.00	—	—	82% retail

Strip Mall	129	1000sqft	2.95	128,651	0.00	—	—	unincorporated community
Apartments Mid Rise	9,951	Dwelling Unit	262	9,552,960	0.00	—	31,051	residential
Office Park	116	1000sqft	2.67	116,436	0.00	—	—	18% office
Strip Mall	10.2	1000sqft	0.23	10,200	0.00	—	—	ACUs

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

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

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	289	499	293	2,305	5.67	15.9	509	524	15.7	129	145	5,463	716,939	722,402	576	20.0	193	742,958
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	231	444	298	1,577	5.46	15.6	509	524	15.4	129	145	5,463	696,183	701,646	576	20.8	75.3	722,330
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	230	450	157	1,804	4.22	4.98	450	455	4.82	114	119	5,463	488,128	493,591	571	18.6	119	513,533
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	41.9	82.1	28.7	329	0.77	0.91	82.1	83.0	0.88	20.9	21.7	904	80,815	81,720	94.6	3.08	19.7	85,021

2.5. Operations Emissions by Sector, Unmitigated

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

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	211	194	117	1,630	4.56	1.77	509	510	1.66	129	131	—	464,548	464,548	16.3	17.0	121	470,152
Area	74.3	303	146	661	0.93	11.7	—	11.7	11.6	—	11.6	0.00	180,351	180,351	3.43	0.35	—	180,541
Energy	3.47	1.74	29.8	13.4	0.19	2.40	—	2.40	2.40	—	2.40	—	69,894	69,894	7.41	0.57	—	70,248
Water	—	—	—	—	—	—	—	—	—	—	—	845	2,146	2,991	87.0	2.09	—	5,789
Waste	—	—	—	—	—	—	—	—	—	—	—	4,618	0.00	4,618	462	0.00	—	16,156
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	72.1	72.1
Total	289	499	293	2,305	5.67	15.9	509	524	15.7	129	145	5,463	716,939	722,402	576	20.0	193	742,958
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	211	194	128	1,504	4.37	1.77	509	510	1.66	129	131	—	445,442	445,442	16.9	17.8	3.14	451,180
Area	16.5	248	141	59.9	0.90	11.4	—	11.4	11.4	—	11.4	0.00	178,701	178,701	3.36	0.34	—	178,886
Energy	3.47	1.74	29.8	13.4	0.19	2.40	—	2.40	2.40	—	2.40	—	69,894	69,894	7.41	0.57	—	70,248
Water	—	—	—	—	—	—	—	—	—	—	—	845	2,146	2,991	87.0	2.09	—	5,789
Waste	—	—	—	—	—	—	—	—	—	—	—	4,618	0.00	4,618	462	0.00	—	16,156
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	72.1	72.1
Total	231	444	298	1,577	5.46	15.6	509	524	15.4	129	145	5,463	696,183	701,646	576	20.8	75.3	722,330
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	185	170	114	1,375	3.95	1.58	450	451	1.48	114	116	—	402,719	402,719	14.9	15.9	46.7	407,882
Area	40.8	278	13.4	416	0.08	0.99	—	0.99	0.94	—	0.94	0.00	13,370	13,370	0.28	0.03	—	13,387
Energy	3.47	1.74	29.8	13.4	0.19	2.40	—	2.40	2.40	—	2.40	—	69,894	69,894	7.41	0.57	—	70,248
Water	—	—	—	—	—	—	—	—	—	—	—	845	2,146	2,991	87.0	2.09	—	5,789

Waste	—	—	—	—	—	—	—	—	—	—	—	4,618	0.00	4,618	462	0.00	—	16,156
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	72.1	72.1
Total	230	450	157	1,804	4.22	4.98	450	455	4.82	114	119	5,463	488,128	493,591	571	18.6	119	513,533
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	33.8	31.1	20.8	251	0.72	0.29	82.1	82.4	0.27	20.9	21.1	—	66,675	66,675	2.47	2.64	7.73	67,529
Area	7.44	50.7	2.45	75.9	0.01	0.18	—	0.18	0.17	—	0.17	0.00	2,214	2,214	0.05	0.01	—	2,216
Energy	0.63	0.32	5.43	2.45	0.03	0.44	—	0.44	0.44	—	0.44	—	11,572	11,572	1.23	0.09	—	11,630
Water	—	—	—	—	—	—	—	—	—	—	—	140	355	495	14.4	0.35	—	958
Waste	—	—	—	—	—	—	—	—	—	—	—	765	0.00	765	76.4	0.00	—	2,675
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.9	11.9
Total	41.9	82.1	28.7	329	0.77	0.91	82.1	83.0	0.88	20.9	21.7	904	80,815	81,720	94.6	3.08	19.7	85,021

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	50.2	47.2	23.3	285	0.71	0.29	77.6	77.9	0.27	19.7	20.0	—	72,462	72,462	3.29	3.16	18.5	73,505
Strip Mall	17.9	16.3	10.3	147	0.42	0.16	47.1	47.2	0.15	12.0	12.1	—	42,835	42,835	1.44	1.52	11.2	43,336
Apartments Mid Rise	130	119	75.8	1,090	3.12	1.20	350	351	1.12	88.9	90.0	—	318,179	318,179	10.6	11.2	83.2	321,876

Office Park	13.0	11.9	7.47	107	0.30	0.12	34.1	34.3	0.11	8.67	8.78	—	31,071	31,071	1.04	1.10	8.12	31,434
Total	211	194	117	1,630	4.56	1.77	509	510	1.66	129	131	—	464,548	464,548	16.3	17.0	121	470,152
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	50.3	47.3	25.4	273	0.68	0.29	77.6	77.9	0.27	19.7	20.0	—	69,565	69,565	3.46	3.32	0.48	70,641
Strip Mall	17.8	16.3	11.2	135	0.40	0.16	47.1	47.2	0.15	12.0	12.1	—	41,066	41,066	1.48	1.59	0.29	41,578
Apartments Mid Rise	130	119	82.7	998	2.99	1.20	350	351	1.13	88.9	90.0	—	305,023	305,023	10.9	11.8	2.16	308,803
Office Park	12.9	11.8	8.15	98.0	0.29	0.12	34.1	34.3	0.11	8.67	8.78	—	29,787	29,787	1.07	1.16	0.21	30,159
Total	211	194	128	1,504	4.37	1.77	509	510	1.66	129	131	—	445,442	445,442	16.9	17.8	3.14	451,180
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	6.87	6.48	3.42	36.9	0.09	0.04	9.92	9.96	0.04	2.52	2.56	—	8,287	8,287	0.42	0.40	0.93	8,418
Strip Mall	2.81	2.57	1.79	22.0	0.06	0.03	7.40	7.43	0.02	1.88	1.90	—	5,992	5,992	0.21	0.23	0.70	6,066
Apartments Mid Rise	22.4	20.4	14.4	178	0.53	0.21	60.0	60.2	0.20	15.2	15.4	—	48,563	48,563	1.70	1.86	5.66	49,165
Office Park	1.80	1.64	1.15	14.1	0.04	0.02	4.73	4.75	0.02	1.20	1.22	—	3,833	3,833	0.14	0.15	0.45	3,881
Total	33.8	31.1	20.8	251	0.72	0.29	82.1	82.4	0.27	20.9	21.1	—	66,675	66,675	2.47	2.64	7.73	67,529

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	3,722	3,722	0.47	0.06	—	3,751
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	974	974	0.12	0.01	—	982
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	26,064	26,064	3.30	0.40	—	26,265
Office Park	—	—	—	—	—	—	—	—	—	—	—	—	1,483	1,483	0.19	0.02	—	1,494
Total	—	—	—	—	—	—	—	—	—	—	—	—	32,243	32,243	4.08	0.49	—	32,492
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	3,722	3,722	0.47	0.06	—	3,751
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	974	974	0.12	0.01	—	982
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	26,064	26,064	3.30	0.40	—	26,265
Office Park	—	—	—	—	—	—	—	—	—	—	—	—	1,483	1,483	0.19	0.02	—	1,494
Total	—	—	—	—	—	—	—	—	—	—	—	—	32,243	32,243	4.08	0.49	—	32,492
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	616	616	0.08	0.01	—	621
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	161	161	0.02	< 0.005	—	163

Apartments	—	—	—	—	—	—	—	—	—	—	—	—	4,315	4,315	0.55	0.07	—	4,349
Office Park	—	—	—	—	—	—	—	—	—	—	—	—	245	245	0.03	< 0.005	—	247
Total	—	—	—	—	—	—	—	—	—	—	—	—	5,338	5,338	0.68	0.08	—	5,379

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	0.09	0.05	0.85	0.72	0.01	0.06	—	0.06	0.06	—	0.06	—	1,018	1,018	0.09	< 0.005	—	1,021
Strip Mall	0.02	0.01	0.22	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	266	266	0.02	< 0.005	—	267
Apartments Mid Rise	3.27	1.63	27.9	11.9	0.18	2.26	—	2.26	2.26	—	2.26	—	35,421	35,421	3.13	0.07	—	35,520
Office Park	0.09	0.04	0.79	0.67	< 0.005	0.06	—	0.06	0.06	—	0.06	—	946	946	0.08	< 0.005	—	948
Total	3.47	1.74	29.8	13.4	0.19	2.40	—	2.40	2.40	—	2.40	—	37,651	37,651	3.33	0.07	—	37,756
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	0.09	0.05	0.85	0.72	0.01	0.06	—	0.06	0.06	—	0.06	—	1,018	1,018	0.09	< 0.005	—	1,021
Strip Mall	0.02	0.01	0.22	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	266	266	0.02	< 0.005	—	267
Apartments Mid Rise	3.27	1.63	27.9	11.9	0.18	2.26	—	2.26	2.26	—	2.26	—	35,421	35,421	3.13	0.07	—	35,520

Office Park	0.09	0.04	0.79	0.67	< 0.005	0.06	—	0.06	0.06	—	0.06	—	946	946	0.08	< 0.005	—	948
Total	3.47	1.74	29.8	13.4	0.19	2.40	—	2.40	2.40	—	2.40	—	37,651	37,651	3.33	0.07	—	37,756
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	0.02	0.01	0.16	0.13	< 0.005	0.01	—	0.01	0.01	—	0.01	—	169	169	0.01	< 0.005	—	169
Strip Mall	< 0.005	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	44.1	44.1	< 0.005	< 0.005	—	44.2
Apartments Mid Rise	0.60	0.30	5.09	2.17	0.03	0.41	—	0.41	0.41	—	0.41	—	5,864	5,864	0.52	0.01	—	5,881
Office Park	0.02	0.01	0.14	0.12	< 0.005	0.01	—	0.01	0.01	—	0.01	—	157	157	0.01	< 0.005	—	157
Total	0.63	0.32	5.43	2.45	0.03	0.44	—	0.44	0.44	—	0.44	—	6,234	6,234	0.55	0.01	—	6,251

4.3. Area Emissions by Source

4.3.1. Unmitigated

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

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	16.5	8.24	141	59.9	0.90	11.4	—	11.4	11.4	—	11.4	0.00	178,701	178,701	3.36	0.34	—	178,886
Consumer Products	—	221	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	18.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscape Equipment	57.9	54.7	5.50	602	0.03	0.31	—	0.31	0.24	—	0.24	—	1,650	1,650	0.07	0.01	—	1,656
Total	74.3	303	146	661	0.93	11.7	—	11.7	11.6	—	11.6	0.00	180,351	180,351	3.43	0.35	—	180,541
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	16.5	8.24	141	59.9	0.90	11.4	—	11.4	11.4	—	11.4	0.00	178,701	178,701	3.36	0.34	—	178,886
Consumer Products	—	221	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	18.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	16.5	248	141	59.9	0.90	11.4	—	11.4	11.4	—	11.4	0.00	178,701	178,701	3.36	0.34	—	178,886
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.21	0.10	1.76	0.75	0.01	0.14	—	0.14	0.14	—	0.14	0.00	2,026	2,026	0.04	< 0.005	—	2,029
Consumer Products	—	40.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	3.35	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	7.23	6.83	0.69	75.2	< 0.005	0.04	—	0.04	0.03	—	0.03	—	187	187	0.01	< 0.005	—	188
Total	7.44	50.7	2.45	75.9	0.01	0.18	—	0.18	0.17	—	0.17	0.00	2,214	2,214	0.05	0.01	—	2,216

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	75.3	191	266	7.74	0.19	—	516
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	19.7	50.0	69.7	2.03	0.05	—	135
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	711	1,804	2,515	73.1	1.76	—	4,867
Office Park	—	—	—	—	—	—	—	—	—	—	—	39.7	101	140	4.08	0.10	—	272
Total	—	—	—	—	—	—	—	—	—	—	—	845	2,146	2,991	87.0	2.09	—	5,789
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	75.3	191	266	7.74	0.19	—	516
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	19.7	50.0	69.7	2.03	0.05	—	135
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	711	1,804	2,515	73.1	1.76	—	4,867
Office Park	—	—	—	—	—	—	—	—	—	—	—	39.7	101	140	4.08	0.10	—	272
Total	—	—	—	—	—	—	—	—	—	—	—	845	2,146	2,991	87.0	2.09	—	5,789
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	12.5	31.6	44.1	1.28	0.03	—	85.4
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	3.26	8.28	11.5	0.34	0.01	—	22.3

Apartme Mid Rise	—	—	—	—	—	—	—	—	—	—	—	118	299	416	12.1	0.29	—	806
Office Park	—	—	—	—	—	—	—	—	—	—	—	6.57	16.7	23.2	0.68	0.02	—	45.0
Total	—	—	—	—	—	—	—	—	—	—	—	140	355	495	14.4	0.35	—	958

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	300	0.00	300	30.0	0.00	—	1,050
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	78.6	0.00	78.6	7.85	0.00	—	275
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	4,181	0.00	4,181	418	0.00	—	14,627
Office Park	—	—	—	—	—	—	—	—	—	—	—	58.4	0.00	58.4	5.83	0.00	—	204
Total	—	—	—	—	—	—	—	—	—	—	—	4,618	0.00	4,618	462	0.00	—	16,156
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	300	0.00	300	30.0	0.00	—	1,050
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	78.6	0.00	78.6	7.85	0.00	—	275

Apartments	—	—	—	—	—	—	—	—	—	—	—	4,181	0.00	4,181	418	0.00	—	14,627
Office Park	—	—	—	—	—	—	—	—	—	—	—	58.4	0.00	58.4	5.83	0.00	—	204
Total	—	—	—	—	—	—	—	—	—	—	—	4,618	0.00	4,618	462	0.00	—	16,156
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	49.7	0.00	49.7	4.97	0.00	—	174
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	13.0	0.00	13.0	1.30	0.00	—	45.5
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	692	0.00	692	69.2	0.00	—	2,422
Office Park	—	—	—	—	—	—	—	—	—	—	—	9.66	0.00	9.66	0.97	0.00	—	33.8
Total	—	—	—	—	—	—	—	—	—	—	—	765	0.00	765	76.4	0.00	—	2,675

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.55	2.55
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.86	0.86
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	68.4	68.4

Office Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.28	0.28
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	72.1	72.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.55	2.55
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.86	0.86
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	68.4	68.4
Office Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.28	0.28
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	72.1	72.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.42	0.42
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.14	0.14
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.3	11.3
Office Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.05	0.05
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.9	11.9

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

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

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

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

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

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

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

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

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

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

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

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

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

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

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

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Regional Shopping Center	19,631	24,718	10,062	6,931,711	77,708	109,393	44,532	28,285,764
Strip Mall	7,005	5,408	2,628	2,245,370	62,121	47,963	23,308	19,912,185
Apartments Mid Rise	54,133	48,859	40,700	18,783,223	493,079	445,040	370,716	171,088,560
Office Park	4,309	5,426	2,209	1,521,595	38,215	48,118	19,588	13,493,669
Strip Mall	378	475	193	133,294	3,348	4,215	1,716	1,182,066

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	8487
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	943
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
19344744	6,448,248	1,178,579	392,860	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

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

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Regional Shopping Center	5,209,567	261	0.0330	0.0040	3,175,667
Strip Mall	1,263,529	261	0.0330	0.0040	770,226
Apartments Mid Rise	36,478,715	261	0.0330	0.0040	110,524,194
Office Park	2,074,923	261	0.0330	0.0040	2,951,241
Strip Mall	100,178	261	0.0330	0.0040	61,067

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Regional Shopping Center	39,290,454	0.00
Strip Mall	9,529,468	0.00
Apartments Mid Rise	370,911,584	0.00

Office Park	20,694,668	0.00
Strip Mall	755,540	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Regional Shopping Center	557	—
Strip Mall	135	—
Apartments Mid Rise	7,757	—
Office Park	108	—
Strip Mall	10.7	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Regional Shopping Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Regional Shopping Center	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0

Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Office Park	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Office Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	5.08	annual days of extreme heat

Extreme Precipitation	4.20	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	22.2
AQ-PM	77.4
AQ-DPM	93.2
Drinking Water	29.4
Lead Risk Housing	58.0
Pesticides	40.8

Toxic Releases	98.2
Traffic	91.9
Effect Indicators	—
CleanUp Sites	96.5
Groundwater	80.0
Haz Waste Facilities/Generators	70.2
Impaired Water Bodies	33.2
Solid Waste	99.6
Sensitive Population	—
Asthma	76.6
Cardio-vascular	82.7
Low Birth Weights	65.0
Socioeconomic Factor Indicators	—
Education	56.7
Housing	21.6
Linguistic	61.9
Poverty	52.9
Unemployment	57.2

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	53.3940716
Employed	83.35685872
Median HI	47.38868215
Education	—

Bachelor's or higher	49.49313486
High school enrollment	100
Preschool enrollment	31.82343128
Transportation	—
Auto Access	42.71782369
Active commuting	19.87681252
Social	—
2-parent households	41.15231618
Voting	29.98845117
Neighborhood	—
Alcohol availability	24.47067881
Park access	2.194276915
Retail density	33.8380598
Supermarket access	94.25125112
Tree canopy	51.44360323
Housing	—
Homeownership	51.00731426
Housing habitability	42.46118311
Low-inc homeowner severe housing cost burden	70.70447838
Low-inc renter severe housing cost burden	55.90914924
Uncrowded housing	20.37726165
Health Outcomes	—
Insured adults	53.31707943
Arthritis	43.8
Asthma ER Admissions	30.5
High Blood Pressure	25.9
Cancer (excluding skin)	45.0

Asthma	83.3
Coronary Heart Disease	40.3
Chronic Obstructive Pulmonary Disease	56.7
Diagnosed Diabetes	19.1
Life Expectancy at Birth	62.9
Cognitively Disabled	23.2
Physically Disabled	25.6
Heart Attack ER Admissions	25.8
Mental Health Not Good	61.1
Chronic Kidney Disease	35.4
Obesity	76.5
Pedestrian Injuries	93.5
Physical Health Not Good	44.3
Stroke	29.9
Health Risk Behaviors	—
Binge Drinking	95.3
Current Smoker	62.2
No Leisure Time for Physical Activity	35.2
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	35.2
Elderly	16.8
English Speaking	25.0
Foreign-born	97.3
Outdoor Workers	81.7
Climate Change Adaptive Capacity	—

Impervious Surface Cover	11.9
Traffic Density	92.3
Traffic Access	87.4
Other Indices	—
Hardship	64.6
Other Decision Support	—
2016 Voting	13.2

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	91.0
Healthy Places Index Score for Project Location (b)	49.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	Wilmington Long Beach Carson

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification

Operations: Vehicle Data	Based on ITE Code 820: Shopping Center (>150k) and ITE Code 820: Strip Retail Plaza (<40k).
Land Use	Based on buildout assumptions.
Operations: Hearths	Based on SCAQMD Rule 445.

Appendix E

CNDDB, CNPS Inventory, and IPaC Records

California Natural Diversity Database Records within the Project Area and a 5-Mile Buffer (https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data)

SCIENTIFIC NAME	COMMON NAME	OCCURRENCE #	TAXONGROUP	ACCURACY	PRESENCE	SITEDATE	FEDERAL ESA	CA ESA	CNPS RANK	CDFW STATUS
Agelaius tricolor	tricolored blackbird	774	Birds	1 mile	Possibly Extirpated	19400510	None	Threatened		SSC
Agelaius tricolor	tricolored blackbird	275	Birds	2/5 mile	Presumed Extant	198XXXXX	None	Threatened		SSC
Agelaius tricolor	tricolored blackbird	332	Birds	non-specific area	Presumed Extant	198XXXXX	None	Threatened		SSC
Anniella stebbinsi	Southern California legless lizard	57	Reptiles	3/5 mile	Presumed Extant	19760301	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	1	Reptiles	non-specific area	Presumed Extant	20100420	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	50	Reptiles	non-specific area	Presumed Extant	20040523	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	63	Reptiles	non-specific area	Presumed Extant	19571028	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	55	Reptiles	1/5 mile	Presumed Extant	19650702	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	51	Reptiles	1/5 mile	Presumed Extant	19561024	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	58	Reptiles	non-specific area	Presumed Extant	20010422	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	405	Reptiles	1/10 mile	Presumed Extant	20180602	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	54	Reptiles	1/10 mile	Presumed Extant	19890315	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	46	Reptiles	1/10 mile	Possibly Extirpated	19590510	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	45	Reptiles	1/10 mile	Presumed Extant	20051124	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	53	Reptiles	1/10 mile	Presumed Extant	19610304	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	56	Reptiles	1/10 mile	Presumed Extant	20020818	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	403	Reptiles	1/10 mile	Presumed Extant	20141004	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	59	Reptiles	1/10 mile	Presumed Extant	19680707	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	401	Reptiles	1/10 mile	Presumed Extant	20181222	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	52	Reptiles	non-specific area	Presumed Extant	20160629	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	60	Reptiles	80 meters	Presumed Extant	20121207	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	61	Reptiles	80 meters	Presumed Extant	20110515	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	16	Reptiles	80 meters	Presumed Extant	20090222	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	47	Reptiles	specific area	Presumed Extant	20160514	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	49	Reptiles	specific area	Presumed Extant	20130302	None	None		SSC
Anniella stebbinsi	Southern California legless lizard	48	Reptiles	specific area	Presumed Extant	20130202	None	None		SSC
Antrozous pallidus	pallid bat	191	Mammals	1 mile	Presumed Extant	19320521	None	None		SSC
Aphanisma blitoides	aphanisma	5	Dicots	1 mile	Presumed Extant	193004XX	None	None	1B.2	
Aphanisma blitoides	aphanisma	49	Dicots	1 mile	Presumed Extant	XXXXXXXX	None	None	1B.2	
Aphanisma blitoides	aphanisma	1	Dicots	specific area	Presumed Extant	20150109	None	None	1B.2	
Aphanisma blitoides	aphanisma	51	Dicots	1/10 mile	Presumed Extant	20090405	None	None	1B.2	
Aphanisma blitoides	aphanisma	47	Dicots	80 meters	Presumed Extant	20050408	None	None	1B.2	
Aphanisma blitoides	aphanisma	48	Dicots	80 meters	Presumed Extant	20080308	None	None	1B.2	
Aphanisma blitoides	aphanisma	31	Dicots	specific area	Presumed Extant	20150105	None	None	1B.2	
Aphanisma blitoides	aphanisma	76	Dicots	specific area	Presumed Extant	20150127	None	None	1B.2	
Arenaria paludicola	marsh sandwort	15	Dicots	1 mile	Extirpated	19000826	Endangered	Endangered	1B.1	
Astragalus pycnostachyus var. lanosissimus	Ventura Marsh milk-vetch	4	Dicots	1 mile	Extirpated	1981XXXX	Endangered	Endangered	1B.1	
Astragalus tener var. titi	coastal dunes milk-vetch	4	Dicots	1 mile	Possibly Extirpated	19030412	Endangered	Endangered	1B.1	
Athene cunicularia	burrowing owl	571	Birds	5 miles	Presumed Extant	19210505	None	None		SSC
Athene cunicularia	burrowing owl	67	Birds	non-specific area	Presumed Extant	2011XXXX	None	None		SSC
Atriplex coulteri	Coulter's saltbush	103	Dicots	1 mile	Extirpated	19020515	None	None	1B.2	
Atriplex coulteri	Coulter's saltbush	102	Dicots	specific area	Presumed Extant	20120601	None	None	1B.2	
Atriplex pacifica	south coast saltscale	8	Dicots	1 mile	Presumed Extant	19031015	None	None	1B.2	
Atriplex pacifica	south coast saltscale	119	Dicots	non-specific area	Presumed Extant	20141230	None	None	1B.2	
Atriplex pacifica	south coast saltscale	120	Dicots	specific area	Presumed Extant	20090702	None	None	1B.2	
Atriplex pacifica	south coast saltscale	3	Dicots	specific area	Presumed Extant	2006XXXX	None	None	1B.2	
Atriplex pacifica	south coast saltscale	121	Dicots	80 meters	Presumed Extant	20090326	None	None	1B.2	

Atriplex parishii	Parish's brittlescale	9	Dicots	1 mile	Presumed Extant	XXXXXXXX	None	None	1B.1	
Atriplex serenana var. davidsonii	Davidson's saltscale	13	Dicots	1 mile	Possibly Extirpated	190209XX	None	None	1B.2	
Atriplex serenana var. davidsonii	Davidson's saltscale	3	Dicots	1 mile	Possibly Extirpated	19060602	None	None	1B.2	
Bombus crotchii	Crotch bumble bee	166	Insects	1 mile	Presumed Extant	19380710	None	didate Endange		
Bombus crotchii	Crotch bumble bee	165	Insects	1 mile	Presumed Extant	19380706	None	didate Endange		
Bombus crotchii	Crotch bumble bee	162	Insects	1 mile	Presumed Extant	19530502	None	didate Endange		
Bombus crotchii	Crotch bumble bee	163	Insects	1 mile	Presumed Extant	19170526	None	didate Endange		
Bombus crotchii	Crotch bumble bee	241	Insects	1 mile	Presumed Extant	20010324	None	didate Endange		
Bombus crotchii	Crotch bumble bee	167	Insects	1 mile	Presumed Extant	19670228	None	didate Endange		
Bombus crotchii	Crotch bumble bee	164	Insects	non-specific area	Presumed Extant	199009XX	None	didate Endange		
Bombus crotchii	Crotch bumble bee	314	Insects	1/10 mile	Presumed Extant	20170715	None	didate Endange		
Brennania belkini	Belkin's dune tabanid fly	4	Insects	1 mile	Possibly Extirpated	194904XX	None	None		
Brennania belkini	Belkin's dune tabanid fly	5	Insects	1 mile	Possibly Extirpated	19580630	None	None		
Brennania belkini	Belkin's dune tabanid fly	2	Insects	non-specific area	Presumed Extant	202206XX	None	None		
Brennania belkini	Belkin's dune tabanid fly	3	Insects	non-specific area	Presumed Extant	1987XXXX	None	None		
Brennania belkini	Belkin's dune tabanid fly	1	Insects	non-specific area	Possibly Extirpated	1990XXXX	None	None		
Calystegia felix	lucky morning-glory	8	Dicots	1 mile	Presumed Extant	189904XX	None	None	1B.1	
Centromadia parryi ssp. australis	southern tarplant	77	Dicots	1 mile	Presumed Extant	19940528	None	None	1B.1	
Centromadia parryi ssp. australis	southern tarplant	30	Dicots	1 mile	Presumed Extant	190507XX	None	None	1B.1	
Centromadia parryi ssp. australis	southern tarplant	95	Dicots	4/5 mile	Presumed Extant	19301104	None	None	1B.1	
Centromadia parryi ssp. australis	southern tarplant	37	Dicots	non-specific area	Presumed Extant	2008XXXX	None	None	1B.1	
Centromadia parryi ssp. australis	southern tarplant	31	Dicots	2/5 mile	Extirpated	19971019	None	None	1B.1	
Centromadia parryi ssp. australis	southern tarplant	85	Dicots	specific area	Presumed Extant	20090713	None	None	1B.1	
Centromadia parryi ssp. australis	southern tarplant	27	Dicots	non-specific area	Presumed Extant	19971019	None	None	1B.1	
Centromadia parryi ssp. australis	southern tarplant	43	Dicots	specific area	Presumed Extant	20100930	None	None	1B.1	
Centromadia parryi ssp. australis	southern tarplant	81	Dicots	specific area	Presumed Extant	20140703	None	None	1B.1	
Centromadia parryi ssp. australis	southern tarplant	86	Dicots	80 meters	Presumed Extant	20110906	None	None	1B.1	
Centromadia parryi ssp. australis	southern tarplant	109	Dicots	specific area	Presumed Extant	201607XX	None	None	1B.1	
Centromadia pungens ssp. laevis	smooth tarplant	143	Dicots	1 mile	Possibly Extirpated	19200420	None	None	1B.1	
Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	37	Dicots	4/5 mile	Presumed Extant	19860401	None	None	1B.1	
Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	36	Dicots	1/10 mile	Presumed Extant	20010513	None	None	1B.1	
Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	21	Dicots	80 meters	Presumed Extant	20110408	None	None	1B.1	
Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	20	Dicots	80 meters	Presumed Extant	20100513	None	None	1B.1	
Charadrius nivosus nivosus	western snowy plover	36	Birds	non-specific area	Extirpated	1914XXXX	Threatened	None		SSC
Chenopodium littoreum	coastal goosefoot	1	Dicots	3/5 mile	Extirpated	19040514	None	None	1B.2	
Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	50	Dicots	1 mile	Possibly Extirpated	19010606	Endangered	Endangered	1B.2	
Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	13	Dicots	1 mile	Possibly Extirpated	1980XXXX	Endangered	Endangered	1B.2	
Chorizanthe parryi var. fernandina	San Fernando Valley spineflower	9	Dicots	1 mile	Possibly Extirpated	19010401	None	Endangered	1B.1	
Cicindela hirticollis gravida	sandy beach tiger beetle	13	Insects	1 mile	Extirpated	1979XXXX	None	None		
Cicindela hirticollis gravida	sandy beach tiger beetle	16	Insects	non-specific area	Extirpated	19070805	None	None		
Cicindela hirticollis gravida	sandy beach tiger beetle	35	Insects	non-specific area	Extirpated	19370307	None	None		
Cicindela hirticollis gravida	sandy beach tiger beetle	11	Insects	non-specific area	Extirpated	1979XXXX	None	None		
Cicindela latesignata	western beach tiger beetle	3	Insects	1 mile	Extirpated	1979XXXX	None	None		
Cicindela senilis frosti	senile tiger beetle	4	Insects	non-specific area	Extirpated	1979XXXX	None	None		
Coccyzus americanus occidentalis	western yellow-billed cuckoo	201	Birds	1 mile	Extirpated	19210615	Threatened	Endangered		
Coccyzus americanus occidentalis	western yellow-billed cuckoo	202	Birds	1 mile	Extirpated	19150531	Threatened	Endangered		
Coccyzus americanus occidentalis	western yellow-billed cuckoo	204	Birds	1 mile	Extirpated	19100724	Threatened	Endangered		
Coccyzus americanus occidentalis	western yellow-billed cuckoo	203	Birds	non-specific area	Extirpated	19230623	Threatened	Endangered		
Coelus globosus	globose dune beetle	16	Insects	non-specific area	Presumed Extant	19730830	None	None		

Coelus globosus	globose dune beetle	38	Insects	non-specific area	Presumed Extant	2001XXXX	None	None		
Coturnicops noveboracensis	yellow rail	23	Birds	1 mile	Presumed Extant	19981020	None	None		SSC
Crossosoma californicum	Catalina crossosoma	20	Dicots	specific area	Presumed Extant	20090416	None	None	1B.2	
Crossosoma californicum	Catalina crossosoma	19	Dicots	80 meters	Presumed Extant	19960301	None	None	1B.2	
Danaus plexippus plexippus pop. 1	monarch - California overwintering populatic	297	Insects	non-specific area	Presumed Extant	202201XX	Candidate	None		
Danaus plexippus plexippus pop. 1	monarch - California overwintering populatic	384	Insects	non-specific area	Presumed Extant	202201XX	Candidate	None		
Danaus plexippus plexippus pop. 1	monarch - California overwintering populatic	339	Insects	non-specific area	Presumed Extant	197X12XX	Candidate	None		
Danaus plexippus plexippus pop. 1	monarch - California overwintering populatic	409	Insects	non-specific area	Presumed Extant	19851103	Candidate	None		
Danaus plexippus plexippus pop. 1	monarch - California overwintering populatic	383	Insects	1/10 mile	Presumed Extant	202111XX	Candidate	None		
Danaus plexippus plexippus pop. 1	monarch - California overwintering populatic	408	Insects	1/10 mile	Presumed Extant	19851129	Candidate	None		
Danaus plexippus plexippus pop. 1	monarch - California overwintering populatic	338	Insects	non-specific area	Possibly Extirpated	19850123	Candidate	None		
Danaus plexippus plexippus pop. 1	monarch - California overwintering populatic	298	Insects	specific area	Presumed Extant	20220102	Candidate	None		
Danaus plexippus plexippus pop. 1	monarch - California overwintering populatic	296	Insects	80 meters	Presumed Extant	202201XX	Candidate	None		
Danaus plexippus plexippus pop. 1	monarch - California overwintering populatic	431	Insects	specific area	Presumed Extant	20220116	Candidate	None		
Dithyrea maritima	beach spectaclepod	4	Dicots	1 mile	Presumed Extant	190304XX	None	Threatened	1B.1	
Dithyrea maritima	beach spectaclepod	3	Dicots	1 mile	Extirpated	19980701	None	Threatened	1B.1	
Dithyrea maritima	beach spectaclepod	2	Dicots	1 mile	Extirpated	19980701	None	Threatened	1B.1	
Dudleya virens ssp. insularis	island green dudleya	20	Dicots	1/5 mile	Presumed Extant	19460612	None	None	1B.2	
Dudleya virens ssp. insularis	island green dudleya	19	Dicots	1/5 mile	Presumed Extant	19340607	None	None	1B.2	
Dudleya virens ssp. insularis	island green dudleya	3	Dicots	specific area	Presumed Extant	20100507	None	None	1B.2	
Dudleya virens ssp. insularis	island green dudleya	4	Dicots	specific area	Presumed Extant	1990XXXX	None	None	1B.2	
Empidonax traillii extimus	southwestern willow flycatcher	43	Birds	5 miles	Presumed Extant	18940520	Endangered	Endangered		
Empidonax traillii extimus	southwestern willow flycatcher	42	Birds	1 mile	Presumed Extant	18950629	Endangered	Endangered		
Emys marmorata	western pond turtle	913	Reptiles	non-specific area	Possibly Extirpated	1987XXXX	None	None		SSC
Eryngium aristulatum var. parishii	San Diego button-celery	120	Dicots	1 mile	Extirpated	19010720	Endangered	Endangered	1B.1	
Eugnosta busckana	Busck's gallmoth	4	Insects	1 mile	Presumed Extant	19581119	None	None		
Eumops perotis californicus	western mastiff bat	68	Mammals	1 mile	Presumed Extant	19251222	None	None		SSC
Eumops perotis californicus	western mastiff bat	65	Mammals	1 mile	Presumed Extant	19870401	None	None		SSC
Eumops perotis californicus	western mastiff bat	168	Mammals	1 mile	Presumed Extant	19290722	None	None		SSC
Euphilotes allyni	El Segundo blue butterfly	1	Insects	specific area	Presumed Extant	20050813	Endangered	None		
Euphilotes allyni	El Segundo blue butterfly	3	Insects	1/5 mile	Presumed Extant	1990XXXX	Endangered	None		
Euphilotes allyni	El Segundo blue butterfly	2	Insects	1/5 mile	Presumed Extant	20050818	Endangered	None		
Euphilotes allyni	El Segundo blue butterfly	4	Insects	1/10 mile	Presumed Extant	2007XXXX	Endangered	None		
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	18	Insects	specific area	Presumed Extant	20010427	Endangered	None		
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	4	Insects	non-specific area	Possibly Extirpated	1988XXXX	Endangered	None		
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	10	Insects	non-specific area	Possibly Extirpated	1988XXXX	Endangered	None		
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	19	Insects	1/5 mile	Presumed Extant	200103XX	Endangered	None		
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	1	Insects	1/5 mile	Extirpated	1988XXXX	Endangered	None		
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	6	Insects	1/5 mile	Possibly Extirpated	1988XXXX	Endangered	None		
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	5	Insects	1/5 mile	Possibly Extirpated	198605XX	Endangered	None		
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	8	Insects	1/5 mile	Possibly Extirpated	1988XXXX	Endangered	None		
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	16	Insects	1/5 mile	Possibly Extirpated	1988XXXX	Endangered	None		
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	9	Insects	1/5 mile	Possibly Extirpated	1988XXXX	Endangered	None		
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	3	Insects	80 meters	Extirpated	1988XXXX	Endangered	None		
Glaucopsyche lygdamus palosverdesensis	Palos Verdes blue butterfly	2	Insects	80 meters	Extirpated	1988XXXX	Endangered	None		
Glyptostoma gabrielense	San Gabriel chestnut	19	Mollusks	1 mile	Possibly Extirpated	19530522	None	None		
Glyptostoma gabrielense	San Gabriel chestnut	23	Mollusks	1 mile	Possibly Extirpated	19XXXXXX	None	None		
Gonidea angulata	western ridged mussel	153	Mollusks	non-specific area	Extirpated	1993XXXX	None	None		
Gonidea angulata	western ridged mussel	152	Mollusks	1 mile	Extirpated	19190722	None	None		

Habroscelimorpha gabbii	western tidal-flat tiger beetle	6	Insects	1 mile	Extirpated	XXXXXXXX	None	None			
Helianthus nuttallii ssp. parishii	Los Angeles sunflower	1	Dicots	1 mile	Extirpated	1891XXXX	None	None	1A		
Horkelia cuneata var. puberula	mesa horkelia	68	Dicots	1 mile	Possibly Extirpated	19320424	None	None	1B.1		
Horkelia cuneata var. puberula	mesa horkelia	67	Dicots	1 mile	Possibly Extirpated	19310326	None	None	1B.1		
Isocoma menziesii var. decumbens	decumbent goldenbush	101	Dicots	1 mile	Extirpated	18970817	None	None	1B.2		
Lasionycteris noctivagans	silver-haired bat	50	Mammals	80 meters	Presumed Extant	19861118	None	None			
Lasiurus cinereus	hoary bat	54	Mammals	1 mile	Presumed Extant	19391116	None	None			
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	80	Dicots	1 mile	Presumed Extant	19730615	None	None	1B.1		
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	26	Dicots	1 mile	Possibly Extirpated	19170411	None	None	1B.1		
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	84	Dicots	1 mile	Presumed Extant	19340318	None	None	1B.1		
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	27	Dicots	1 mile	Extirpated	1980XXXX	None	None	1B.1		
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	83	Dicots	1 mile	Presumed Extant	19300120	None	None	1B.1		
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	25	Dicots	1 mile	Possibly Extirpated	19010410	None	None	1B.1		
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	81	Dicots	4/5 mile	Presumed Extant	19620327	None	None	1B.1		
Laterallus jamaicensis coturniculus	California black rail	68	Birds	1 mile	Presumed Extant	19280225	None	Threatened			FP
Lycium brevipes var. hassei	Santa Catalina Island desert-thorn	7	Dicots	80 meters	Presumed Extant	20090227	None	None	3.1		
Lycium brevipes var. hassei	Santa Catalina Island desert-thorn	4	Dicots	specific area	Presumed Extant	20140801	None	None	3.1		
Lycium brevipes var. hassei	Santa Catalina Island desert-thorn	6	Dicots	specific area	Presumed Extant	20180304	None	None	3.1		
Microtus californicus stephensi	south coast marsh vole	2	Mammals	1 mile	Presumed Extant	19570414	None	None			SSC
Microtus californicus stephensi	south coast marsh vole	3	Mammals	non-specific area	Presumed Extant	2011XXXX	None	None			SSC
Microtus californicus stephensi	south coast marsh vole	1	Mammals	1/5 mile	Presumed Extant	19770317	None	None			SSC
Nama stenocarpa	mud nama	21	Dicots	4/5 mile	Presumed Extant	192407XX	None	None	2B.2		
Nasturtium gambelii	Gambel's water cress	7	Dicots	1 mile	Extirpated	19040708	Endangered	Threatened	1B.1		
Navarretia fossalis	spreading navarretia	40	Dicots	1 mile	Extirpated	19060719	Threatened	None	1B.1		
Navarretia prostrata	prostrate vernal pool navarretia	10	Dicots	1 mile	Possibly Extirpated	188205XX	None	None	1B.2		
Navarretia prostrata	prostrate vernal pool navarretia	13	Dicots	1 mile	Possibly Extirpated	19630508	None	None	1B.2		
Navarretia prostrata	prostrate vernal pool navarretia	33	Dicots	1 mile	Extirpated	19060719	None	None	1B.2		
Navarretia prostrata	prostrate vernal pool navarretia	12	Dicots	1 mile	Possibly Extirpated	1882XXXX	None	None	1B.2		
Navarretia prostrata	prostrate vernal pool navarretia	14	Dicots	3/5 mile	Possibly Extirpated	19440415	None	None	1B.2		
Nemacaulis denudata var. denudata	coast woolly-heads	21	Dicots	3/5 mile	Presumed Extant	1905XXXX	None	None	1B.2		
Neotoma lepida intermedia	San Diego desert woodrat	11	Mammals	non-specific area	Presumed Extant	19910826	None	None			SSC
Nyctinomops femorosaccus	pocketed free-tailed bat	16	Mammals	1 mile	Presumed Extant	19941018	None	None			SSC
Nyctinomops femorosaccus	pocketed free-tailed bat	15	Mammals	4/5 mile	Presumed Extant	19851018	None	None			SSC
Nyctinomops macrotis	big free-tailed bat	5	Mammals	1 mile	Presumed Extant	19831007	None	None			SSC
Onychobaris langei	Lange's El Segundo Dune weevil	1	Insects	specific area	Presumed Extant	19380928	None	None			
Orcuttia californica	California Orcutt grass	12	Monocots	2/5 mile	Extirpated	1976XXXX	Endangered	Endangered	1B.1		
Panoquina errans	wandering (=saltmarsh) skipper	1	Insects	non-specific area	Presumed Extant	201007XX	None	None			
Passerculus sandwichensis beldingi	Belding's savannah sparrow	37	Birds	non-specific area	Extirpated	1981XXXX	None	Endangered			
Passerculus sandwichensis beldingi	Belding's savannah sparrow	7	Birds	non-specific area	Presumed Extant	20010509	None	Endangered			
Pelecanus occidentalis californicus	California brown pelican	14	Birds	specific area	Presumed Extant	2000XXXX	Delisted	Delisted			
Pelochrista hennei	Henne's eucosman moth	1	Insects	specific area	Presumed Extant	1984XXXX	None	None			
Pentachaeta lyonii	Lyon's pentachaeta	7	Dicots	1 mile	Possibly Extirpated	XXXXXXXX	Endangered	Endangered	1B.1		
Pentachaeta lyonii	Lyon's pentachaeta	2	Dicots	1 mile	Possibly Extirpated	1994XXXX	Endangered	Endangered	1B.1		
Pentachaeta lyonii	Lyon's pentachaeta	1	Dicots	1/5 mile	Possibly Extirpated	1997XXXX	Endangered	Endangered	1B.1		
Perognathus longimembris pacificus	Pacific pocket mouse	2	Mammals	non-specific area	Extirpated	193806XX	Endangered	None			SSC
Perognathus longimembris pacificus	Pacific pocket mouse	3	Mammals	1 mile	Extirpated	186510XX	Endangered	None			SSC
Perognathus longimembris pacificus	Pacific pocket mouse	1	Mammals	3/5 mile	Extirpated	19310905	Endangered	None			SSC
Phacelia stellaris	Brand's star phacelia	15	Dicots	1 mile	Presumed Extant	19320424	None	None	1B.1		
Phacelia stellaris	Brand's star phacelia	4	Dicots	1 mile	Presumed Extant	18970320	None	None	1B.1		

Phacelia stellaris	Brand's star phacelia	2	Dicots	3/5 mile	Presumed Extant	1909XXXX	None	None	1B.1		
Phrynosoma blainvillii	coast horned lizard	764	Reptiles	1 mile	Possibly Extirpated	19300819	None	None			SSC
Phrynosoma blainvillii	coast horned lizard	207	Reptiles	1 mile	Extirpated	XXXXXXXX	None	None			SSC
Phrynosoma blainvillii	coast horned lizard	130	Reptiles	1 mile	Possibly Extirpated	19520415	None	None			SSC
Phrynosoma blainvillii	coast horned lizard	152	Reptiles	1/5 mile	Possibly Extirpated	XXXXXXXX	None	None			SSC
Polioptila californica californica	coastal California gnatcatcher	35	Birds	1 mile	Presumed Extant	1980XXXX	Threatened	None			SSC
Polioptila californica californica	coastal California gnatcatcher	1045	Birds	1 mile	Possibly Extirpated	19041015	Threatened	None			SSC
Polioptila californica californica	coastal California gnatcatcher	108	Birds	non-specific area	Presumed Extant	20180518	Threatened	None			SSC
Polioptila californica californica	coastal California gnatcatcher	30	Birds	non-specific area	Presumed Extant	20180618	Threatened	None			SSC
Polioptila californica californica	coastal California gnatcatcher	34	Birds	non-specific area	Presumed Extant	20120514	Threatened	None			SSC
Polioptila californica californica	coastal California gnatcatcher	450	Birds	non-specific area	Presumed Extant	20200128	Threatened	None			SSC
Polioptila californica californica	coastal California gnatcatcher	31	Birds	non-specific area	Presumed Extant	20120605	Threatened	None			SSC
Polioptila californica californica	coastal California gnatcatcher	33	Birds	non-specific area	Presumed Extant	1980XXXX	Threatened	None			SSC
Polioptila californica californica	coastal California gnatcatcher	1038	Birds	non-specific area	Presumed Extant	20190708	Threatened	None			SSC
Polioptila californica californica	coastal California gnatcatcher	1033	Birds	non-specific area	Presumed Extant	20130522	Threatened	None			SSC
Polioptila californica californica	coastal California gnatcatcher	1013	Birds	specific area	Presumed Extant	20141107	Threatened	None			SSC
Polioptila californica californica	coastal California gnatcatcher	892	Birds	non-specific area	Presumed Extant	199311XX	Threatened	None			SSC
Polioptila californica californica	coastal California gnatcatcher	891	Birds	non-specific area	Presumed Extant	20120522	Threatened	None			SSC
Polioptila californica californica	coastal California gnatcatcher	1037	Birds	specific area	Presumed Extant	20190301	Threatened	None			SSC
Polioptila californica californica	coastal California gnatcatcher	1032	Birds	80 meters	Presumed Extant	20110318	Threatened	None			SSC
Polioptila californica californica	coastal California gnatcatcher	1031	Birds	80 meters	Presumed Extant	20110214	Threatened	None			SSC
Potentilla multijuga	Ballona cinquefoil	1	Dicots	1 mile	Extirpated	189008XX	None	None	1A		
Rhaphiomidas terminatus terminatus	El Segundo flower-loving fly	1	Insects	1/5 mile	Presumed Extant	200107XX	None	None			
Riparia riparia	bank swallow	102	Birds	1 mile	Extirpated	1921XXXX	None	Threatened			
Sidalcea neomexicana	salt spring checkerbloom	27	Dicots	1 mile	Presumed Extant	192205XX	None	None	2B.2		
Siphateles bicolor mohavensis	Mohave tui chub	5	Fish	1/5 mile	Extirpated	1976XXXX	Endangered	Endangered			FP
Sorex ornatus salicornicus	southern California saltmarsh shrew	1	Mammals	non-specific area	Possibly Extirpated	20090604	None	None			SSC
Southern Coastal Bluff Scrub	Southern Coastal Bluff Scrub	23	Scrub	non-specific area	Presumed Extant	19900901	None	None			
Southern Coastal Salt Marsh	Southern Coastal Salt Marsh	1	Marsh	non-specific area	Presumed Extant	197906XX	None	None			
Southern Dune Scrub	Southern Dune Scrub	1	Dune	1 mile	Presumed Extant	1983XXXX	None	None			
Spea hammondii	western spadefoot	1083	Amphibians	1 mile	Possibly Extirpated	195903XX	None	None			SSC
Spea hammondii	western spadefoot	1047	Amphibians	1 mile	Possibly Extirpated	19580415	None	None			SSC
Spea hammondii	western spadefoot	1082	Amphibians	2/5 mile	Extirpated	19XXXXXX	None	None			SSC
Spea hammondii	western spadefoot	1046	Amphibians	1/5 mile	Possibly Extirpated	19660425	None	None			SSC
Spea hammondii	western spadefoot	1048	Amphibians	1/5 mile	Possibly Extirpated	19380203	None	None			SSC
Sternula antillarum browni	California least tern	14	Birds	non-specific area	Possibly Extirpated	1987XXXX	Endangered	Endangered			FP
Sternula antillarum browni	California least tern	16	Birds	1/5 mile	Extirpated	1987XXXX	Endangered	Endangered			FP
Sternula antillarum browni	California least tern	63	Birds	1/5 mile	Presumed Extant	19960801	Endangered	Endangered			FP
Sternula antillarum browni	California least tern	78	Birds	specific area	Presumed Extant	19770803	Endangered	Endangered			FP
Sternula antillarum browni	California least tern	13	Birds	non-specific area	Extirpated	1978XXXX	Endangered	Endangered			FP
Streptocephalus woottoni	Riverside fairy shrimp	56	Crustaceans	1/5 mile	Extirpated	2005XXXX	Endangered	None			
Streptocephalus woottoni	Riverside fairy shrimp	57	Crustaceans	1/5 mile	Extirpated	2005XXXX	Endangered	None			
Streptocephalus woottoni	Riverside fairy shrimp	68	Crustaceans	1/5 mile	Extirpated	2005XXXX	Endangered	None			
Streptocephalus woottoni	Riverside fairy shrimp	67	Crustaceans	non-specific area	Presumed Extant	201007XX	Endangered	None			
Suaeda esteroa	estuary seablite	17	Dicots	1 mile	Presumed Extant	19040906	None	None	1B.2		
Symphyotrichum defoliatum	San Bernardino aster	28	Dicots	1 mile	Extirpated	19301018	None	None	1B.2		
Symphyotrichum defoliatum	San Bernardino aster	40	Dicots	1 mile	Extirpated	19040708	None	None	1B.2		
Taxidea taxus	American badger	291	Mammals	5 miles	Presumed Extant	XXXXXXXX	None	None			SSC
Trigonoscuta dorothea dorothea	Dorothy's El Segundo Dune weevil	2	Insects	non-specific area	Presumed Extant	19540312	None	None			

Trigonoscuta dorothea dorothea	Dorothy's El Segundo Dune weevil	1	Insects	non-specific area	Presumed Extant	2001XXXX	None	None
Tryonia imitator	mimic tryonia (=California brackishwater sna	30	Mollusks	specific area	Extirpated	XXXXXXXX	None	None
Tryonia imitator	mimic tryonia (=California brackishwater sna	42	Mollusks	1/5 mile	Presumed Extant	20071205	None	None
Tryonia imitator	mimic tryonia (=California brackishwater sna	16	Mollusks	non-specific area	Possibly Extirpated	2001XXXX	None	None
Vireo bellii pusillus	least Bell's vireo	561	Birds	1 mile	Possibly Extirpated	18950523	Endangered	Endangered
Vireo bellii pusillus	least Bell's vireo	563	Birds	specific area	Presumed Extant	20140403	Endangered	Endangered

Search Results

48 matches found. Click on scientific name for details

Search Criteria: Quad is one of [**3311873:3311863:3311883:3311884**]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK
Abronia maritima	red sand-verbena	Nyctaginaceae	perennial herb	Feb-Nov	None	None	G4	S3?	4.2
Aphanisma blitoides	aphanisma	Chenopodiaceae	annual herb	Feb-Jun	None	None	G3G4	S2	1B.2
Astragalus pycnostachyus var. *lanosissimus*	Ventura Marsh milk-vetch	Fabaceae	perennial herb	(Jun)Aug-Oct	FE	CE	G2T1	S1	1B.1
Astragalus tener var. *titi*	coastal dunes milk-vetch	Fabaceae	annual herb	Mar-May	FE	CE	G2T1	S1	1B.1
Atriplex coulteri	Coulter's saltbush	Chenopodiaceae	perennial herb	Mar-Oct	None	None	G3	S1S2	1B.2
Atriplex pacifica	south coast saltscale	Chenopodiaceae	annual herb	Mar-Oct	None	None	G4	S2	1B.2
Atriplex parishii	Parish's brittlescale	Chenopodiaceae	annual herb	Jun-Oct	None	None	G1G2	S1	1B.1
Atriplex serenana var. *davidsonii*	Davidson's saltscale	Chenopodiaceae	annual herb	Apr-Oct	None	None	G5T1	S1	1B.2
Calochortus catalinae	Catalina mariposa lily	Liliaceae	perennial bulbiferous herb	(Feb)Mar-Jun	None	None	G3G4	S3S4	4.2
Calystegia peirsonii	Peirson's morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jun	None	None	G4	S4	4.2
Camissoniopsis lewisii	Lewis' evening-primrose	Onagraceae	annual herb	Mar-May(Jun)	None	None	G4	S4	3
Centromadia parryi ssp. *australis*	southern tarplant	Asteraceae	annual herb	May-Nov	None	None	G3T2	S2	1B.1
Centromadia pungens ssp. *laevis*	smooth tarplant	Asteraceae	annual herb	Apr-Sep	None	None	G3G4T2	S2	1B.1
Chaenactis glabriuscula var. *orcuttiana*	Orcutt's pincushion	Asteraceae	annual herb	Jan-Aug	None	None	G5T1	S1	1B.1
Chenopodium littoreum	coastal goosefoot	Chenopodiaceae	annual herb	Apr-Aug	None	None	G1	S1	1B.2
Chloropyron maritimum ssp. *maritimum*	salt marsh bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	May-Oct(Nov)	FE	CE	G4?T1	S1	1B.2
Chorizanthe parryi var. *fernandina*	San Fernando Valley spineflower	Polygonaceae	annual herb	Apr-Jul	None	CE	G2T1	S1	1B.1
Cistanthe maritima	seaside cistanthe	Montiaceae	annual herb	(Feb)Mar-Jun(Aug)	None	None	G3G4	S3	4.2
Convolvulus simulans	small-flowered morning-glory	Convolvulaceae	annual herb	Mar-Jul	None	None	G4	S4	4.2

Crossosoma californicum	Catalina crossosoma	Crossosomataceae	perennial deciduous shrub	Feb-May	None	None	G3	S3	1B.2
Deinandra paniculata	paniculate tarplant	Asteraceae	annual herb	(Mar)Apr-Nov	None	None	G4	S4	4.2
Dichondra occidentalis	western dichondra	Convolvulaceae	perennial rhizomatous herb	(Jan)Mar-Jul	None	None	G3G4	S3S4	4.2
Dithyrea maritima	beach spectaclepod	Brassicaceae	perennial rhizomatous herb	Mar-May	None	CT	G1	S1	1B.1
Dudleya virens ssp. *insularis*	island green dudleya	Crassulaceae	perennial herb	Apr-Jun	None	None	G3?T3	S3	1B.2
Eryngium aristulatum var. *parishii*	San Diego button-celery	Apiaceae	annual/perennial herb	Apr-Jun	FE	CE	G5T1	S1	1B.1
Erysimum insulare	island wallflower	Brassicaceae	perennial herb	Mar-Jul	None	None	G3	S3	1B.3
Erysimum suffrutescens	suffrutescent wallflower	Brassicaceae	perennial herb	Jan-Jul(Aug)	None	None	G3	S3	4.2
Hordeum intercedens	vernal barley	Poaceae	annual herb	Mar-Jun	None	None	G3G4	S3S4	3.2
Horkelia cuneata var. *puberula*	mesa horkelia	Rosaceae	perennial herb	Feb-Jul(Sep)	None	None	G4T1	S1	1B.1
Isocoma menziesii var. *decumbens*	decumbent goldenbush	Asteraceae	perennial shrub	Apr-Nov	None	None	G3G5T2T3	S2	1B.2
Juglans californica	Southern California black walnut	Juglandaceae	perennial deciduous tree	Mar-Aug	None	None	G4	S4	4.2
Juncus acutus ssp. *leopoldii*	southwestern spiny rush	Juncaceae	perennial rhizomatous herb	(Mar)May-Jun	None	None	G5T5	S4	4.2
Lasthenia glabrata ssp. *coulteri*	Coulter's goldfields	Asteraceae	annual herb	Feb-Jun	None	None	G4T2	S2	1B.1
Lycium brevipes var. *hassei*	Santa Catalina Island desert-thorn	Solanaceae	perennial deciduous shrub	Jun(Aug)	None	None	G5T1Q	S1	3.1
Lycium californicum	California box-thorn	Solanaceae	perennial shrub	Mar-Aug(Dec)	None	None	G4	S4	4.2
Nama stenocarpa	mud nama	Namaceae	annual/perennial herb	Jan-Jul	None	None	G4G5	S1S2	2B.2
Navarretia fossalis	spreading navarretia	Polemoniaceae	annual herb	Apr-Jun	FT	None	G2	S2	1B.1
Navarretia prostrata	prostrate vernal pool navarretia	Polemoniaceae	annual herb	Apr-Jul	None	None	G2	S2	1B.2
Nemacaulis denudata var. *denudata*	coast woolly-heads	Polygonaceae	annual herb	Apr-Sep	None	None	G3G4T2	S2	1B.2
Orcuttia californica	California Orcutt grass	Poaceae	annual herb	Apr-Aug	FE	CE	G1	S1	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Asteraceae	annual herb	(Feb)Mar-Aug	FE	CE	G1	S1	1B.1
Phacelia ramosissima var. *austrolitoralis*	south coast branching phacelia	Hydrophyllaceae	perennial herb	Mar-Aug	None	None	G5?T3Q	S3	3.2
Phacelia stellaris	Brand's star phacelia	Hydrophyllaceae	annual herb	Mar-Jun	None	None	G1	S1	1B.1

Potentilla multijuga	Ballona cinquefoil	Rosaceae	perennial herb	Jun-Aug	None	None	GX	SX	1A
Sidalcea neomexicana	salt spring checkerbloom	Malvaceae	perennial herb	Mar-Jun	None	None	G4	S2	2B.2
Suaeda esteroa	estuary seablite	Chenopodiaceae	perennial herb	(Jan-May)Jul-Oct	None	None	G3	S2	1B.2
Suaeda taxifolia	woolly seablite	Chenopodiaceae	perennial evergreen shrub	Jan-Dec	None	None	G4	S4	4.2
Symphyotrichum defoliatum	San Bernardino aster	Asteraceae	perennial rhizomatous herb	Jul-Nov	None	None	G2	S2	1B.2

Showing 1 to 48 of 48 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2023. Rare Plant Inventory (online edition, v9.5). Website https://www.rareplants.cnps.org [accessed 12 September 2023].

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

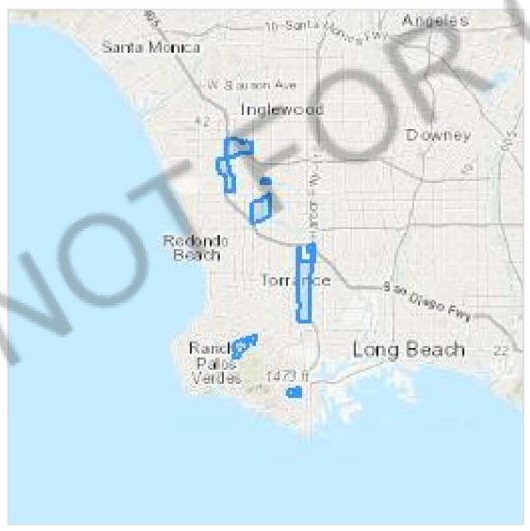
This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list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

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

NOT FOR CONSULTATION

Location

Los Angeles County, California



Local office

Carlsbad Fish And Wildlife Office

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

2177 Salk Avenue - Suite 250

Carlsbad, CA 92008-7385

NOT FOR CONSULTATION

Endangered species

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

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

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

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

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

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

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

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

NOT FOR CONSULTATION

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

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

Mammals

NAME	STATUS
Pacific Pocket Mouse *Perognathus longimembris pacificus* Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8080	Endangered

Birds

NAME	STATUS
California Least Tern *Sterna antillarum browni* Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered
Coastal California Gnatcatcher *Polioptila californica californica* Wherever found There is **final** critical habitat for this species. Your location overlaps the critical habitat. https://ecos.fws.gov/ecp/species/8178	Threatened
Least Bell's Vireo *Vireo bellii pusillus* Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5945	Endangered
Western Snowy Plover *Charadrius nivosus nivosus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8035	Threatened

Insects

NAME	STATUS

NOT FOR CONSULTATION

Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate
Palos Verdes Blue Butterfly Glaucopsyche lygdamus palosverdesensis Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8535	Endangered

Crustaceans

NAME	STATUS
Riverside Fairy Shrimp Streptocephalus woottoni Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8148	Endangered

Critical habitats

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

This location overlaps the critical habitat for the following species:

NAME	TYPE
Coastal California Gnatcatcher Polioptila californica californica https://ecos.fws.gov/ecp/species/8178#crithab	Final

NOT FOR CONSULTATION

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

Additional information can be found using the following links:

- Eagle Managment https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

There are bald and/or golden eagles in your project area.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list,click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted

Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

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

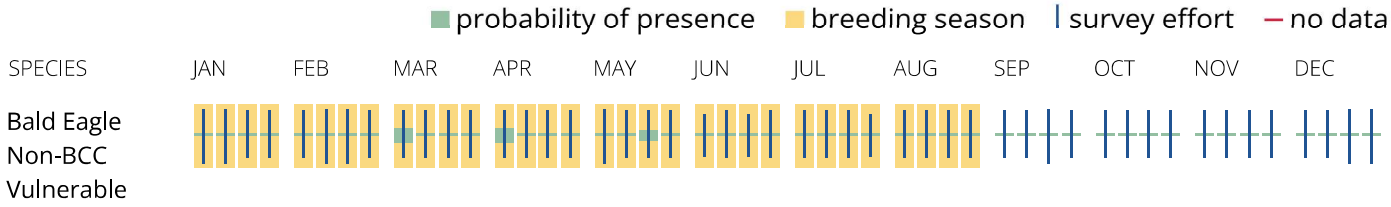
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

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

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

NOT FOR CONSULTATION



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

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project

intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

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

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

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

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

NOT FOR CONSULTATION

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

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

Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-

measures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

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NAME	BREEDING SEASON
Allen's Hummingbird Selasphorus sasin This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31
Belding's Savannah Sparrow Passerculus sandwichensis beldingi This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8	Breeds Apr 1 to Aug 15
Black Oystercatcher Haematopus bachmani This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9591	Breeds Apr 15 to Oct 31

Black Skimmer Rynchops niger — Breeds May 20 to Sep 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/5234

Black Tern Chlidonias niger — Breeds May 15 to Aug 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3093

Black Turnstone Arenaria melanocephala — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Black-chinned Sparrow Spizella atrogularis — Breeds Apr 15 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9447

Bullock's Oriole Icterus bullockii — Breeds Mar 21 to Jul 25
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

California Gull Larus californicus — Breeds Mar 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

California Thrasher Toxostoma redivivum — Breeds Jan 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Clark's Grebe Aechmophorus clarkii — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/2084

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Lawrence's Goldfinch Carduelis lawrencei — Breeds Mar 20 to Sep 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Marbled Godwit Limosa fedoa — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9481

Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

Scripps's Murrelet Synthliboramphus scrippsi — Breeds Feb 20 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Short-billed Dowitcher Limnodromus griseus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9480

Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

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Western Grebe aechmophorus occidentalis — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/6743

Willet Tringa semipalmata — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the

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probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

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

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

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

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

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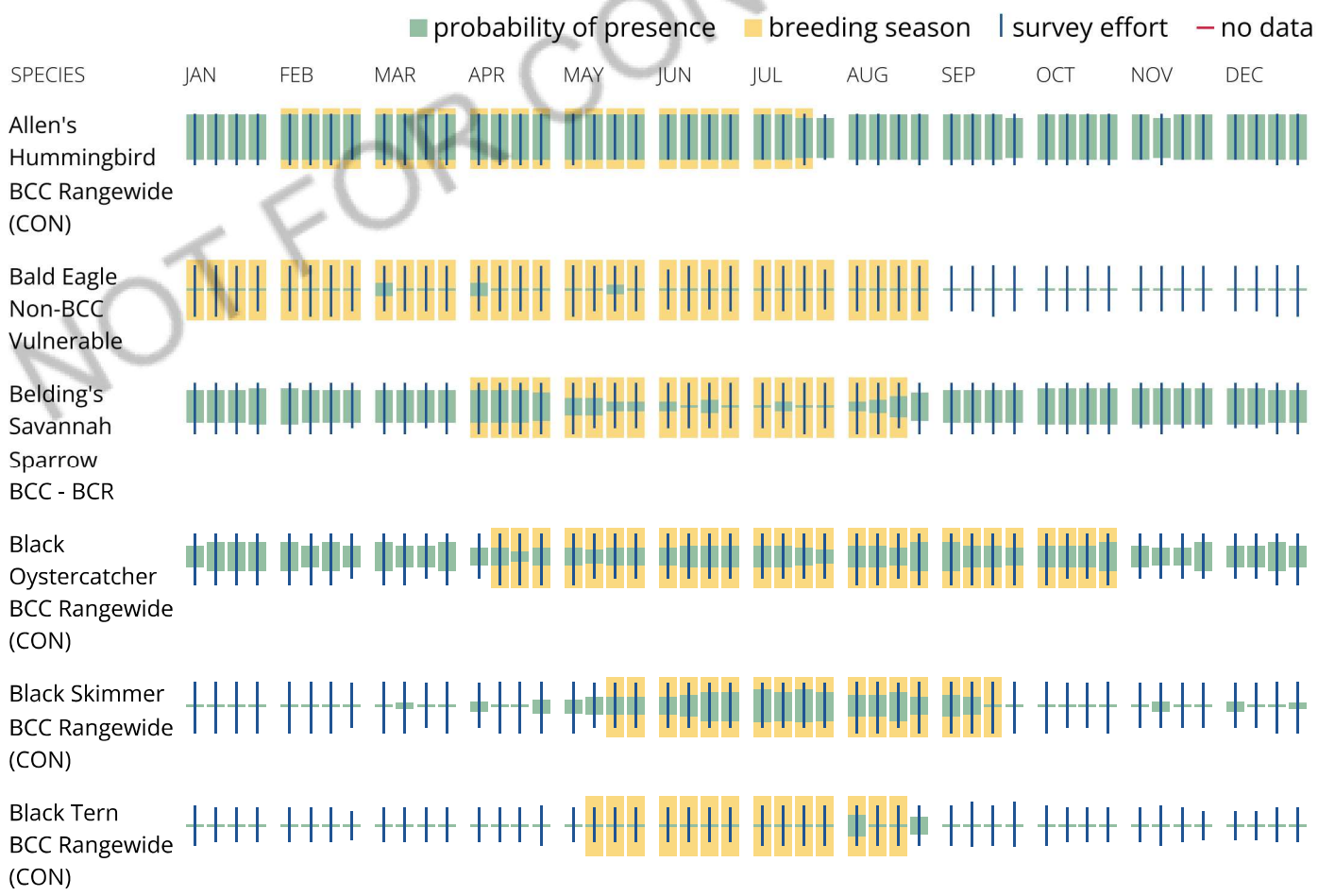

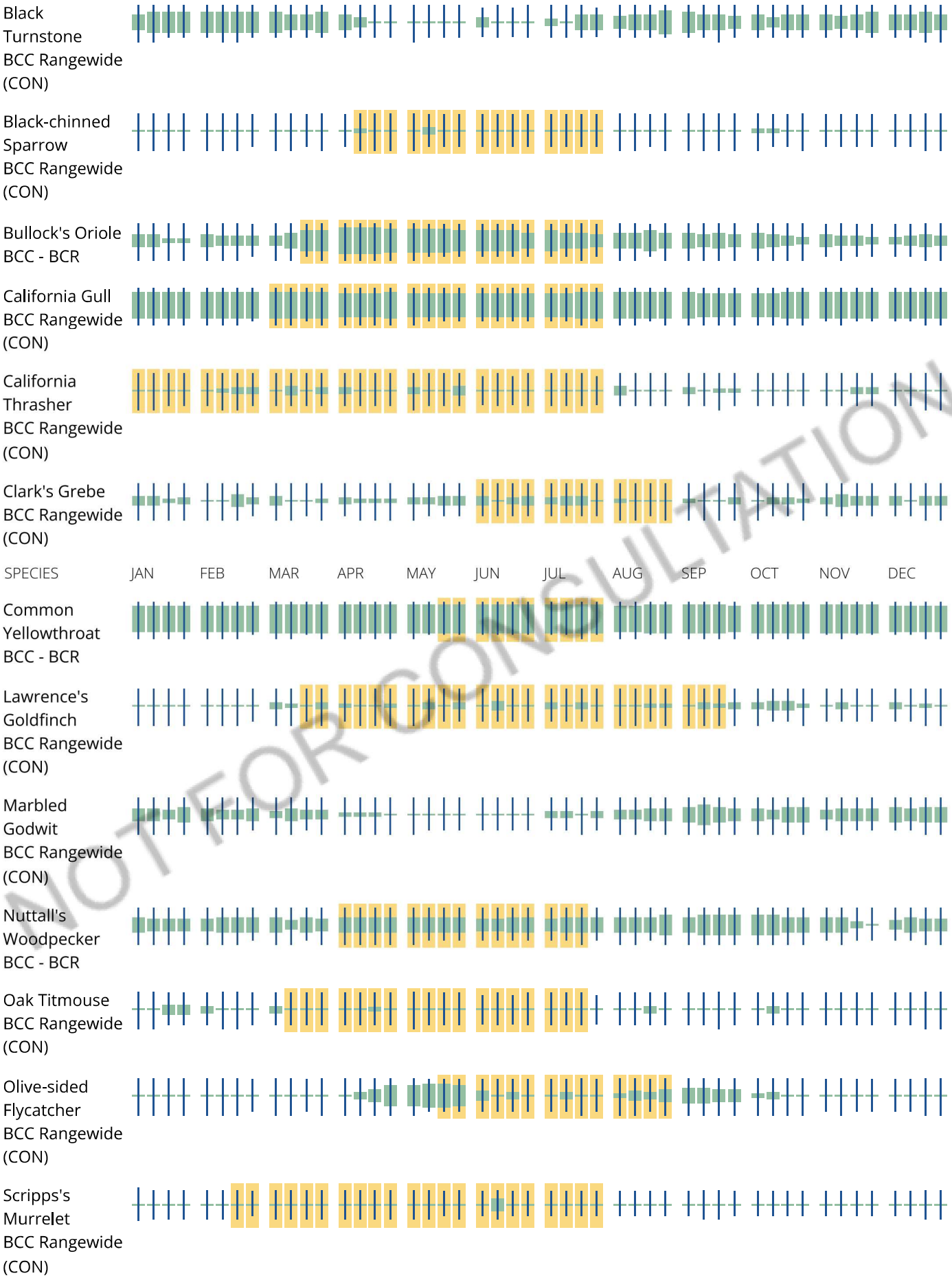

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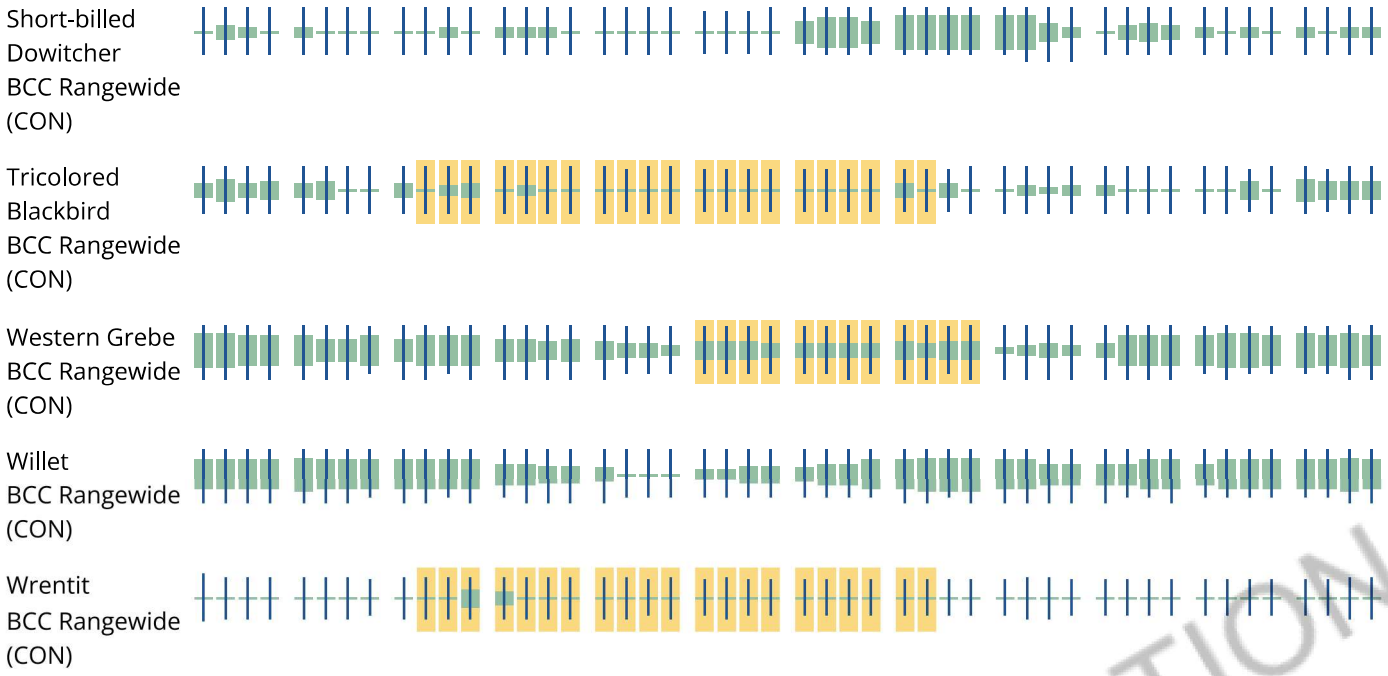

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

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

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

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

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

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

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

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

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

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

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

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

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

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

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

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If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

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

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Facilities

Wildlife refuges and fish hatcheries

Refuge and fish hatchery information is not available at this time

Wetlands in the National Wetlands Inventory (NWI)

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

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

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER EMERGENT WETLAND

- PEM1Ax
- PEM1Fx

FRESHWATER FORESTED/SHRUB WETLAND

- PSSAx

FRESHWATER POND

- PUBHx

RIVERINE

- R4SBCx
- R4SBC
- R4SBCr
- R4SBAr
- R4SBA

A full description for each wetland code can be found at the National Wetlands Inventory website

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

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Data limitations

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

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

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

Data exclusions

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

been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

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

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Appendix F-1

Previously Recorded Historic Built Environment and Archaeological Resources within the Project Area

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Previously Recorded Built Environment Resources

Dudek architectural historians closely reviewed information on previously recorded properties provided by South Central Coastal Information Center (SCCIC),which houses cultural resources records for Los Angeles County. Dudek also reviewed the Built Environment Resources Directory (BERD), which provides information, organized by county, regarding non-archaeological resources in the Office of Historic Preservation's (OHP) inventory. The OHP administers federally and state mandated historic preservation programs to further the identification, evaluation, registration, and protection of California's irreplaceable resources. All applicable portions of Los Angeles County were reviewed. Dudek also reviewed the Los Angeles County Historical Landmarks Registry and applicable planning documents including the West Carson Transit-Oriented District (TOD) Specific Plan. The following tables present all identified historic built environment resources within each of the Community Plan Areas (CPAs) discussed in the report. There were no previously recorded built environment resources in the Del Aire/Wiseburn, Hawthorne Island, La Rambla, or Westfield/Academy Hills CPAs.

Table 1. Previously Recorded Built Environment Resources in the Alondra Park/El Camino Village CPA

Primary Number (if applicable)	Otis ID (if applicable)	Resource Description/Address	Construction/ Evaluation Date	Status Code	Source
P-19-187544	549031	El Camino College Humanities Building 16007 Crenshaw Boulevard*	1951/2004	2S2	BERD
P-19-187543	548996	El Camino College Administration Building 16007 Crenshaw Boulevard*	1951/2004	2S2	BERD; SCCIC
P-19-187542	N/A	El Camino College Field House 1600 Crenshaw Blvd	1949/2003	None**	SCCIC
N/A	561704	Baseball field at the northwest corner of Alondra Park 3850 Manhattan Beach Boulevard	None/2003	6Y	BERD
N/A	699130	Dominguez Channel Historic District	1945-1969/2019	4CM	BERD
P-19-187511	N/A	3850 Manhattan Beach Blvd	None/2003	6Z	SCCIC

2S2 = Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
4CM = Master List - State Owned Properties – PRC §5024
6Y = Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z = Found ineligible for NR, CR or Local designation through survey evaluation.
*The administration and humanities buildings at El Camino College have been demolished.
** The DPR for the Field House (P-19-187542) does not include a full evaluation. It states: "the Field House is of minor local significance due to its being one of the few remaining and recognizable original permanent buildings on campus. Its architecture is undistinguished and some alterations and additions have harmed its integrity."

Table 2. Previously Recorded Built Environment Resources in the Lennox CPA

Primary Number (if applicable)	Otis ID (if applicable)	Resource Description/Address	Construction/ Evaluation Date	Status Code	Source
N/A	574844	Single Family Residence 10706 Buford Avenue	1941/2000	6Y	BERD
P-19-188005/ P-19-188006	N/A	William H West Residence; Pierre Alwan Property 10717 Buford Avenue*	1927/2006	None**	SCCIC

Primary Number (if applicable)	Otis ID (if applicable)	Resource Description/Address	Construction/ Evaluation Date	Status Code	Source
N/A	574899	Single Family Residence 10422 Burin Avenue	1928/2000	6Y	BERD
N/A	574845	Single Family Residence 10730 South Burl Avenue	1940/2000	6Y	BERD
N/A	574841	Single Family Residence 10707 South Burl Avenue	1941/2000	6Y	BERD
N/A	482263	Single Family Residence 11109 Condon Avenue	1939/1993	6Y	BERD
N/A	518404	Single Family Residence 10527 Felton Avenue	1916/2009	6U	BERD
N/A	544343	Single Family Residence 10536 Firmona Avenue	1931/2004	6U	BERD
N/A	526317	Single Family Residence 10510 Firmona Avenue	1910/None	6U	BERD
N/A	679250	Single Family Residence 10223 Firmona Avenue	None/2018	6Y	BERD
N/A	675287	La Cienega Building 11222 South La Cienega Boulevard	1968/2017	6Y	BERD
N/A	574897	Single-Family Residence 10505 Mansel Avenue	1941/2000	6Y	BERD
N/A	574896	Single-Family Residence 10535 Mansel Avenue	1949/2000	6Y	BERD
N/A	526316	Single-Family Residence 10702 Mansel Avenue	1925/None	6U	BERD
N/A	467466	Single Family Residence 4321 Lennox Boulevard	None/1987	6Y	BERD
N/A	491721	Single Family Residence 4944 Lennox Boulevard	1925/1994	6Y	BERD
N/A	574843	Single Family Residence 4814 West 104th Street	1939/2000	6Y	BERD

Primary Number (if applicable)	Otis ID (if applicable)	Resource Description/Address	Construction/ Evaluation Date	Status Code	Source
N/A	699122	Century Freeway-Transitway Historic District	1993/2019	4CM	BERD

4CM = Master List - State Owned Properties – PRC §5024
6Y = Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6U = Determined ineligible for NR pursuant to Section 106 without review by SHPO.
*The property at 10717 Buford Avenue has two DPR and Primary numbers associated with it (P-19-188005/ P-19-188006); these DPR forms are identical and both primary numbers refer to this property.
** The DPR does not include an evaluation of significance. The property has been significantly altered since the DPR's completion in 2006.

Table 3. Previously Recorded Built Environment Resources in the West Carson CPA

	Otis ID (if applicable)	Resource Description/Address	Construction/ Evaluation Date	Status Code	Source
P-19-192344	492519	Harbor-UCLA Medical Center 1000 West Carson	1958/1995 and 2019	6J	BERD; SCCIC; West Carson TOD
N/A	N/A	Commercial 1017 Carson Street	1969/2019	None*	West Carson TOD
N/A	N/A	Commercial 1019 Carson Street	1969/2019	None*	West Carson TOD
N/A	N/A	Commercial 1029 Carson Street	1969/2019	None*	West Carson TOD
N/A	N/A	Residence 1016 Jay Street;	Pre-1930/2019	None*	West Carson TOD
N/A	N/A	Residence 1139 Jay Street	Pre-1930/2019	None*	West Carson TOD
N/A	N/A	Residence 22042 Normandie Avenue	Pre-1930/2019	None*	West Carson TOD
N/A	482505	Dunn House 1175 West 204th Street	1894/1995	7L	BERD
N/A	N/A	Residence 958 222nd Street	Pre-1930/2019	None*	West Carson TOD

	Otis ID (if applicable)	Resource Description/Address	Construction/ Evaluation Date	Status Code	Source
N/A	N/A	Residence 1011 222nd Street	Pre-1930/2019	None*	West Carson TOD
N/A	N/A	Residence 1015 222nd Street	Pre-1930/2019	None*	West Carson TOD
N/A	N/A	Residence 1041 222nd Street	Pre-1930/2019	None*	West Carson TOD
N/A	N/A	Residence 1203 223rd Street	Pre-1930/2019	None*	West Carson TOD
N/A	None	Alpine Village 833 West Torrance Boulevard	1968/2020	Designated County of Los Angeles Landmark	Los Angeles County Historical Landmarks Registry
N/A	482298	Single Family Residence 20529 Berendo Avenue	1920/1993	6Y	BERD
P-19-190947	N/A	Senator Walkway Crosses Frampton and Normandie Avenues, connecting 243rd Street and Senator Avenue	1967-1968/2014	6Z	SCCIC

4CM = Master List - State Owned Properties – PRC §5024
6U = Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6J = Landmarks or Points of Interest found ineligible for designation by the State Historic Resources Commission (SHRC).
6Y = Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z = Found ineligible for NR, CR or Local designation through survey evaluation.
7L = State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
*Properties identified in the West Carson TOD were flagged as being potentially eligible.

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Identified Archaeological Resources

Dudek archaeologists closely reviewed results of a California Historical Resources Information System (CHRIS) database search provided by the South Central Coastal Information Center (SCCIC), which houses cultural resources records for Los Angeles County. The CHRIS database search included any previously recorded cultural resources recorded and investigations conducted within the Project area as well as a review of the NRHP, the CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. All applicable portions of Los Angeles County were reviewed. Dudek also conducted archival research as part of the PEIR. The following tables present all identified archaeological resources as well as all identified cultural resource assessments conducted within each of the Community Plan Areas (CPAs) discussed in the report. Note: the CHRIS database search only identified archaeological resources within the Alondra Park/El Camino Village, Hawthorne Island/Moneta Gardens Island, La Rambla, Lennox and Westfield/Academy Hills CPAs.

Table 4. SCCIC Identified Archaeological Resources within Del Aire-Wiseburn

P Number (IC Number)	Trinomial	Resource Type	Period of Origin	Recording Events	Attribute Code
P-19-004644	CA-LAN-004644H	Site	Historic	2015 (Jillian L. Hahnlen, Brian F. Smith & Associates)	AH04

Table 5. SCCIC Identified Archaeological Resources within West Carson

P Number (IC Number)	Trinomial	Resource Type	Period of Origin	Recording Events	Attribute Code
P-19-000088	CA-LAN-000088	Site	Prehistoric	1939 (RACER)	AP01; AP15
P-19-000099	CA-LAN-000099	Site	Prehistoric	1939 (F.H.RACER)	AP15
P-19-000122	CA-LAN-000122	Site	Unknown	1952 (H. Eberhart)	AH01; AP01

Table 6. SCCIC Identified Cultural Resource Studies Conducted within the East Los Angeles CPA

SCCIC ID	Author	Year	Report Title
Alondra Park			
LA-02904	Stickel, Gary E.	1993	Draft Report a Phase I Cultural Resources Literature Search for the West Basin Water Reclamation Project
LA-03289	Davis, Gene	1990	Mobil M-70 Pipeline Replacement Project Cultural Resource Survey Report for Mobil Corporation
LA-06023	Duke, Curt	2002	Cultural Resource Assessment at & T Wireless Services Facility No. 05040a Los Angeles County, California
LA-06025	Duke, Curt	2002	Cultural Resource Assessment at & T Wireless Services Facility No. D161a Los Angeles County, California
LA-10218	Bonner, Wayne H.	2009	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate LA33705B (Yukon Square), 3588 Redondo Beach Blvd, Torrance, Los Angeles County, CA.
LA-10333	McKenna, Jeanette M.	2009	A Brief Historic Context Statement Prepared for the General Plan Update: The City of Torrance, Los Angeles County, California
LA-11528	O'Connell, Keith	2011	Modification to Proposed Communications facility Alondra Park, 15916 Crenshaw Boulevard Agrdena, California 90506
Del Aire-Wiseburn			
LA-00078	Rosen, Martin D.	1975	Evaluation of the Archaeological Resources and Potential Impact of the Proposed Construction of Route 105 Freeway From El Segundo to Norwalk
LA-02322	Wessel, Richard L.	1991	Environmental Planning and Analysis Program Historic Resource overview and Management Plan Volume II: Historic Overview and Management Plan Volume II: Historic Overview
LA-02904	Stickel, Gary E.	1993	Draft Report a Phase I Cultural Resources Literature Search for the West Basin Water Reclamation Project
LA-03289	Davis, Gene	1990	Mobil M-70 Pipeline Replacement Project Cultural Resource Survey Report for Mobil Corporation
LA-04836		2000	Phase I Archaeological Survey Along Onshore Portions of the Global West Fiber Optic Cable Project
LA-07680	Bonner, Wayne H.	2006	Cultural Resources Records Search Results and Site Visit for T-mobile Usa Candidate La03362b (vista Plastering RI), 13437 Inglewood Avenue, Hawthorne, Los Angeles County, California
LA-08255	Arrington, Cindy and Nancy Sikes	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and Ii
LA-10160	Harper, Caprice D. and Francesca Smith	2008	Prelminary Cultural Resources Survey for the Formation of the Wiseburn Unified School District Project, Cities of El Segundo and Hawthorne, and Unincorporated Los Angeles County, CA

LA-12973	Hahnlen, Jillian L. and Brian F. Smith	2015	Mitigation Monitoring Report for the Aviation Station Project, County of Los Angeles, Project No. TR070853-(2)
Hawthorne Island			
LA-02904	Stickel, Gary E.	1993	Draft Report a Phase I Cultural Resources Literature Search for the West Basin Water Reclamation Project
La Rambla			
LA-02080	Pence, Robert L.	1976	Letter Report: the Parcel of Land Located at 1360 W. 6th Street, San Pedro
Lennox			
LA-02904	Stickel, Gary E.	1993	Draft Report a Phase I Cultural Resources Literature Search for the West Basin Water Reclamation Project
LA-03245	Maki, Mary K.	1995	A Phase 1 Negative Archaeological Survey of 0.24 Acres at 11121-11123 Osage Street Lennox, Los Angeles County, California
LA-03289	Davis, Gene	1990	Mobil M-70 Pipeline Replacement Project Cultural Resource Survey Report for Mobil Corporation
LA-05496	Smith, Philomene C.	2000	Negative Archaeological Survey Report: Constructing a Maintenance Equipment Training Facility on 10 Acres of Land Underneath Interstate 105 Between La Cienaga Blvd. and the Westbound Off-ramp in Los Angeles.
LA-05499	Smith, Philomene C.	2000	Negative Archaeological Survey Report: to Cold Plane the Existing Pavement on Route 405 and Overlay With 30mm of Rubberized Asphalt Concrete at Selected On/off-ramps From Vermont Ave. to Manchester Blvd.
LA-07696	Bonner, Wayne H.	2006	Cultural Resources Records Search Results and Site Visit for T-mobile Candidate La03077 (la Playa Market), 10720 South Inglewood Avenue, Inglewood, Los Angeles County, California
LA-08036	McKenna, Jeanette A.	2006	An Architectural Evaluation of the Residences Located at 10717 and 10721 Buford Avenue in the Community of Lennox, City of Inglewood, Los Angeles County, California
West Carson			
LA-01467	Dillon, Brian D.	1985	An Archaeological Survey and Impact Assessment of a 5.2 Acre Parcel at 19800 South Vermont Avenue in the City of Los Angeles, California
LA-03128	Uchitel, Sandra	1994	Archaeological Investigations at 24600 Frampton Avenue, Harbor City, California.
LA-03583	Bucknam, Bonnie M.	1974	The Los Angeles Basin and Vicinity: a Gazetteer and Compilation of Archaeological Site Information
LA-03956	McLean, Deborah K.	1998	Archaeological Assessment for Pacific Bell Mobile Services Telecommunications Facility La 193-04, 22108 South Vermont Avenue, City of Torrance, County of Los Angeles, California
LA-04758	Duke, Curt	1999	Cultural Resource Assessment for Pacific Bell Mobile Services Facility La 564-02, County of Los Angeles, California

LA-05331	Romani, John F.	1982	Archaeological Survey Report for the 07-la-110 Harbor Freeway Transitway Corridor Project
LA-05499	Smith, Philomene C.	2000	Negative Archaeological Survey Report: to Cold Plane the Existing Pavement on Route 405 and Overlay With 30mm of Rubberized Asphalt Concrete at Selected On/off-ramps From Vermont Ave. to Manchester Blvd.
LA-06868	Harper, Caprice D.	2003	Cultural Resource Assessment Cingular Wireless Facility No. Sm 472-04 Torrance, Los Angeles County, California
LA-06873	Miller, Wendy A.	2000	Harbor Lake 004706 Telecommunication Site at 24180 South Vermont Avenue, Harbor City, Los Angeles County, California
LA-06874	Bell, Heather	2001	Nepa Screening for Wireless Telecommunication Site-magellan, 736 West Del Amo Boulevard, Torrance, Los Angeles County, California
LA-09626	Bonner, Wayne H.	2008	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate LA33310B (Pico Normandie), 20900 Normandie Ave., Torrance, Los Angeles County, California.
LA-09628	Bonner, Wayne	2009	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate LA33311A (Food 4 Less), 851 Sepulveda Boulevard, Torrance, Los Angeles County, California.
LA-11069	Metzler, Valerie	2009	Harbour Lake/ 300589, 24180 South Vermont, Harbor City, CA 90710
LA-11482	Racer, F.H.	1939	Camp Sites in Harbor District - F.H. Racer
LA-11964	Robinson, Mark	2010	Archaeological Survey Report Machado Lake Ecosystem Rehabilitation Project and Wilmington Drain Multi-Use Project
LA-12800	Anderson, Katherine and Gonzalez, Matthew	2014	Los Angeles Department of Public Works Stairway and Walkway Lighting Unit 7 Project (W.O. L1350078) City of Los Angeles, California, Historic and Archaeological Resources Survey and Evaluation
LA-12870	McKenna, Jeanette A.		CULTURAL RESOURCES OVERVIEW AND ASSESSMENT:THE CITY OF LOS ANGELES, WEST CARSON TRANSIT ORIENTED DISTRICT (TOD) SPECIFIC PLAN PROJECT AREA, LOS ANGELES COUNTY, CALIFORNIA
Westfield			
LA-03969	McLean, Deborah K.	1998	Archaeological Assessment for Pacific Bell Mobile Services Telecommunications Facility La 404-01, 26438 Crenshaw Boulevard, City of Rolling Hills Estates, County of Los Angeles, California
LA-04525	Wlodarski, Robert J.	1999	A Phase I Archaeological Study for the Chadwick School Expansion Project (conditional Use Permit) 26000 S. Academy Drive Project, Palos Verdes Peninsula, Los Angeles County, California
LA-04643	Duke, Curt	1999	Cultural Resource Assessment for Pacific Bell Mobile Services Facility La 728-01, in the County of Los Angeles, California
LA-05585	Duke, Curt	2001	Cultural Resource Assessment for Modifications to Cingular Wireless Facility La 728-01 County of Los Angeles, California

LA-05701	Wlodarski, Robert J.	2001	A Phase I Archaeological Study for the Proposed Middle School Classroom Site Cup-99-041-(4) Chadwick School, 26800 South Academy Drive Palos Verdes Peninsula, California
LA-05979	Wlodarski, Robert J.	2001	A Phase I Archaeological Study for the Proposed Performing Arts Center Site Chadwick School, 26800 South Academy Drive, Palos Verdes Peninsula, California
LA-10567	Hogan, Michael, Bai "Tom" Tang, Josh Smallwood, Laura Hensley Shaker, and Casey Tibbitt	2005	Identification and Evaluation of Historic Properties - West Basin Municipal Water District Harbor-South Bay Water Recycling Project Proposed Project Laterals
LA-11150	Maxwell, Pamela	2003	West Basin Municipal Water District Harbor/ South Bay Water Recycling Project

Appendix F-4

Cultural Background Context for the South Bay Area Plan

Cultural Background Context for the South Bay Area Plan

Prehistoric Setting

Evidence for continuous human occupation in Southern California spans at least the last 10,000 years. Given the direction of research and differential timing of archaeological study following intensive development in Los Angeles County, chronology building in the South Bay Area Plan area must rely on data from neighboring regions to fill the gaps. To be more inclusive, this research employs a common set of generalized terms used to describe chronological trends in assemblage composition: Terminal Pleistocene (pre-10,000 years before present—BP), Early Holocene (10,000 – 7500 BP), Middle Holocene (7500 – 4000 BP), and Late Holocene (post – 4000 BP).

Terminal Pleistocene (pre – 10,000 BP)

The terminal Pleistocene period has been the subject of much research in North America, although it remains hotly debated in terms of human adaptations. A few things are certain: terminal Pleistocene environments were rapidly changing at the end of the Wisconsin glaciation period after 18,000 BP; definitive evidence places humans in North American by at least 12,500 BP.

The last major glaciation period (Wisconsin) ended by about 18,000 BP, marked by a warming and drying trend that started at this time, lasting until at least 15,000 BP (Grayson 1993). Glaciers that covered most of northern North America began to melt forming pluvial lakes; Pleistocene Lake Lahonton being one of the largest covering the Great Basin of western North America (Grayson 1993). In southern California, many of the vegetation communities found at high elevations today were found at lower elevations then. Wood rat middens from the Mojave Desert indicate that the area was covered by a coniferous forest characterized by juniper and sage by 15,000 BP (Spaulding 1983, 1990). As the Pleistocene came to a close by about 10,000 BP, the warming trend continued and upward migration of vegetation communities occurred, firmly establishing desert sage scrub communities and coastal chaparral from 10,000 to 8,000 BP. Ocean core sediment analysis of oxygen isotopes and pollen indicate much cooler ocean surface temperatures. Coupled with rising sea levels at a rate of about one meter per century through close of the Pleistocene (Inman 1983), the early Holocene was set to be much more moderate in climatic stability than the Pleistocene.

These environmental changes have been often cited as a key agent in cultural adaptation. A very unique technology defined by fluted projectile points and a highly formal lithic tool kit with almost no processing equipment is recognized as the earliest evidence of human adaptation to North America. Widely known as “Clovis,” regional manifestations of this toolkit show important variability both in projectile point styles and tool kit composition. In western North America, fluted points and related items are most often found near or along pluvial lakeshores, leading to the definition of the Western Pluvial Lakes Tradition (WPLT, Bedwell 1973). The WPLT holds as its primary tenet that human adaptive strategies in the terminal Pleistocene were evolved to exploit the rich flora and fauna located along pluvial shorelines. Emma Lou Davis’ (1978) work at China Lake near the Coso Range is one of the more well-known examples of a pluvial association with fluted points. Indeed, there is good evidence that Pleistocene megafauna persisted alongside modern fauna and tended to cluster around pluvial lakeshores (Grayson 1993). However, recent research questions the reality of the WPLT through discoveries of Paleoindian toolkits,

including fluted points in areas far removed from pluvial lakeshores (Basgall et al. 2002). Moreover, the variability in terminal Pleistocene tool kits is just beginning to be understood as various kinds of stemmed projectile points are being reliably assigned to pre-10,000 BP contexts, such as Great Basined Stemmed and Lake Mojave projectile point forms (Basgall et al. 2002; Basgall 2000; Warren 2004).

Whether or not terminal Pleistocene humans focused on hunting large animals or not is also debated. Most hold Clovis and other fluted point-dominated assemblages as a highly specialized large animal hunting complex, but others interpret these technological complexes as generalized, allowing for rapid movement across large areas with flexibility (i.e., Kelly and Todd 1988). Resolution to this issue has yet to come, but strong evidence suggests on either side with direct evidence of megafauna procurement using fluted and other stemmed points (see Meltzer 1993), as well as direct evidence of stemmed projectile points for cutting and grinding, indicating a more generalized intent of use (see Basgall 1993). The truth probably rests in regional variation where localized climatic and environmental patterns affect the resources humans exploit and as a result, their response to changes in the availability of those.

Further complicating the picture is the realization that vegetal processing technology was being intensively used prior to 10,000 BP. The discovery in La Jolla of a robust assemblage of millingstones, handstones, and battered implements, with virtually no formal flaked lithic items associated with dozens of human burials and radiocarbon dates in excess of 10,000 BP indicates at the very least that socioeconomic adaptation was occurring rapidly among California hunter-gatherers during the terminal Pleistocene (Hale 2010a; see also Ike et al. 1979). Assemblages of this nature are often attributed to the Milling Stone pattern that has been interpreted as a response to punctuated middle Holocene aridity (see middle Holocene discussion, below). Regardless, discoveries of artifacts, such as fluted points that are exclusive to terminal Pleistocene cultural adaptations associated with pre-10,000 BP radiocarbon dates indicates that humans reached the coastal margins of western North America during this period (see Erlandson 1988, 1991; Erlandson et al. 2008; Fitzgerald and Jones 2000; Rogers 1938; Warren 1968).

Initial efforts to parse out archaeological components somewhat arbitrarily ascribed the “Early Man” phase to southern California (Wallace 1955). Wallace’s Early Man phase (10,000 – 6000 B.C. / 12,000 – 8000 BP) was allocated to the terminal Pleistocene and early Holocene, but without the benefit of radiocarbon dates. The Early Man phase was ill-defined and based off of Rogers (1938) work with San Dieguito collections—a hunting-related toolkit defined at the Harris Site containing stemmed projectile points similar to Lake Mojave points located in desert regions to the north. Other fluted point discoveries to the north near Pleistocene Lake Tulare certainly biased Wallace’s (1955) efforts to define an early phase of human occupation, especially since his primary region of study (Los Angeles and Ventura Counties) was nestled in between San Dieguito and Lake Tulare archaeological discoveries.

Early Holocene (10,000 – 7500 BP)

Human occupation of southern California during the early Holocene period (10,000 – 7500 BP) is better understood than the terminal Pleistocene, although archaeological evidence for early Holocene human occupation still tends to be regionally clustered. Early Holocene environments continued the warming and drying trend initiated during the terminal Pleistocene, but most of the major pluvial lake systems were fully desiccated, with periodic recharge of some basins provided by seasonal precipitation rather than melting glaciers (Basgall 1993; Waters 1991). Most studies converge on the idea that the early

Holocene was noticeably more arid since desert vegetation communities appear strongly established in composition and distribution by 9000 BP (Spaulding and Graumlich 1986; Van Devender et al. 1987). All megafauna (i.e., elephants, camelids, sloths, etc.) were all but gone by 10,000 BP, however with modern fauna attaining their modern vegetation associations by this time.

Most cultural chronologies have their roots in the early Holocene, save for the WPLT, San Dieguito, and other stemmed and fluted point traditions noted earlier. David Banks (D.B.) Rogers (1929) was the first to propose a cultural chronology, though his age estimates suffered from the lack of absolute dating techniques and data at the time. D.B. Rogers (1929) proposed Oak Grove as the earliest robust cultural tradition beginning just after the Pleistocene and early Holocene transition at around 10,000 BP. Later known as the Milling Stone Horizon (Wallace 1955), or Encinitas Tradition (Warren 1968), Oak Grove was recognizable by the large amounts of processing equipment dominated by basined millingstones and handstones, along with a general lack of formal flakedstone hunting tools. Wallace (1955) built on D.B. Roger's work, with Oak Grove representing the Milling Stone Horizon, but the interpretation was the same: an economy dominated by vegetal processing and a general lack of hunting. Warren (1968) sought to clarify regional variability during the early Holocene and proposed the Encinitas Tradition, comprised of various local manifestations of the Milling Stone Horizon assemblages that had locally specific environmental agents driving the development of the processing economies. Warren, however significantly added to the discourse by better defining the San Dieguito complex as preceding the Milling Stone pattern and being comprised of stemmed projectile points and bifacial knives, with few processing tools (see Warren 2004). San Dieguito appeared to be a coastal southern California manifestation of what is known as Lake Mojave in the northern high deserts.

Coastal evidence for early Holocene human occupation is increasingly common, mostly in the form of pre – 7500 BP radiocarbon dates (Byrd 1997; Curtis 1965; Erlandson 1988, 1991, 1997; Erlandson et al. 1993, 2008; Gallegos and Kyle 1988; Glassow et al. 2007; Hale 2009, 2010a, 2010b; Hale and Becker 2006; Kaldenberg 1982; Levulett et al. 2002; Salls 1991; True 1980). Since the definition of the Milling Stone pattern by Wallace (1955) and Warren (1968), extensive archaeological work in regulatory settings has generated a robust database of radiocarbon dated sites resulting in a clear picture that the Milling Stone pattern is firmly rooted in the early Holocene, by as much as 10,000 BP (see Hale 2010a). In fact, early Holocene radiocarbon dates have come to be expected in certain depositional contexts along the southern California coast because of their commonality and the consistency of the associated archaeological deposit (Hale 2009). Early Holocene dates along the coastal plain of southern California and interior ranges are currently considered part of the "Archaic" pattern; an umbrella term synonymous with Milling Stone.

Desert regions to the north and interior Peninsular Ranges (and intervening valleys) to the east also have relatively robust early Holocene records. To the east, the early Holocene continues to align with the Archaic or Milling Stone pattern (see Hale 2009; Hale and Comeau 2009; Sutton 2011). In the Mojave Desert, traditional early Holocene chronologies are being revised. The Lake Mojave (11,000 – 7500 BP) complex still appears to be the oldest stemmed point tradition that followed fluted point toolkits. Lake Mojave assemblages are characterized by weak shouldered stemmed projectile points and large amounts of formed flake tools with lesser amounts of expedient flaked tools and groundstone. However, recent evidence is pushing back dates for the Pinto complex to as much as 8000 BP, presenting an overlap problem with Lake Mojave (Basgall 2000; Sutton et al. 2007). The significance here is that Pinto sites are dominated by large amounts of ground and battered stone with relatively small amounts of

formed flakedstone tools (Basgall and Hall 1993, 1994; Campbell and Campbell 1935; Giambastiani and Basgall 1999; Hall 1992; Schroth 1994; Warren 1968, 1980); Pinto is the first robust processing economy that appears in California deserts and is similar in many respects to the Milling Stone pattern of southern California, though not as old as Milling Stone. The similarities with the Milling Stone pattern include settlement that was characterized by serial occupation of specific sites producing robust assemblages through tool reuse (Hale 2001).

Middle Holocene (7500-4000 BP)

The middle Holocene (7500-4000 BP) witnessed a continuation of archaeological patterns defined in the early Holocene. However, the middle Holocene was marked by periods of extreme aridity collectively termed the Altithermal by Ernst Antevs (1953). After much research since Antevs' (1953) original work the Altithermal is better understood as having variable effects at a subregional scale. Southern California was already characterized as an arid landscape by the inception of the middle Holocene, thus notable changes include adjustments in the elevation and density of existing vegetation communities and related fauna (Mehringer 1967; Spaulding 1985, 1990; Wells 1983). To be sure, humans respond to changes in the resources they exploit, and it is plausible that plants and animals that were the focus of subsistence either decreased in abundance or congregated in more favorable areas. Warren (1968) postulates as much, suggesting that the Encinitas Tradition (i.e., Milling Stone pattern) was adapted in the coastal plain to the margins of lagoons that were magnet locations for vegetation and fauna, and as a result, human occupation.

Whatever the regional environmental differences were, it was clear that humans have been present in southern California throughout the middle Holocene with widespread evidence of humans hunkering down and increasing vegetal processing intensity, rather than depopulating whole areas. In fact, the origin of Milling Stone pattern itself was thought to be a response to Altithermal conditions (Wallace 1955; see Hale 2001, Erlandson 1997). The early Holocene appearance of Milling Stone adaptations, however, runs counter to this explanation, suggesting instead that Milling Stone economies were the first socioeconomic adaptation to stable California environments after the waning of terminal Pleistocene transitions (Hale 2010a, 2011). Regardless, processing economies were apparently well-suited to the arid middle Holocene conditions, based on the ubiquity of Milling Stone assemblages.

Regional cultural histories adjacent to the upper Santa Clarita River Valley continue in the same nomenclature. In the deserts to the north, the Pinto period reigns until at least the end of the middle Holocene (4000 BP); although, Gypsum period assemblages characterized by contracting stem dart points, larger numbers of small flake tools, and some mortar/pestle technology have pushed their 4000 BP inception date to some degree (Hale 2011). Southern coastal regions such as San Diego County and parts of Orange and Los Angeles Counties also retain Milling Stone assemblage dominance, including at the Tank Sites (CA-LAN-1 and -2) in Topanga Canyon that date as late as 2000 BP (see Hale 2001). The middle Holocene is one of the best represented periods in San Diego County and keeping with the Milling Stone or Archiac pattern (Masters and Gallegos 1997; see Hale 2009 for assemblage summaries).

Real socioeconomic change during the middle Holocene appears first in the Santa Barbara Channel with the abrupt appearance of bowl mortars by at least 5500 BP at sites such as CA-SBA-53, CA-SBA-54, CA-SBA-75, and CA-SBA-84 to name a few (Hale 2009; see also Erlandson et al. 2008, Harrison and Harrison 1966; Levulett et al. 2002). Mortars are costly to manufacture (mortar surfaces are manufactured, rather

than mostly accruing depth through use), and thus their manufacture in noticeable quantities necessarily signals a shift to a more intensive processing economy (Hale 2010b). It is thought that mortars in the Santa Barbara Channel were used to intensively process nuts such as acorn and buckberry that have substantial nutritional value when processed in mass quantities (Bettinger et al. 1997; Bettinger and Tushingham 2013). Moreover, the complex ecology of acorn masting requires storage for it to be an efficient economic pursuit of humans (Hale 2009; 2010a). The attendant social shifts that must occur to make an acorn economy economically viable are no less complex, requiring defense of territories containing acorn producing oaks and storage facilities; concepts not altogether welcoming to hunter-gatherer societies that have evolved social institutions precisely to cull such behavior (Bettinger 1999).

Other refinements to culture historical frameworks are based on King's (1981) chronology of burial patterns and related artifacts. Minor refinements to King's chronology occur when assemblage data warrant as much, but substantial numbers of *Olivella* sp. shell beads present in burial populations of the last 3000 years in King's study laid a strong chronological foundation for determining the kinds of socioeconomic patterns that developed during the late Holocene, discussed below.

Overall, the middle Holocene in southern California is primarily defined by processing economies of the Milling Stone pattern, which is undeniably the most robust and visible archaeological pattern found in California (Hale 2001, 2009; Fitzgerald and Jones 2000). Archaeologists continued until the turn of the century to be captivated by the Milling Stone pattern, resulting in numerous graduate theses and dissertations, monographs, and articles that focused on analyzing regional variability. That is, research focused on understanding how the Milling Stone pattern varied from place to place. Perhaps the most exhaustive review of the Milling Stone pattern was completed by Basgall and True (1985) for a Caltrans project along the Interstate 15 corridor. Basgall and True (1985) investigated archaeological sites belonging to the Sayles Complex—an inland, Transverse Ranges manifestation of the Milling Stone pattern. They reviewed most of the significant contributions to the Milling Stone pattern concept as of 1985 and provide an analytical framework for investigating and interpreting archaeological deposits of this kind. Since then, certain early contributions to the topic (i.e., Warren 1968) have been more supported than refuted (see Hale 2001).

Late Holocene (post – 4000 BP)

The late Holocene (post – 4000 BP) is characterized by increased variation in environmental conditions and archaeological assemblages. Part of this variability is due to better resolution in both records, but much of it represents an accurate sample of prehistoric times over the last 4000 years. A summary of the various regionally specific paleoenvironmental conditions will not be provided in this brief overview. However, some patterns warrant discussion. With the dissipation of Altithermal conditions after about 4000 BP, increased precipitation is generally evident for southern California. In desert regions, spring flows markedly increased along with the stabilization of marshes, and some lake basins retained shallow waters from runoff (Batchelder 1970; Hunt and Mabey 1966; LarMarche 1973; Mehringer 1987; Mehringer and Sheppard 1978; Mehringer and Warren 1976; Smith 1979; Stine 1990, 1994, 1995; Weide 1982). In coastal southern California, lagoons stabilized and destructive erosional processes that gutted them stopped after about 3000 BP (see Byrd and Reddy 2004; Erlandson and Rick 2002). Pollen and oxygen isotope studies from ocean and estuary cores sometimes present conflicting information, but all generally point to climatic instability during the last 3000 years, with a few pronounced periods of

extreme climate, such as the Medieval Climatic Anomaly (MCA) from approximately 800 – 1200 BP (see Munns and Arnold 2003).

Erlandson suggests that southern California Mediterranean climates were more characterized by instability and fluctuations in resource availability than by sustained abundance (Erlandson 2003). It is a fact that southern California hunter-gatherer populations grew overtime. Coupled with instability in climate and resource availability, dense aggregations of hunter-gatherers would certainly elicit a socioeconomic response—this seems to be borne out in the archaeological record, at least in coastal regions.

Along the Northern California Bight (Santa Barbara and Ventura coastal plain), archaeological assemblages are referred to as Canaliño (D.B. Rogers 1929), or Late Prehistoric (Wallace 1955), while King's (1990) cultural chronology separates the last 2600 years into various divisions of the Middle Period (950-2600 BP [2600 B.C. – A.D. 1150]) and Late Period (post 950 BP [A.D. 1150]). The Southern California Bight (roughly, Orange and San Diego Counties) is characterized uniformly as the Late Prehistoric in most areas, although Gabrieliño territory (parts of Orange County and Los Angeles County) tend to mimic the Northern California Bight chronology. Notably, the Southern California Bight witnesses a wholesale continuation of the Milling Stone pattern into the late Holocene, changing little in assemblage composition excepting the addition of the bow and arrow and ceramics (Hale 2009, 2010a). Significant socioeconomic shifts occur just prior to Spanish contact at approximately 450 – 650 BP with an acorn economy starting to emerge (Hale 2009, 2010a).

Santa Barbara, Ventura, and parts of coastal Los Angeles exhibit significant changes in archaeological assemblages. Mortars and pestles are firmly established in the late Holocene by 3500 BP. This is followed by the appearance of the single piece fishhook by approximately 2900 BP, the plank canoe at approximately 1600 BP, bow and arrow (1500 BP), circular fishhook (700 BP), and microlithic tools (700 BP) (Arnold 1992; 1997; Gamble 2002; Glassow 1996; Kennett 2005; C. King 1990; Rick et al. 2002; Strudwick 1985). These technological innovations are successively accompanied by related increases in the formality of other kinds of subsistence tools already present in tool kits (Hale 2010a). *Olivella* sp. bead manufacturing is present throughout the late Holocene but becomes a robust industry in the last thousand years. Other items characteristic of late Holocene coastal regions includes steatite cooking vessels and containers, perforated stones, arrow shaft straighteners made of steatite, a variety of bone tools, and personal ornaments made from shell, bone, and stone. There is also an increased use of asphaltum for waterproofing and as an adhesive.

Many late Holocene coastal sites contain complex objects of art and decoration. Ornaments include drilled whole venus clam (*Chione* spp.) and drilled abalone (*Haliotis* spp.). Steatite effigies become more common, with scallop (*Pecten* spp*. and Argopecten* spp.) shell rattles common in middens. Mortuary customs are elaborate and include cremation and interment with abundant grave goods.

In Warren's (1968) cultural ecological scheme, the period between A.D. 500 and European contact is divided into three regional patterns. The Chumash Tradition is present mainly in the region of Santa Barbara and Ventura counties; the Takic or Numic Tradition is present in the Los Angeles, Orange, and western San Bernardino and Riverside counties region; and the Yuman Tradition is present in the San Diego region. The seemingly abrupt changes in material culture, burial practices, and subsistence focus at the beginning of the Late Prehistoric period was taken to be the result of a migration to the coast

of peoples from inland desert regions to the east. In addition to the small triangular and triangular side-notched points similar to those found in the desert regions in the Great Basin and Lower Colorado River, Colorado River pottery and the introduction of cremation in the archaeological record are diagnostic of the Yuman Tradition in the San Diego region.

In Los Angeles, Orange, and western San Bernardino and Riverside counties, similar changes (introduction of cremation, pottery, and small triangular arrow points) are thought to be the result of a Takic migration to the coast from inland desert regions. This Takic or Numic Tradition was formerly referred to as the "Shoshonean wedge" or "Shoshonean intrusion" (Warren 1968). This terminology used originally to describe a Uto-Aztecan language group, is generally no longer used to avoid confusion with ethnohistoric and modern Shoshonean groups who spoke Numic languages (Heizer 1978:5; Shipley 1978:88, 90).

The growing body of archaeological literature, however, either contradicts the notion of a population migration, or indicates that when they arrived, they adopted local socioeconomic practices (Hale 2009). The longstanding archaeological patterns in the San Diego region are evidence of this. To the north, the similarity of archaeological assemblages and ethnic customs between the Los Angeles region and the Ventura and Santa Barbara regions is interesting, considering the two areas have distinct linguistic profiles. This disparity highlights the problem of considering any artifact type as an ethnic marker, which is not considered good scientific practice because it cannot be supported in the material record. Behavioral norms are the best ethnic marker, but tying behaviors to specific artifact types or patterns, as archaeologists do, measures only similarity in socioeconomic adaptation, which can exist between groups that share no ethnicity. Because of this, the archaeological record is generally the wrong context to measure ethnic association. Rather, among all ethnographic and ethnohistoric studies in California, language is the best discriminator of ethnic identity. Dialectical differences are better indicators of ethnicity when ethnographic information is the only representation of past populations, even though true ethnic markers are embodied in behavioral norms (see McElreath et al. 2003).

Items manufactured in coastal locales, such as shell ornaments and steatite vessels commonly made their way to the interior of California, being found in archeological deposits in the Transverse Ranges and Mojave Desert (e.g., Basgall and Hall 1994; Schroth 1994; Sutton 1980). Likewise, obsidian from the Coso volcanic field near Ridgecrest, California made its way to coastal environments. Whether these artifacts were carried to their location of deposition in the hands of those who made them or whether they were procured through trade is a question specific to each occurrence, ruling out various explanations in favor the most plausible scenario. Regardless, ethnographic and ethnohistoric accounts indicate that transregional trade and exchange was common and did not equate to similarity in ethnic identity since exchanges traversed traditional cultural boundaries (see Heizer 1978). For this reason alone, none of the artifacts common to southern California archaeological assemblages can be considered ethnic markers. This is especially true for ornaments, such as shell beads that may have been used as form of currency (Arnold 1991, 1997), or the bow and arrow that is widely considered one of the most significant technological innovations of the prehistoric world and that spread rapidly across the globe through adoption (Bettinger 1991).

Historic Setting

Post-Contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1821), Mexican Period (1822–1848), and American Period (1848–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1539 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period (1769–1821)

Spanish explorers made sailing expeditions along the coast of southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríquez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded during the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno's crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location the names we use today. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California's Historic period, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonial matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July 1769, while Portolá was exploring southern California, Franciscan Friar Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823.

The Portolá expedition first reached the present-day boundaries of Los Angeles in August 1769, thereby becoming the first Europeans to visit the area. Friar Juan Crespí named the campsite by the river "Nuestra Señora la Reina de los Angeles de la Porciúncula" or "Our Lady the Queen of the Angeles of the Porciúncula." Two years later, Friar Junípero Serra returned to the valley to establish a Catholic mission, the Mission San Gabriel Arcángel, on September 8, 1771 (Kyle 2002).

Arrival of Spanish explorers, soldiers, missionaries, and colonists in the late Eighteenth century ushered in a new era during which Native Americans were subjugated to Spanish rule. A collaborative document sponsored by the County of Los Angeles puts it bluntly: "As the Spanish expanded along the coast of Alta California, they enslaved Native peoples, forcing them to build and maintain the missions, pueblos, and presidios for the Spanish settlers while enduring unspeakable abuse at the hands of Spanish soldiers. Local Tribes were forced to move from their villages and give up their languages and culture. Tribes were given new names after the missions, which is reflected in the names of many local Tribes today" (Dobson et al. 2023: 7).

Mexican Period (1821–1846)

A major emphasis during the Spanish Period in California was the construction of missions and associated presidios to integrate the Native American population into Christianity and communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish Period, only two of which were successful and remain as California cities (San José and Los Angeles). Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the Indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. The secularization of the missions following Mexico's independence from Spain resulted in the subdivision of former mission lands and the establishment of many additional ranchos.

During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern California export, providing a commodity to trade for goods, and were known as "California banknotes." Rancheros often traded cowhides for clothing, furniture, sugar, whiskey, and other goods with American ships anchored off the coast in San Pedro. Hides from Los Angeles were sent to factories in Boston where they were made into leather shoes, boots, and saddles. Tallow (rendered fat) was used to make candles and soap, and rawhide served as a binding material for making quick repairs. "Secularization and the continued strength of the foreign market, in turn, drove an economy centered on ranchos and gave increased prominence to rancheros." Beef did not become economically significant until after the Gold Rush in 1849 when the demand for meat from settlers and miners skyrocketed.

The number of non-native inhabitants increased during this period with the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who did not possess immunities to them.

American Period (1846–Present)

California became a U.S. territory in 1848 with the signing of the Treaty of Guadalupe Hidalgo, which ended the Mexican-American War, and became a state in 1850. Following statehood, political pressure mounted to open new lands to settlers from the eastern U.S. As a result, Congress passed the California Lands Act in 1851, which required that all land titles granted during the Spanish and Mexican periods be reviewed to determine their validity. This proved challenging given that rancho boundaries were not precisely defined, often marked by non-permanent or changing markers such as streams, boulders, and trees. The Act gave landowners two years to file a claim with the State Lands Commission. As a result of this law, many rancheros lost their land or had to sell it to pay their legal fees. "Claims were rejected either because the original grant was made in violation of Mexican land law or because there was no evidence that a grant had been made." Landowners who persevered were often left to deal with squatters who had encroached on

their land. Approximately 80% of all claims in California were approved or patented, with the Los Angeles area slightly above average at 83% (Dudek 2023).

While the Act greatly contributed to the break-up of rancho lands in the Los Angeles area, it was not the sole cause. Horticulture and livestock, based primarily on cattle, was the currency and staple of the rancho system and continued to dominate the Southern California economy through the 1850s. However, a series of natural disasters beginning in 1862 ultimately brought an end to the rancho system. Floods followed by prolonged drought decimated the cattle industry and resulted in the deaths of thousands of animals, bringing financial ruin to rancheros. With no ability to pay their outstanding debts and property taxes, lenders foreclosed on the mortgages, and 10,000- to 20,000-acre ranches were sold for only $30–$60 each. “The inability of the ranchers to pay such trifling sums revealed that California’s rancho civilization was indeed incompatible with America’s competitive economy.” While the drought brought an end to the rancho and cattle era, it also set the stage for the urban sprawl that was to follow. “The era of the open range was ending, and a new age of population and economic growth, driven by modern agricultural development, would take its place. Cattle ranching slowly became a relic” (Dudek 2023).

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Appendix G
Noise Modeling Worksheet

Accessory Commercial Unit (ACU)

ACCs (air-cooled chillers on rooftops or at-grade):

	refrigeration tons	PWL
Bryant BH16 018	1.5	67
Bryant BH16 024	2	71
Trane CGA 040	4	72
Trane CGA 080	8	74
Trane Flex 155Z	16	79
Trane Flex 1110Z	30	86
Daikin AGZ-E 60 (w/out sound insulation)	60	91
Daikin AGZ-E 120 (w/out sound insulation)	120	95
Daikin AGZ-E 240 (w/out sound insulation)	241	100

				Cooling Load Check Figures*								Distance (feet) to comply with threshold (per LA County 12.08.390.A)				
Business Type	Building Tag	GSF	Usage Classification	"Lo" GSF per ton	"Hi" GSF per ton	average GSF per ton	tons of refrig.	Approx. Qty. of ACCs	tons per ACC	Approx. Total PWL (dBA)	SPL at 1m (dBA)	Noise Zone I (anytime)	Noise Zone II (daytime)	Noise Zone II (nighttime)	Noise Zone III (daytime)	Noise Zone III (nighttime)
												45	50	45	60	55
Beauty Salon	ACU sample 1	1000	"beauty and barber shop"	240	105	172.5	5.8	3	2	**76**	65	32	18	32	6	10
Restaurant	ACU sample 2	1000	"restaurant - medium"	150	100	125	8.0	4	2	**77**	66	37	21	37	7	12
Shoe Store	ACU sample 3	1000	"shoe stores"	300	150	225	4.4	1	5	**72**	61	21	12	21	4	7
Clothing Shop	ACU sample 4	1000	"clothing stores"	345	185	265	3.8	1	4	**72**	61	21	12	21	4	7
Drug Store	ACU sample 5	1000	"drug stores"	180	110	145	6.9	2	4	**75**	64	29	16	29	5	9
Discount Store	ACU sample 6	1000	"discount stores"	345	120	232.5	4.3	1	4	**72**	61	21	12	21	4	7
Existing Usage	ACU candidate	1000	"residential - medium"	700	400	550	1.8	1	2	**67**	56	12	7	12	2	4

*Loren Cook. 1999. Engineering Cookbook. 2nd ed. Pages 59-60

Accessory Commercial Unit (ACU)

AHUs (plenum-type return fan only, no condenser units [see separate worksheet]):

| | | |

ACU Operation Noise (combined ACC and AHU) and Noise Compliant Operating Distances

Business Type	SPL at 1m (dBA)	Distance (feet) to comply with threshold (per LA County 12.08.390.A)				
		Noise Zone I (anytime) 45	Noise Zone II (daytime) 50	Noise Zone II (nighttime) 45	Noise Zone III (daytime) 60	Noise Zone III (nighttime) 55
Beauty Salon	66	37	21	37	7	12
Restaurant	68	47	26	47	8	15
Shoe Store	63	25	14	25	4	8
Clothing Shop	63	25	14	25	4	8
Drug Store	65	32	18	32	6	10
Discount Store	63	25	14	25	4	8
Existing Usage	60	18	10	18	3	6

Commercial Development

ACCs (air-cooled chillers on rooftops or at-grade):

	tons	PWL
Bryant BH16 018	1.5	67
Bryant BH16 024	2	71
Trane CGA 040	4	72
Trane CGA 080	8	74
Trane Flex 155Z	16	79
Trane Flex 1110Z	30	86
Daikin AGZ-E 60 (w/out sound insulation)	60	91
Daikin AGZ-E 120 (w/out sound insulation)	120	95
Daikin AGZ-E 240 (w/out sound insulation)	241	100

				Cooling Load Check Figures*								Distance (feet) to comply with daytime threshold (per LA County 12.08.390.A)		
Business Type	Building Tag	GSF	Usage Classification	"Lo" GSF per ton	"Hi" GSF per ton	average GSF per ton	tons of refrig.	Approx. Qty. of ACCs	tons per ACC	Approx. Total PWL (dBA)	SPL at 1m (dBA)	Noise Zone I	Noise Zone II	Noise Zone III
												45	50	60
Office Space	Ind. Rezone sample 1	20000	"office building"	360	190	275	72.7	4	19	**85**	74	93	52	16
Assembly Plant	Ind. Rezone sample 2	20000	"assembly area"	240	90	165	121.2	4	31	**92**	81	207	117	37
Restaurant	Ind. Rezone sample 3	20000	"restaurant - medium"	150	100	125	160.0	5	32	**93**	82	232	130	41
Educational Facility	Ind. Rezone sample 4	20000	"schools, colleges, universities"	240	150	195	102.6	3	35	**91**	80	180	101	32
Hospital	Ind. Rezone sample 5	20000	"hospitals - patient rooms"	275	165	220	90.9	3	31	**91**	80	180	101	32
Hotel	Ind. Rezone sample 6	20000	"hotels, motels, dormitories"	350	220	285	70.2	4	18	**85**	74	93	52	16
Existing Usage	Ind. Rezone Candidate	20000	"heavy manufacturing"	100	60	80	250.0	1	250	**100**	89	520	292	92

*Loren Cook. 1999. Engineering Cookbook. 2nd ed. Pages 59-60

Commercial Development

AHUs (plenum-type return fan only, no condenser units [see separate worksheet]):

		63	125	250	500	1000	2000	4000	8000
A-weighting adjustments		26	13	9	3	0	-1	-1	1
average of values for the two fan diameter ranges, per Guyer (Table 12)	plug	40	40	38	34	29	23	19	16
average of values for the two fan diameter ranges, per Guyer (Table 12)	tube	47	44	46	47	44	45	38	35
per Guyer (Table 12, presumed based on Bies & Hansen ENC)	prop	46	48	55	53	52	48	43	38

Business Type	Building Tag	GSF	m^2	Usage Classification	CFM pksf*	m^3/s per 1,000 m^2	Pressure (Pa)	Q (m^3/s)	fantype = plug, tube, or prop	A-weighted PWL (for CadnaA inputs) 63	125	250	500	1000	2000	4000	8000	OA dB	Q (cfm)	SPL at 1m (dBA)	Distance (feet) to comply with daytime threshold (per LA County 12.08.390.A) Noise Zone I	Noise Zone II	Noise Zone III
Office Space	Ind. Rezone sample 1	20000	1859	"office spaces"	140	0.71	625	1	plug	56	69	71	73	71	66	62	57	**78**	3000	67	41	23	7
Assembly Plant	Ind. Rezone sample 2	20000	1859	"warehousing" **	300	1.52	625	3	plug	59	72	74	76	74	69	65	60	**81**	6000	70	60	34	11
Restaurant	Ind. Rezone sample 3	20000	1859	"restaurant - medium"	1400	7.11	625	13	plug	66	79	81	83	81	76	72	67	**88**	28000	77	129	72	23
Educational Facility	Ind. Rezone sample 4	20000	1859	"classrooms"	750	3.81	625	7	plug	63	76	78	80	78	73	69	64	**85**	15000	74	94	53	17
Hospital	Ind. Rezone sample 5	20000	1859	"patient rooms"	250	1.27	625	2	plug	59	72	74	76	74	69	65	60	**80**	5000	69	54	31	10
Hotel	Ind. Rezone sample 6	20000	1859	"dormitory - sleeping rooms"	300	1.52	625	3	plug	59	72	74	76	74	69	65	60	**81**	6000	70	60	34	11
Existing Usage	Ind. Rezone Candidate	20000	1859	"factories (general)" ***	600	3.05	625	6	plug	62	75	77	79	77	72	68	63	**84**	12000	73	84	47	15

*cubic feet per minute per one thousand square feet; source: Loren Cook. 1999. Engineering Cookbook. 2nd ed. page 42
**CFM based on this application having approximately the same suggested air changes as a residential use; source: Loren Cook. 1999. Engineering Cookbook. 2nd ed. page 41
***CFM based on this application having approximately twice the suggested air changes as a residential use; source: Loren Cook. 1999. Engineering Cookbook. 2nd ed. page 41

Commercial Development

Combinaton of HVAC Sound Sources: (ACC and AHU)

Business Type	Building Tag	GSF	Cooling Load Check Figures* Usage Classification	SPL at 1m (dBA)	Distance (feet) to comply with indicated daytime threshold (per LA County 12.08.390.A) Noise Zone I 45	Noise Zone II 50	Noise Zone III 60
Office Space	Ind. Rezone sample 1	20000	"office building"	75	101	57	18
Assembly Plant	Ind. Rezone sample 2	20000	"assembly area"	81	216	121	38
Restaurant	Ind. Rezone sample 3	20000	"restaurant - medium"	83	265	149	47
Educational Facility	Ind. Rezone sample 4	20000	"schools, colleges, universities"	81	203	114	36
Hospital	Ind. Rezone sample 5	20000	"hospitals - patient rooms"	80	188	106	33
Hotel	Ind. Rezone sample 6	20000	"hotels, motels, dormitories"	76	110	62	20
Existing Usage	Ind. Rezone Candida	20000	"heavy manufacturing"	89	527	296	94

To User: bordered cells are inputs, unbordered cells have formulae

noise level limit for construction phase = 75

allowable hours over which Leq is to be averaged (example: 8 per FTA guidance) = 8

Construction Phase	FHWA RCNM Equipment Type	Total Equipment Qty	AUF % (from FHWA RCNM)	Reference Lmax @ 50 ft. from FHWA RCNM	Client Equipment Description, Data Source and/or Notes	Source to NSR Distance (ft.)	Distance-Adjusted Lmax	Allowable Operation Time (hours)	Allowable Operation Time (minutes)	Predicted 8-hour Leq
Demolition	Concrete Saw	1	20	90		158	80.0	8	480	73
	Excavator	1	40	81		158	71.0	8	480	67
	Dozer	1	40	82		158	72.0	8	480	68
							Total for Demolition Phase:			**75.0**
Site Preparation	Dozer	1	40	82		114	74.8	8	480	71
	tractor	1	40	84		114	76.8	8	480	73
							Total for Site Preparation Phase:			**75.0**
Grading	Excavator	1	40	81		171	70.3	8	480	66
	Grader	1	40	85		171	74.3	8	480	70
	Dozer	1	40	82		171	71.3	8	480	67
	Scraper	1	40	84		171	73.3	8	480	69
	Backhoe	1	40	78		171	67.3	8	480	63
							Total for Grading Phase:			**75.0**
Building Construction	Crane	1	16	81		72	77.8	7	420	69
	Man lift	1	20	75		72	71.8	8	480	65
	Generator	1	50	72		72	68.8	8	480	66
	Backhoe	1	40	78		72	74.8	8	480	71
	Welder / Torch	1	40	73		72	69.8	7	420	65
							Total for Building Construction Phase:			**74.9**
Paving	Paver	1	50	77		90	71.9	8	480	69
	Concrete Mixer Truck	1	40	79		90	73.9	8	480	70
	Roller	1	20	80		90	74.9	8	480	68
	Backhoe	1	40	78		90	72.9	8	480	69
							Total for Paving Phase:			**75.0**
Architectural Coating	compressor (air)	1	40	78		45	78.9	8	480	75
							Total for Architectural Coating Phase:			**74.9**
Pile Driving	Vibratory Pile Driver	1	20	95		224	82.0	8	480	75
							Total for Pile Driving Phase:			**75.0**

To User: bordered cells are inputs, unbordered cells have formulae

noise level limit for construction phase = 80

allowable hours over which Leq is to be averaged (example: 8 per FTA guidance) = 8

Construction Phase	FHWA RCNM Equipment Type	Total Equipment Qty	AUF % (from FHWA RCNM)	Reference Lmax @ 50 ft. from FHWA RCNM	Client Equipment Description, Data Source and/or Notes	Source to NSR Distance (ft.)	Distance-Adjusted Lmax	Allowable Operation Time (hours)	Allowable Operation Time (minutes)	Predicted 8-hour Leq
Demolition	Concrete Saw	1	20	90		90	84.9	8	480	78
	Excavator	1	40	81		90	75.9	8	480	72
	Dozer	1	40	82		90	76.9	8	480	73
							Total for Demolition Phase:			**79.9**
Site Preparation	Dozer	1	40	82		65	79.7	8	480	76
	tractor	1	40	84		65	81.7	8	480	78
							Total for Site Preparation Phase:			**79.9**
Grading	Excavator	1	40	81		96	75.3	8	480	71
	Grader	1	40	85		96	79.3	8	480	75
	Dozer	1	40	82		96	76.3	8	480	72
	Scraper	1	40	84		96	78.3	8	480	74
	Backhoe	1	40	78		96	72.3	8	480	68
							Total for Grading Phase:			**80.0**
Building Construction	Crane	1	16	81		41	82.7	7	420	74
	Man lift	1	20	75		41	76.7	8	480	70
	Generator	1	50	72		41	73.7	8	480	71
	Backhoe	1	40	78		41	79.7	8	480	76
	Welder / Torch	1	40	73		41	74.7	7	420	70
							Total for Building Construction Phase:			**79.8**
Paving	Paver	1	50	77		51	76.8	8	480	74
	Concrete Mixer Truck	1	40	79		51	78.8	8	480	75
	Roller	1	20	80		51	79.8	8	480	73
	Backhoe	1	40	78		51	77.8	8	480	74
							Total for Paving Phase:			**79.9**
Architectural Coating	compressor (air)	1	40	78		26	83.7	8	480	80
							Total for Architectural Coating Phase:			**79.7**
Pile Driving	Vibratory Pile Driver	1	20	95		126	87.0	8	480	80
							Total for Pile Driving Phase:			**80.0**

To User: bordered cells are inputs, unbordered cells have formulae

noise level limit for construction phase = 85
allowable hours over which Leq is to be averaged (example: 8 per FTA guidance) = 8

Construction Phase	FHWA RCNM Equipment Type	Total Equipment Qty	AUF % (from FHWA RCNM)	Reference Lmax @ 50 ft. from FHWA RCNM	Client Equipment Description, Data Source and/or Notes	Source to NSR Distance (ft.)	Distance-Adjusted Lmax	Allowable Operation Time (hours)	Allowable Operation Time (minutes)	Predicted 8-hour Leq
Demolition	Concrete Saw	1	20	90		50	90.0	8	480	83
	Excavator	1	40	81		50	81.0	8	480	77
	Dozer	1	40	82		50	82.0	8	480	78
							Total for Demolition Phase:			**85.0**
Site Preparation	Dozer	1	40	82		36	84.9	8	480	81
	tractor	1	40	84		36	86.9	8	480	83
							Total for Site Preparation Phase:			**85.0**
Grading	Excavator	1	40	81		54	80.3	8	480	76
	Grader	1	40	85		54	84.3	8	480	80
	Dozer	1	40	82		54	81.3	8	480	77
	Scraper	1	40	84		54	83.3	8	480	79
	Backhoe	1	40	78		54	77.3	8	480	73
							Total for Grading Phase:			**85.0**
Building Construction	Crane	1	16	81		23	87.7	7	420	79
	Man lift	1	20	75		23	81.7	8	480	75
	Generator	1	50	72		23	78.7	8	480	76
	Backhoe	1	40	78		23	84.7	8	480	81
	Welder / Torch	1	40	73		23	79.7	7	420	75
							Total for Building Construction Phase:			**84.8**
Paving	Paver	1	50	77		29	81.7	8	480	79
	Concrete Mixer Truck	1	40	79		29	83.7	8	480	80
	Roller	1	20	80		29	84.7	8	480	78
	Backhoe	1	40	78		29	82.7	8	480	79
							Total for Paving Phase:			**84.8**
Architectural Coating	compressor (air)	1	40	78		15	88.5	8	480	84
							Total for Architectural Coating Phase:			**84.5**
Pile Driving	Vibratory Pile Driver	1	20	95		71	92.0	8	480	85
							Total for Pile Driving Phase:			**85.0**

To User: bordered cells are inputs, unbordered cells have formulae

noise level limit for construction phase = 60

allowable hours over which Leq is to be averaged (example: 8 per FTA guidance) = 8

Construction Phase	FHWA RCNM Equipment Type	Total Equipment Qty	AUF % (from FHWA RCNM)	Reference Lmax @ 50 ft. from FHWA RCNM	Client Equipment Description, Data Source and/or Notes	Source to NSR Distance (ft.)	Distance-Adjusted Lmax	Allowable Operation Time (hours)	Allowable Operation Time (minutes)	Predicted 8-hour Leq
Demolition	Concrete Saw	1	20	90		900	64.9	8	480	58
	Excavator	1	40	81		900	55.9	8	480	52
	Dozer	1	40	82		900	56.9	8	480	53
							Total for Demolition Phase:			**59.9**
Site Preparation	Dozer	1	40	82		650	59.7	8	480	56
	tractor	1	40	84		650	61.7	8	480	58
							Total for Site Preparation Phase:			**59.9**
Grading	Excavator	1	40	81		958	55.4	8	480	51
	Grader	1	40	85		958	59.4	8	480	55
	Dozer	1	40	82		958	56.4	8	480	52
	Scraper	1	40	84		958	58.4	8	480	54
	Backhoe	1	40	78		958	52.4	8	480	48
							Total for Grading Phase:			**60.0**
Building Construction	Crane	1	16	81		405	62.8	7	420	54
	Man lift	1	20	75		405	56.8	8	480	50
	Generator	1	50	72		405	53.8	8	480	51
	Backhoe	1	40	78		405	59.8	8	480	56
	Welder / Torch	1	40	73		405	54.8	7	420	50
							Total for Building Construction Phase:			**59.9**
Paving	Paver	1	50	77		507	56.9	8	480	54
	Concrete Mixer Truck	1	40	79		507	58.9	8	480	55
	Roller	1	20	80		507	59.9	8	480	53
	Backhoe	1	40	78		507	57.9	8	480	54
							Total for Paving Phase:			**60.0**
Architectural Coating	compressor (air)	1	40	78		252	64.0	8	480	60
							Total for Architectural Coating Phase:			**60.0**
Pile Driving	Vibratory Pile Driver	1	20	95		1258	67.0	8	480	60
							Total for Pile Driving Phase:			**60.0**

To User: bordered cells are inputs, unbordered cells have formulae

noise level limit for construction phase = 65
allowable hours over which Leq is to be averaged (example: 8 per FTA guidance) = 8

Construction Phase	FHWA RCNM Equipment Type	Total Equipment Qty	AUF % (from FHWA RCNM)	Reference Lmax @ 50 ft. from FHWA RCNM	Client Equipment Description, Data Source and/or Notes	Source to NSR Distance (ft.)	Distance-Adjusted Lmax	Allowable Operation Time (hours)	Allowable Operation Time (minutes)	Predicted 8-hour Leq
Demolition	Concrete Saw	1	20	90		500	70.0	8	480	63
	Excavator	1	40	81		500	61.0	8	480	57
	Dozer	1	40	82		500	62.0	8	480	58
							Total for Demolition Phase:			**65.0**
Site Preparation	Dozer	1	40	82		360	64.9	8	480	61
	tractor	1	40	84		360	66.9	8	480	63
							Total for Site Preparation Phase:			**65.0**
Grading	Excavator	1	40	81		538	60.4	8	480	56
	Grader	1	40	85		538	64.4	8	480	60
	Dozer	1	40	82		538	61.4	8	480	57
	Scraper	1	40	84		538	63.4	8	480	59
	Backhoe	1	40	78		538	57.4	8	480	53
							Total for Grading Phase:			**65.0**
Building Construction	Crane	1	16	81		227	67.9	7	420	59
	Man lift	1	20	75		227	61.9	8	480	55
	Generator	1	50	72		227	58.9	8	480	56
	Backhoe	1	40	78		227	64.9	8	480	61
	Welder / Torch	1	40	73		227	59.9	7	420	55
							Total for Building Construction Phase:			**64.9**
Paving	Paver	1	50	77		287	61.8	8	480	59
	Concrete Mixer Truck	1	40	79		287	63.8	8	480	60
	Roller	1	20	80		287	64.8	8	480	58
	Backhoe	1	40	78		287	62.8	8	480	59
							Total for Paving Phase:			**64.9**
Architectural Coating	compressor (air)	1	40	78		142	68.9	8	480	65
							Total for Architectural Coating Phase:			**65.0**
Pile Driving	Vibratory Pile Driver	1	20	95		708	72.0	8	480	65
							Total for Pile Driving Phase:			**65.0**

To User: bordered cells are inputs, unbordered cells have formulae

noise level limit for construction phase = 70

allowable hours over which Leq is to be averaged (example: 8 per FTA guidance) = 8

Construction Phase	FHWA RCNM Equipment Type	Total Equipment Qty	AUF % (from FHWA RCNM)	Reference Lmax @ 50 ft. from FHWA RCNM	Client Equipment Description, Data Source and/or Notes	Source to NSR Distance (ft.)	Distance-Adjusted Lmax	Allowable Operation Time (hours)	Allowable Operation Time (minutes)	Predicted 8-hour Leq
Demolition	Concrete Saw	1	20	90		281	75.0	8	480	68
	Excavator	1	40	81		281	66.0	8	480	62
	Dozer	1	40	82		281	67.0	8	480	63
								Total for Demolition Phase:		**70.0**
Site Preparation	Dozer	1	40	82		203	69.8	8	480	66
	tractor	1	40	84		203	71.8	8	480	68
								Total for Site Preparation Phase:		**70.0**
Grading	Excavator	1	40	81		303	65.4	8	480	61
	Grader	1	40	85		303	69.4	8	480	65
	Dozer	1	40	82		303	66.4	8	480	62
	Scraper	1	40	84		303	68.4	8	480	64
	Backhoe	1	40	78		303	62.4	8	480	58
								Total for Grading Phase:		**70.0**
Building Construction	Crane	1	16	81		127	72.9	7	420	64
	Man lift	1	20	75		127	66.9	8	480	60
	Generator	1	50	72		127	63.9	8	480	61
	Backhoe	1	40	78		127	69.9	8	480	66
	Welder / Torch	1	40	73		127	64.9	7	420	60
								Total for Building Construction Phase:		**70.0**
Paving	Paver	1	50	77		160	66.9	8	480	64
	Concrete Mixer Truck	1	40	79		160	68.9	8	480	65
	Roller	1	20	80		160	69.9	8	480	63
	Backhoe	1	40	78		160	67.9	8	480	64
								Total for Paving Phase:		**70.0**
Architectural Coating	compressor (air)	1	40	78		80	73.9	8	480	70
								Total for Architectural Coating Phase:		**69.9**
Pile Driving	Vibratory Pile Driver	1	20	95		398	77.0	8	480	70
								Total for Pile Driving Phase:		**70.0**

2023 Roadway Segment Volumes - SBAP, LA County			Without Project				With Project						
			AM	PM	MD	NT	AM	PM	MD	NT			
			Auto + Light Heavy	Auto + Light Heavy	Auto + Light Heavy	Auto + Light Heavy	Auto + Light Heavy	Auto + Light Heavy	Auto + Light Heavy	Auto + Light Heavy			
SBAP Community	Roadway	Segment Bounds	Duty Trucks	Duty Trucks	Duty Trucks	Duty Trucks	Duty Trucks	Duty Trucks	Duty Trucks	Duty Trucks	Δ in trucks	Δ in ADT	Δ in dBA
Alondra Park	Manhattan Beach Blvd	Prairie Avenue to Crenshaw Boulevard	1,580	3,760	2,580	397	1,659	3,895	2,687	459	15.0%	5%	**0.195**
Alondra Park	Prairie Avenue	Manhattan Beach to Marine Avenue	5,589	8,556	10,230	1,652	5,635	8,643	10,507	1,706	-3.0%	2%	**0.077**
Alondra Park	Prairie Avenue	Manhattan Beach to West Rosecrans Avenue	6,057	10,538	8,858	1,283	6,062	10,534	9,155	1,289	-1.8%	1%	**0.049**
Del Aire / Wiseburn	Aviation Boulevard	W. 120th Street to W. 117th Street	5,637	8,171	10,049	496	5,817	8,211	10,350	544	0.2%	2%	**0.100**
Del Aire / Wiseburn	Inglewood Avenue	W. El Segundo Blvd. to W. Rosecrans Avenue	3,143	5,364	6,001	1,069	3,249	5,431	6,102	1,076	-0.9%	2%	**0.078**
La Rambla	S. Meyler Street	W. 7th Street to W. 3rd Street	65	724	-	-	251	873	172	-	71.4%	64%	**2.150**
La Rambla	W. 7th Street	S. Weymouth Avenue to S. Meyler Street	1,322	2,042	2,220	497	1,527	2,238	2,629	612	13.7%	15%	**0.615**
Lennox	Hawthorne Blvd.	W. 111th Street to Lennox Blvd.	10,467	15,967	19,104	3,122	10,628	16,157	19,370	3,214	1.6%	1%	**0.063**
Lennox	Lennox Boulevard	La Cienega Boulevard to Inglewood Avenue	1,306	1,923	1,059	222	1,310	2,042	1,155	234	4.6%	5%	**0.216**
Lennox	Lennox Boulevard	Inglewood Avenue to Hawthorne Boulevard	990	1,897	857	278	931	1,994	900	293	-0.1%	2%	**0.103**
Lennox	Lennox Boulevard	Hawthorne Boulevard to Freeman Avenue	359	1,032	186	34	357	1,023	190	35	-3.3%	0%	**-0.013**
West Carson	Normandie Avenue	Sepulveda Boulevard to Lomita Boulevard	2,212	3,996	4,350	483	2,320	4,175	4,500	516	10.9%	4%	**0.181**
West Carson	Normandie Avenue	W 228th Street to Sepulveda Boulevard	2,190	4,300	4,163	581	2,279	4,544	4,270	610	7.9%	4%	**0.177**
West Carson	Normandie Avenue	W 223rd Street to W 228th Street	2,950	5,333	4,812	530	3,149	5,700	5,201	571	8.3%	7%	**0.306**
West Carson	Normandie Avenue	W 220th Street to W 223rd Street	3,421	6,089	5,923	721	3,619	6,465	6,319	787	9.9%	6%	**0.270**
West Carson	Normandie Avenue	Carson Street to W 220th Street	2,225	4,089	3,574	291	2,316	4,329	3,808	313	11.0%	6%	**0.244**
West Carson	Normandie Avenue	Torrance Boulevard to Carson Street	2,740	5,115	5,126	392	3,020	5,416	5,650	435	12.5%	9%	**0.358**
West Carson	Normandie Avenue	Del Amo Boulevard to Torrance Boulevard	5,151	8,093	9,865	805	5,389	8,292	10,261	862	0.0%	4%	**0.159**
West Carson	Sepulveda Boulevard	Normandie Avenue to Vermont Avenue	7,745	12,518	14,161	2,621	7,836	12,804	14,514	2,695	-0.7%	2%	**0.093**
West Carson	Sepulveda Boulevard	Vermont Avenue to I-110 South Off-ramp	12,423	18,514	23,790	4,984	12,698	18,980	24,046	5,292	1.9%	2%	**0.094**
West Carson	Vermont Street (Avenue)	Lomita Boulevard to Sepulveda Boulevard	4,853	7,200	9,697	2,228	4,837	7,282	9,408	2,305	3.7%	-1%	**-0.026**
West Carson	Vermont Street (Avenue)	Sepulveda Boulevard to W 228th Street	1,260	2,154	2,288	229	1,439	2,378	2,707	285	8.8%	15%	**0.600**
West Carson	Vermont Street (Avenue)	W 228th Street to W 223rd Street	3,017	5,044	5,732	1,113	3,200	5,444	5,797	1,301	-6.4%	6%	**0.237**
West Carson	Vermont Street (Avenue)	W 223rd Street to W 220th Street	2,024	3,635	3,393	294	2,057	3,734	3,370	392	-7.2%	2%	**0.095**
West Carson	Vermont Street (Avenue)	W 220th Street to Carson Street	1,167	2,070	1,847	76	1,065	1,905	1,574	129	-15.1%	-9%	**-0.432**
West Carson	Vermont Street (Avenue)	Carson Street to Torrance Boulevard	2,466	3,705	3,870	919	2,520	4,075	4,024	1,084	-1.8%	7%	**0.285**
West Carson	Vermont Street (Avenue)	Torrance Boulevard to Del Amo Boulevard	1,900	2,418	2,252	382	2,208	4,037	4,183	516	75.6%	57%	**1.971**
West Carson	W 220th Street	Normandie Avenue to Meyler Street	712	1,257	1,420	290	841	1,410	1,579	333	9.9%	13%	**0.538**
West Carson	W 220th Street	Meyler Street to Vermont Avenue	857	1,565	1,546	217	992	1,829	1,796	263	13.9%	17%	**0.668**
West Carson	W. Lomita Blvd.	Vermont Avenue to s. Normandie Ave.	6,627	9,665	11,979	3,411	6,571	9,714	11,970	3,416	2.3%	0%	**-0.002**

2045 Roadway Segment Volumes - SBAP, LA County			Without Project				With Project						
			AM	PM	MD	NT	AM	PM	MD	NT			
			Auto + Light Heavy	Auto + Light Heavy	Auto + Light Heavy	Auto + Light Heavy	Auto + Light Heavy	Auto + Light Heavy	Auto + Light Heavy	Auto + Light Heavy			
SBAP Community	Roadway	Segment Bounds	Duty Trucks	Duty Trucks	Duty Trucks	Duty Trucks	Duty Trucks	Duty Trucks	Duty Trucks	Duty Trucks	Δ in trucks	Δ in ADT	Δ in dBA
Alondra Park	Manhattan Beach Blvd	Prairie Avenue to Crenshaw Boulevard	2,031	4,734	3,324	647	2,138	4,891	3,382	710	-3.8%	4%	**0.153**
Alondra Park	Prairie Avenue	Manhattan Beach to Marine Avenue	4,955	7,816	8,454	1,579	5,012	7,939	8,688	1,632	-4.3%	2%	**0.088**
Alondra Park	Prairie Avenue	Manhattan Beach to West Rosecrans Avenue	4,571	8,557	5,903	1,147	4,501	8,588	5,924	1,150	-5.7%	0%	**-0.003**
Del Aire / Wiseburn	Aviation Boulevard	W. 120th Street to W. 117th Street	5,631	8,005	9,152	576	5,718	8,193	9,192	613	0.9%	2%	**0.065**
Del Aire / Wiseburn	Inglewood Avenue	W. El Segundo Blvd. to W. Rosecrans Avenue	2,938	5,083	5,627	1,031	2,964	5,154	5,682	1,038	0.3%	1%	**0.047**
La Rambla	S. Meyler Street	W. 7th Street to W. 3rd Street	127	816	-	-	160	836	-	-	-2.2%	6%	**0.241**
La Rambla	W. 7th Street	S. Weymouth Avenue to S. Meyler Street	1,299	1,895	2,089	452	1,432	2,082	2,423	562	11.3%	13%	**0.544**
Lennox	Hawthorne Blvd.	W. 111th Street to Lennox Blvd.	11,143	15,701	19,670	3,279	11,282	15,867	19,829	3,365	-0.7%	1%	**0.048**
Lennox	Lennox Boulevard	La Cienega Boulevard to Inglewood Avenue	1,225	2,044	1,259	216	1,217	2,143	1,439	228	4.8%	6%	**0.252**
Lennox	Lennox Boulevard	Inglewood Avenue to Hawthorne Boulevard	936	1,864	1,032	273	957	1,979	1,073	288	0.7%	5%	**0.199**
Lennox	Lennox Boulevard	Hawthorne Boulevard to Freeman Avenue	303	1,055	198	34	300	1,044	202	35	0.8%	-1%	**-0.022**
West Carson	Normandie Avenue	Sepulveda Boulevard to Lomita Boulevard	2,335	3,965	4,641	534	2,445	4,154	4,862	567	4.3%	5%	**0.205**
West Carson	Normandie Avenue	W 228th Street to Sepulveda Boulevard	2,366	4,483	4,513	640	2,515	4,717	4,765	670	1.0%	6%	**0.234**
West Carson	Normandie Avenue	W 223rd Street to W 228th Street	2,836	5,041	5,004	575	3,042	5,407	5,305	618	3.8%	7%	**0.286**
West Carson	Normandie Avenue	W 220th Street to W 223rd Street	3,588	6,022	6,043	792	3,780	6,473	6,496	859	2.6%	7%	**0.297**
West Carson	Normandie Avenue	Carson Street to W 220th Street	2,320	3,786	3,549	335	2,408	4,081	3,826	358	2.2%	7%	**0.287**
West Carson	Normandie Avenue	Torrance Boulevard to Carson Street	2,989	5,091	5,259	463	3,188	5,404	5,837	507	4.3%	8%	**0.343**
West Carson	Normandie Avenue	Del Amo Boulevard to Torrance Boulevard	5,285	8,068	9,790	934	5,493	8,226	10,606	996	0.5%	5%	**0.219**
West Carson	Sepulveda Boulevard	Normandie Avenue to Vermont Avenue	7,451	12,534	13,386	2,644	7,532	12,729	13,629	2,716	-1.6%	2%	**0.071**
West Carson	Sepulveda Boulevard	Vermont Avenue to I-110 South Off-ramp	11,906	18,223	21,782	5,905	12,223	18,684	22,355	6,210	-0.3%	3%	**0.123**
West Carson	Vermont Street (Avenue)	Lomita Boulevard to Sepulveda Boulevard	4,848	7,103	9,003	3,213	4,871	7,106	9,132	3,304	-0.5%	1%	**0.044**
West Carson	Vermont Street (Avenue)	Sepulveda Boulevard to W 228th Street	1,324	2,230	2,301	267	1,463	2,538	2,671	324	7.4%	14%	**0.580**
West Carson	Vermont Street (Avenue)	W 228th Street to W 223rd Street	3,056	4,903	5,746	1,092	3,253	5,247	6,069	1,274	2.9%	7%	**0.297**
West Carson	Vermont Street (Avenue)	W 223rd Street to W 220th Street	1,938	3,697	3,352	337	2,023	3,711	3,483	437	2.0%	4%	**0.151**
West Carson	Vermont Street (Avenue)	W 220th Street to Carson Street	1,089	2,010	1,820	98	1,046	1,801	1,612	152	-2.4%	-8%	**-0.367**
West Carson	Vermont Street (Avenue)	Carson Street to Torrance Boulevard	2,419	3,671	4,146	964	2,577	3,918	4,156	1,147	-1.6%	5%	**0.226**
West Carson	Vermont Street (Avenue)	Torrance Boulevard to Del Amo Boulevard	2,026	2,255	2,473	434	2,261	3,538	4,155	569	62.0%	46%	**1.656**
West Carson	W 220th Street	Normandie Avenue to Meyler Street	761	1,301	1,560	307	896	1,515	1,724	350	8.2%	14%	**0.575**
West Carson	W 220th Street	Meyler Street to Vermont Avenue	849	1,687	1,532	239	977	1,910	1,872	285	11.2%	17%	**0.685**
West Carson	W. Lomita Blvd.	Vermont Avenue to s. Normandie Ave.	6,446	9,315	11,122	3,041	6,434	9,364	11,014	3,045	0.5%	0%	**-0.010**

Appendix H-1

VMT Modeling Assumptions and Outputs for South Bay Area Plan Program EIR

translutions
the transportation solutions company...

memorandum

DATE: December 21, 2023

TO: Sabita Tewani, AICP

FROM: Sandipan Bhattacharjee, P.E., T.E., AICP, ENV-SP

SUBJECT: VMT Assumptions & Outputs for South Bay Area Plan, County of Los Angeles

MODELING ASSUMPTIONS – VMT ANALYSIS FOR SBAP AREA, COUNTY OF LOS ANGELES

This memorandum describes the proposed modeling assumptions, inputs, and methodology to evaluate the Vehicle Miles Traveled (VMT) for the SBAP planning areas. The SBAP planning areas include 7 communities in the Los Angeles County. The communities include – Lennox, Del Aire/Wiseburn, West Carson, Alondra Park/El Camino Village, Hawthorne Island, Westfield/ Academy and La Rambia. The VMT analysis for the project was conducted using 2016 Southern California Association of Governments Regional Transportation Plan /Sustainable Communities Strategies (SCAG RTP/SCS) travel model (model).

MODELING YEARS (2023 AND 2045)

The SCAG RTP/SCS model's base year is 2016 and horizon year is 2040. As requested by the County, the analysis was conducted for years 2023 and 2045. The model includes a 2020 dataset from SCAG which was updated to include the project related socioeconomic data for the 2023 analysis year using linear interpolation of 2020 and 2025 model datasets. For the analysis year of 2045, background (no-project) socioeconomic data (SED) was obtained from 2045 model dataset.

MODELING METHODOLOGY

The SCAG RTP model uses a two-tier traffic analysis zone (TAZ) system – Tier 1 zones and Tier 2 zones. Two or more Tier 2 zones make up a Tier 1 zone. The model utilizes Tier 2 zone system for modeling steps such as trip generation, trip distribution, and mode choice while it uses Tier 1 zone system for assignment purposes.

The project area consists of seven unincorporated communities that comprise of multiple Tier 2 zones. Ideally for the project analysis, the project area (seven communities) would be isolated from the background development to identify project related impacts. Given the inability to perform zone splits in the SCAG RTP model, and based on discussion with County staff, the additive method was used for the analysis. Under this method, project related SED was added to the existing (or future) SED of the TAZs to evaluate with project VMT.

Since the proposed retail uses (accessory commercial units) are ancillary and it is unlikely that any building was greater than 50,000 square feet, the projects will screen out. As such, the retail uses were coded as part of the background in the With Project conditions. For Alpine Village, the number of employees were split based on 18% office and 82% retail employees.

MODEL SOCIOECONOMIC DATA

The model consists of both residential (households and population) and non-residential land uses (employment by type/category) as inputs. For households, the travel model uses household characteristics such as household income, household size, and household workers etc., to determine the household travel patterns. The number of households by dwelling unit type (primarily multifamily units), industrial area, and commercial areas were used from project information.

Average Household Size Assumptions. Average household size from 2016 SCAG RTP/SCS model was reviewed along with the type of existing and proposed dwelling unit types. Based on the project description and density, an average household size of 3.12 persons per household was used for the proposed project.

Household Income Assumptions. Income characteristics were based on the incomes for the parent zone.

Employment Assumptions. The non-residential square footage was converted into number of employees using the County's General Plan Buildout Methodology, 2014 (Appendix B) for commercial, accessory commercial unit (ACU) and office for proposed retail uses (Alpine Village) and. The employee numbers for retail are based on the forecasts from the Specific Plan. For the Alpine Village site, 18% of the employees was coded as non-retail (office) and the remainder as retail employees. The SCAG model includes income distribution for each TAZ. Similar to the MAP, the income characteristics will not be modified.

Table 1 shows the project information used for the analysis. Detailed SED inputs are included in Attachment A.

Table 1 - Project Land Use Allocations

Unincorporated Project Area Community	Housing Element Allocation		Commercial Allocation		Total Project Related Service Area Population (Residential Population +Employment)
	Proposed Project Dwelling Units	Population Growth	Proposed Project Area (Square Feet)	Total Project Employment	
Lennox	949	2,962.00	53,347.54	58	3,020.00
Del Aire/Wiseburn	1,136.00	3,545.00	14,236.86	15	3,560.00
West Carson	2,985.00	9,314.00	674,688.37	1,290.00	10,604.00
Alondra Park/El Camino Village	3,165.00	9,876.00	34,278.27	54	9,930.00
Hawthorne Island	0	0	1,700.00	4	4
Westfield/Academy Hills	0	0	850	2	2
La Rambla	1,716.00	5,354.00	6,618.07	12	5,366.00
Project Area (TOTAL)	**9,951.00**	**31,051.00**	**785,719.10**	**1,435.00**	**32,486.00**

MODEL NETWORK UPDATES

The SCAG RTP/SCS model is a mode-choice model which includes both roadway and transit network assumptions in the model. As indicated before, the available model datasets are 2020 and 2045 whereas the proposed modeling scenarios include 2023 and 2045. no project/background socioeconomic data was developed using liner interpolation methodology. For 2045, the RTP roadway network was used.

Roadway Network. No changes to roadway improvements have been identified for baseline or horizon scenarios.

Transit Network. No changes to roadway improvements have been identified for baseline or horizon scenarios.

MODEL RUNS AND OUTPUTS

Model Runs were conducted for the 2023 and 2045 conditions for both without the project and with the project with the above discussed SED and networks. Consistent to standard modeling practice, each model was run with conditions that at least 5-loops[1] be run or until a convergence of 0.01 (i.e., 1.0%) is achieved. Attachment B includes the summary VMT results. Detailed model outputs are included in Attachment C.

As seen on Attachment B, the project results in a less than significant impact on VMT.

[1] Models are run with feedback loops wherein the output of one run is becomes the basis of the next run. In this process, the predicted speeds are used to re-compute highway and transit travel times, and the entire model sequence is repeated until input and output speeds are generally consistent with each other. Each iteration is referred to as a loop. The percentage change in total travel cost between one iteration and the next is referred to as "convergence". A convergence of 0.01 means that the change in travel cost between one run and the next is 1%. Models in the SCAG region are generally run for 5 loops or a convergence of 0.01.

Attachment A

SCAG RTP Model Socio-Economic Data - 2023 Without Project

2023 no p	257,831.6	254,310.6	82,479.2	118,478.0
TAZ	POP	RES	HH	Tot_emp
21119000	11.05	11.05	6.65	25308
21151000	0	0	0	1002
21155000	3552	3552	1437.7	3647
21158000	7585.55	7582.4	2661.7	2860
21161000	6402.55	6383.25	1925.75	4806
21162000	5273.9	5208.45	1403.6	923
21165000	4480.45	4479.45	1070.75	946
21166000	4031	4028	893.9	659
21167000	3978.45	3935.3	1039	642
21170000	7544.1	7521.8	2344.85	2939
21172000	5803.7	5783.4	2196.15	2063
21174000	6984.45	6961.15	2246.3	1440
21175000	7126.05	6933.1	2166.7	1557
21182000	5949.85	5876.95	1402.15	554
21183000	4933.9	4931.9	1108.35	558
21184000	3933.7	3851.1	886.35	522
21185000	7140.95	7113.8	2035.8	917
21186000	8721.45	8625.7	2548.65	2566
21196000	2741.3	2738.3	828	238
21200000	5215.2	5215.2	1299.4	164
21201000	5773.5	5772.5	1313.5	433
21204000	5201	5101.45	1651	1986
21205000	11349.45	11301.85	3526.45	4049
21209000	6589.3	6578.85	2148.6	668
21210000	8728.7	8624.65	3400.8	1030
21216000	4198.85	4184.55	1449.25	963
21221000	3187.65	3164.2	965.2	1068
21223000	8241.65	8091.35	2848.2	1782
21244000	2720.3	2720.3	1033.65	2592
21261000	2445.85	2439.85	900.25	4767
21269000	2749.9	2749.9	975.4	529
21273000	1982.5	1982.5	706.15	102
21278000	8753.75	8753.75	3417.15	3220
21279000	3944.15	3944.15	1538.55	954
21299000	5707.2	5707.2	2511	595
21300000	6604.6	6582	2633.55	614
21304000	2116.6	1812.35	652.8	2691
21305000	7031.95	6977.75	1902.7	1556
21312000	281.2	281.2	105.85	8824
21313000	8435.35	8346.1	3342	2215
21315000	4104.25	4092.25	1352.75	601
21316000	3932.55	3920.1	1562.35	1139
21317000	5654.95	5404.1	2033.95	3380
21318000	7980.25	7611.9	2620.9	1695
21319000	6502.65	5568.75	2090.95	4809
21320000	4790.3	4783	1535.55	878
21326000	7307.5	7063.15	2228.15	4721
21327000	5879.95	5812.75	1514.4	1770
21332000	4226.15	4205.85	1016.35	4536

SCAG RTP Model Socio-Economic Data - 2045 Without Project

2045 no p	271,872.0	267,691.0	87,738.3	129,576.0
TAZ	POP	RES	HH	Tot_emp
21119000	18.75	18.75	18.75	28034
21151000	0	0	0	1278
21155000	3640	3640	1501.5	4152
21158000	7934.25	7930	2813.5	3012
21161000	6421.25	6399.75	1931.25	5040
21162000	5478.5	5409.75	1474	1007
21165000	4505.75	4504.75	1076.25	971
21166000	4031	4028	900.5	677
21167000	3981.75	3937.5	1039	684
21170000	7757.5	7733	2409.75	3224
21172000	5977.5	5955	2307.25	2318
21174000	7141.75	7116.25	2358.5	1678
21175000	7287.75	7080.5	2274.5	1838
21182000	6366.75	6287.25	1557.25	658
21183000	5270.5	5268.5	1228.25	589
21184000	3975.5	3888.5	896.25	577
21185000	7331.25	7303	2093	1057
21186000	8988.75	8887.5	2626.75	2842
21196000	2743.5	2740.5	828	246
21200000	5268	5268	1317	180
21201000	5806.5	5805.5	1324.5	441
21204000	5223	5104.75	1651	2114
21205000	11440.75	11388.75	3551.75	4169
21209000	6899.5	6885.75	2285	725
21210000	9012.5	8900.75	3568	1141
21216000	4791.75	4775.25	1663.75	1077
21221000	3573.75	3547	1106	1238
21223000	9419.75	9245.25	3275	2018
21244000	2876.5	2876.5	1089.75	3152
21261000	2488.75	2482.75	916.75	4964
21269000	2910.5	2910.5	1037	574
21273000	2103.5	2103.5	751.25	103
21278000	8979.25	8979.25	3506.25	3307
21279000	4077.25	4077.25	1579.25	1121
21299000	6244	6244	2753	598
21300000	7137	7110	2872.25	644
21304000	2253	1866.25	666	2703
21305000	7376.25	7313.25	2010.5	1929
21312000	334	334	126.75	10277
21313000	9171.25	9065.5	3672	2242
21315000	4406.75	4394.75	1490.25	635
21316000	4215.25	4199.5	1660.25	1181
21317000	6417.25	6123.5	2356.25	3433
21318000	8106.75	7640.5	2627.5	1746
21319000	8296.75	7114.25	2677.25	5194
21320000	4990.5	4981	1598.25	913
21326000	8550.5	8274.25	2581.25	5472
21327000	6312.25	6236.25	1642	1835
21332000	4337.25	4314.75	1048.25	4568

Attachment A

SCAG RTP Model Socio-Economic Data - 2023 With Project

2023 with	288,881.7	285,360.7	92,430.1	119,913.0
TAZ	POP	RES	HH	Tot_emp
21119000	258.234106	258.234106	85.868058	25308
21151000	746.072907	746.072907	239.102941	1002
21155000	3552	3552	1437.7	3647
21158000	10384.1379	10380.9879	3558.59706	2860
21161000	6402.55	6383.25	1925.75	4810
21162000	5280.6261	5215.1761	1405.75559	923
21165000	4498.94677	4497.94677	1076.67788	946
21166000	4505.18992	4502.18992	1045.86934	659
21167000	4005.35439	3962.20439	1047.62237	642
21170000	7544.1	7521.8	2344.85	2939
21172000	5803.7	5783.4	2196.15	2063
21174000	6984.45	6961.15	2246.3	1451
21175000	7786.88914	7593.93914	2378.48705	1562
21182000	6420.67687	6347.77687	1553.04154	607
21183000	5419.86059	5417.86059	1264.09162	558
21184000	4281.77558	4199.17558	997.901959	522
21185000	7140.95	7113.8	2035.8	917
21186000	10007.3549	9911.60488	2960.75938	2566
21196000	2792.7362	2789.7362	844.484375	238
21200000	5339.63282	5339.63282	1339.27848	164
21201000	5871.02842	5870.02842	1344.7561	433
21204000	6795.52206	6695.97206	2162.01563	1994
21205000	11349.45	11301.85	3526.45	4049
21209000	10395.5785	10385.1285	3368.44375	685
21210000	8728.7	8624.65	3400.8	1030
21216000	7336.45791	7322.15791	2454.79688	988
21221000	3187.65	3164.2	965.2	1071
21223000	8241.65	8091.35	2848.2	1786
21244000	2720.3	2720.3	1033.65	2592
21261000	2445.85	2439.85	900.25	4769
21269000	2749.9	2749.9	975.4	529
21273000	1982.5	1982.5	706.15	102
21278000	8753.75	8753.75	3417.15	3220
21279000	3944.15	3944.15	1538.55	954
21299000	5707.2	5707.2	2511	600
21300000	7369.51926	7346.91926	2878.69286	622
21304000	3924.59097	3620.34097	1232.22857	2691
21305000	7031.95	6977.75	1902.7	1556
21312000	281.2	281.2	105.85	8824
21313000	8504.88811	8415.63811	3364.28571	2215
21315000	4312.86434	4300.86434	1419.60714	601
21316000	7447.16759	7434.71759	2688.72169	1139
21317000	8158.32211	7907.47211	2836.23571	3380
21318000	9430.11948	9061.76948	3085.55708	1706
21319000	9775.62268	8841.72268	3139.87885	4820
21320000	4790.3	4783	1535.55	2085
21326000	7479.76172	7235.41172	2283.35678	4782
21327000	6784.32403	6717.12403	1804.2356	1770
21332000	4226.15	4205.85	1016.35	4536

SCAG RTP Model Socio-Economic Data - 2045 With Project

2045 with	302,922.1	298,741.1	97,689.2	131,011.0
TAZ	POP	RES	HH	Tot_emp
21119000	265.934106	265.934106	97.968058	28034
21151000	746.072907	746.072907	239.102941	1278
21155000	3640	3640	1501.5	4152
21158000	10732.83789	10728.58789	3710.39706	3012
21161000	6421.25	6399.75	1931.25	5044
21162000	5485.226098	5416.476098	1476.15559	1007
21165000	4524.24677	4523.24677	1082.17788	971
21166000	4505.189918	4502.189918	1052.46934	677
21167000	4008.654393	3964.404393	1047.62237	684
21170000	7757.5	7733	2409.75	3224
21172000	5977.5	5955	2307.25	2318
21174000	7141.75	7116.25	2358.5	1689
21175000	7948.589141	7741.339141	2486.28705	1843
21182000	6837.576869	6758.076869	1708.14154	710
21183000	5756.46059	5754.46059	1383.99162	589
21184000	4323.575578	4236.575578	1007.80196	577
21185000	7331.25	7303	2093	1057
21186000	10274.65488	10173.40488	3038.85938	2842
21196000	2794.936195	2791.936195	844.484375	246
21200000	5392.432815	5392.432815	1356.87848	180
21201000	5904.028423	5903.028423	1355.7561	441
21204000	6817.522055	6699.272055	2162.01563	2122
21205000	11440.75	11388.75	3551.75	4169
21209000	10705.77845	10692.02845	3504.84375	742
21210000	9012.5	8900.75	3568	1142
21216000	7929.357914	7912.857914	2669.29688	1102
21221000	3573.75	3547	1106	1241
21223000	9419.75	9245.25	3275	2022
21244000	2876.5	2876.5	1089.75	3152
21261000	2488.75	2482.75	916.75	4966
21269000	2910.5	2910.5	1037	574
21273000	2103.5	2103.5	751.25	103
21278000	8979.25	8979.25	3506.25	3307
21279000	4077.25	4077.25	1579.25	1121
21299000	6244	6244	2753	602
21300000	7901.919257	7874.919257	3117.39286	651
21304000	4060.990971	3674.240971	1245.42857	2703
21305000	7376.25	7313.25	2010.5	1929
21312000	334	334	126.75	10277
21313000	9240.788114	9135.038114	3694.28571	2242
21315000	4615.364343	4603.364343	1557.10714	635
21316000	7729.867593	7714.117593	2786.62169	1181
21317000	8920.622114	8626.872114	3158.53571	3433
21318000	9556.619477	9090.369477	3092.15708	1757
21319000	11569.72268	10387.22268	3726.17885	5205
21320000	4990.5	4981	1598.25	2120
21326000	8722.76172	8446.51172	2636.45678	5532
21327000	7216.62403	7140.62403	1931.8356	1835
21332000	4337.25	4314.75	1048.25	4568

Attachment B

Model Summary

	SBAP Study Area	2023 No Project	2023 With Project	Net New Project	Note
	Population	257,832	288,882	31,050	
	Employment	118,478	119,913	1,435	
	Service Population	376,310	408,795	32,485	
Vehicle No Trucks	Total vehicle trips (no trucks)	1,029,550	1,098,976	69,426	
	Total vehicle VMT (no trucks)	9,818,697	10,366,005	547,308	
	Average vehicle trip distance (no trucks)	9.5	9.4	7.9	[a]
Trucks Only	Total truck trips	60,276	61,330	1,054	
	Total truck VMT	935,301	950,362	15,060	
	Average truck trip distance	15.5	15.5	14.3	[a]
All Vehicles	Total vehicle trips (include trucks)	1,089,826	1,160,306	70,479	
	Total VMT (include trucks)	10,753,998	11,316,366	562,368	
	Total VMT per service population (include trucks)	28.6	27.7	17.3	[b]

Notes:

[a] The 7.9 mile of average vehicle trip distance (no trucks) and 14.3 mile of average truck trip distance are not the trip lengths generated by the net new development directly, but the effect on vehicle trip and VMT for the whole project area. The effect of adding more housing and jobs to the study area will reduce trip length on average. In order to compute the average vehicle distance, the net new VMT should be divided by the net new vehicle trips, but this should not be interpreted to mean that the new development will have markedly different patterns than the existing development; rather the effects on travel of adding housing and employment will be to bring everyone's average down (including existing uses).

[b] We recommend to divide the net change of Total VMT by the net change of Service Population. Please note that the results of 17.3 VMT per Service Population is not actual VMT per Service Popualtion generated by the new development. It means that by adding new housing and jobs, this VMT metric will decrease on average.

Attachment B

Model Summary

	SBAP Study Area	2045 No Project	2045 With Project	Net New Project	Note
	Population	271,872	302,922	31,050	
	Employment	129,576	131,011	1,435	
	Service Population	401,448	433,933	32,485	
Vehicle No Trucks	Total vehicle trips (no trucks)	1,045,777	1,111,478	65,701	
	Total vehicle VMT (no trucks)	9,588,160	10,066,582	478,421	
	Average vehicle trip distance (no trucks)	9.2	9.1	7.3	[a]
Trucks Only	Total truck trips	66,287	67,344	1,057	
	Total truck VMT	1,254,461	1,270,639	16,177	
	Average truck trip distance	18.9	18.9	15.3	[a]
All Vehicles	Total vehicle trips (include trucks)	1,112,064	1,178,822	66,759	
	Total VMT (include trucks)	10,842,622	11,337,221	494,599	
	Total VMT per service population (include trucks)	27.0	26.1	15.2	[b]

Notes:

[a] The 7.3 mile of average vehicle trip distance (no trucks) and 15.3 mile of average truck trip distance are not the trip lengths generated by the net new development directly, but the effect on vehicle trip and VMT for the whole project area. The effect of adding more housing and jobs to the study area will reduce trip length on average. In order to compute the average vehicle distance, the net new VMT should be divided by the net new vehicle trips, but this should not be interpreted to mean that the new development will have markedly different patterns than the existing development; rather the effects on travel of adding housing and employment will be to bring everyone's average down (including existing uses).

[b] We recommend to divide the net change of Total VMT by the net change of Service Population. Please note that the results of 15.2 VMT per Service Population is not actual VMT per Service Popualtion generated by the new development. It means that by adding new housing and jobs, this VMT metric will decrease on average.

Attachment B

Model Summary

Truck Categories		2023 No Project	Fleet Mix Break Out % (2023 No Project)	2023 With Project	Fleet Mix Break Out % (2023 With Project)	Net New Project	Fleet Mix Break Out % (Net New Project)
LHDT	Vehicle Trips	16,323	25%	16,784	25%	461	44%
MHDT	Vehicle Trips	15,861	24%	16,122	24%	261	25%
HHDT	Vehicle Trips	28,092	42%	28,423	42%	331	31%
Total Truck	**Vehicle Trips**	**60,276**	**100%**	**61,330**	**100%**	**1,054**	**100%**

Notes:

[a] SCAG defines these three classes by weight:

LHDT: light-heavy duty truck (8,500 to 14,000 lbs. gross vehicle weight (GVW))

MHDT: medium-heavy duty truck (14,001 to 33,000 lbs. GVW)

HHDT: heavy-heavy duty truck (>33,000 lbs. GVW)

Attachment B

Model Summary

Truck Categories		2045 No Project	Fleet Mix Break Out % (2045 No Project)	2045 With Project	Fleet Mix Break Out % (2035 With Project)	Net New Project	Fleet Mix Break Out % (Net New Project)
LHDT	Vehicle Trips	17,424	26%	17,886	27%	461	44%
MHDT	Vehicle Trips	16,774	25%	17,035	25%	261	25%
HHDT	Vehicle Trips	32,089	48%	32,424	48%	335	32%
Total Truck	**Vehicle Trips**	**66,287**	**100%**	**67,344**	**100%**	**1,057**	**100%**

Notes:

[a] SCAG defines these three classes by weight:

LHDT: light-heavy duty truck (8,500 to 14,000 lbs. gross vehicle weight (GVW))

MHDT: medium-heavy duty truck (14,001 to 33,000 lbs. GVW)

HHDT: heavy-heavy duty truck (>33,000 lbs. GVW)

Attachment C

SCAG RTP Model Output - 2023 Without Project

2023 no p	4,911,773.9	4,906,922.9	512,764.2	516,785.6	464,715.6	470,585.9	8,161.6	8,161.2	7,930.5	7,930.8	13,929.8	14,162.5	5,376,489.6	5,377,508.7
TAZ	OD_CarP_VMT	OD_CarA_VMT	OD_CarP_Trps	OD_CarA_Trps	OD_TrkP_VMT	OD_TrkA_VMT	OD_LTrkP_Trps	OD_LTrkA_Trps	OD_MTrkP_Trps	OD_MTrkA_Trps	OD_HTrkP_Trps	OD_HTrkA_Trps	OD_TotP_VMT	OD_TotA_VMT
21119000	423801	438555.9375	33163.37109	34557.37109	141773.4219	143745.0469	3277.532227	3277.246094	3707.545898	3707.724365	6574.61084	6574.6875	565574.4219	582300.9844
21151000	26465.1875	28597.78906	2497.190674	2521.325195	12986.12695	13090.86231	49.077778	49.075314	42.438862	42.440651	107.376846	109.876488	39451.31445	41688.65137
21155000	133518.5781	136203.9219	14975.53711	15131.75391	10476.54297	10554.79004	198.402893	198.401978	192.78241	192.7836	271.931213	271.932617	143995.1211	146758.7119
21158000	136667.8281	136702.0469	14577.9043	14933.20313	7318.12207	7277.414551	143.022552	143.021378	125.141113	125.142601	200.085815	200.08757	143985.9502	143979.4614
21161000	177587.5313	170651.8594	20831.36719	20251.65625	14003.8584	13966.80078	266.321686	266.318298	252.846085	252.850296	327.019226	327.024261	191591.3896	184618.6602
21162000	63304.46094	63081.48828	7109.416992	7170.791504	4324.455078	4691.436035	64.980469	64.972076	52.99052	52.998516	106.766426	124.224861	67628.91602	67772.92432
21165000	61587.8125	61474.01953	6949.9375	6961.930176	4387.431152	4404.379883	73.856728	73.85025	69.225693	69.231621	122.15242	122.156288	65975.24365	65878.39941
21166000	42712.19141	44074.0625	4774.724121	4894.38916	2909.127441	3253.442627	43.825546	43.822021	38.324848	38.328083	99.348343	114.627556	45621.31885	47327.50513
21167000	43823.22656	44954.31641	4797.290527	4868.162598	718.9198	722.225647	21.317564	21.315548	10.991196	10.99297	16.725975	16.72714	44542.14636	45676.54205
21170000	130594.5859	131546.3594	15634.70313	16014.41895	6464.277344	6451.932129	115.907356	115.905128	91.833977	91.836761	129.844055	129.847366	137058.8633	137998.2915
21172000	79196.01563	79351.78906	8944.368164	8975.103516	7687.711426	8455.896484	145.632202	145.631302	122.674965	122.676102	216.365112	255.106491	86883.72705	87807.68555
21174000	89415.25	89095.99219	10457.30273	10484.48828	2948.573486	2924.203613	70.397804	70.397171	47.442459	47.443253	61.007252	61.008194	92363.82349	92020.1958
21175000	89793.1875	88956.625	10127.98047	10087.43555	2386.044678	2394.021729	63.406651	63.406082	42.185513	42.186237	56.566826	56.567688	92179.23218	91350.64673
21182000	63153.88281	63427.3125	7179.681152	7248.249512	1813.589355	1823.046997	39.094555	39.089844	25.008663	25.01284	37.014244	37.016991	64967.47217	65250.3595
21183000	53835.58203	54399.27734	6204.803711	6272.96875	1457.359985	1467.575195	26.830807	26.82789	14.913641	14.916319	21.734657	21.736401	55292.94202	55866.85254
21184000	46606.13281	46823.44531	5358.438477	5387.637695	871.924438	876.192627	23.54777	23.546988	14.578954	14.579688	18.236706	18.237183	47478.05725	47699.63794
21185000	75352.78125	74677.4375	8601.503906	8527.216797	2138.031982	2151.948242	56.472954	56.47258	36.627178	36.627659	50.651096	50.651665	77490.81323	76829.38574
21186000	127493.3906	129139.6719	15265.52734	15551.79981	3213.060791	3218.962402	79.738274	79.737328	54.399471	54.40065	73.820999	73.822403	130706.4514	132358.6343
21196000	33255.49609	34355.62109	3910.165283	3934.294678	597.2771	599.762085	18.883987	18.883781	10.519078	10.519315	13.719316	13.719602	33852.77319	34955.38318
21200000	46019.48828	45597.90234	5323.785645	5297.054199	1007.406921	1010.515259	28.344248	28.343866	15.886556	15.886804	23.975063	23.975241	47026.8952	46608.4176
21201000	49871.44141	50390.27734	5427.852539	5415.313965	5527.070313	7034.013672	72.711678	72.706932	65.737694	65.741997	194.513733	268.701202	55398.51172	57424.29102
21204000	89718.60156	98996.47656	9911.478516	10362.80273	2141.338623	2145.456543	31.04426	31.043032	14.599131	14.600751	26.664268	26.666183	91859.94019	101141.9331
21205000	159261.1875	157006.4531	17388.65234	17425.58008	28342.50391	27954.43555	385.963409	385.95694	384.654968	384.665985	688.103577	666.07074	187603.6914	184960.8887
21209000	65223.56641	64533.41406	7651.009277	7655.23877	2867.389404	2867.095459	59.945801	59.945179	39.288277	39.289051	57.894947	57.895866	68090.95581	67400.50952
21210000	104304.9766	98373.52344	11977.3916	11544.875	4660.223145	4663.195313	98.935722	98.935135	66.483025	66.483757	95.014244	95.015114	108965.1997	103036.7188
21216000	66997.19531	68164.11719	7661.021484	7737.693848	1921.873535	1932.748657	50.999382	50.998299	36.784351	36.785694	47.272812	47.27441	68919.06885	70096.86585
21221000	66735.14844	66598.78906	7899.976563	7845.676758	2564.879639	2921.471191	46.719505	46.718376	37.510059	37.511421	74.342079	94.908524	69300.02808	69520.26025
21223000	115583.9844	112156.8516	12632.67969	12597.93164	12476.80078	12568.92969	91.354111	91.350616	63.362598	63.367123	180.546677	187.052261	128060.7852	124725.7813
21244000	107863.3359	107415.2422	11302.22852	11276.05371	8352.695313	7864.213379	91.719292	91.716042	81.441284	81.445358	228.893387	183.569336	116216.0313	115279.4556
21261000	181219.4219	187469.9063	16369.84082	16829.41797	7007.330078	7014.382813	96.947655	96.944946	88.860275	88.864052	115.351486	115.354263	188226.752	194484.2891
21269000	49093.45313	50485.75781	4561.986816	4625.276855	876.851563	878.756958	21.810991	21.810764	11.825471	11.82578	15.300556	15.300781	49970.30469	51364.51477
21273000	32645.01367	33102.98828	2457.684082	2464.119385	411.949219	414.476624	11.133222	11.133059	3.940887	3.940998	6.109447	6.109541	33056.96289	33517.46491
21278000	176474.7031	175201.2969	18469.36719	18610.17969	6504.452637	6523.835938	139.310471	139.309311	105.269836	105.27124	130.964066	130.965195	182979.1558	181725.1328
21279000	84042.10156	86230.34375	7576.012207	7901.751953	2002.227173	2014.946411	39.717655	39.717327	24.447191	24.44768	34.083939	34.08429	86044.32874	88245.29016
21299000	80145.75	80289.21875	7459.005859	7522.394043	2754.126709	2740.873047	55.010124	55.009834	29.463377	29.463776	42.767445	43.12566	82899.87671	83030.0918
21300000	91647.98438	90675.08594	8846.472656	9001.683594	1695.772095	1671.021484	46.665989	46.665165	19.9459	19.947126	31.807802	31.007549	93343.75647	92346.10742
21304000	81039.51563	78922.45313	8427.485352	8419.328125	1402.248657	1392.684448	20.45299	20.452129	13.565652	13.56634	19.054321	19.054987	82441.76428	80315.13757
21305000	76346.98438	76822.57031	8347.261719	8406.794922	9831.317383	9816.419922	122.788506	122.786629	107.492638	107.495445	185.872223	180.065262	86178.30176	86638.99023
21312000	151613.1094	147436.875	12875.0625	12552.60449	51455.79297	51985.27734	633.11908	633.106201	677.709717	677.728882	1341.097656	1373.908447	203068.9023	199422.1523
21313000	125550.3594	126782.7578	13945.78027	14318.86035	6715.017578	6713.77002	113.824715	113.824287	83.961601	83.962219	132.320953	138.293152	132265.377	133496.5278
21315000	49667.68359	49449.83984	5073.862305	5126.495605	2007.288208	2024.493042	41.591301	41.591076	27.500635	27.500927	50.414639	59.268024	51674.9718	51474.33289
21316000	72561.4375	70987.82813	7254.608398	7273.160645	4338.601563	4305.588379	69.260498	69.259331	54.177357	54.17905	82.77845	82.779892	76900.03906	75293.4165
21317000	124489.3984	126241.7031	13169.62598	13684.87793	3940.863281	3908.459473	79.367386	79.366432	59.57037	59.571709	78.599014	78.600159	128430.2617	130150.1626
21318000	99625.07031	96845.46875	9983.21582	10023.92773	12575.65332	12887.82227	104.740692	104.737991	82.001343	82.005142	203.796738	244.127609	112200.7236	109733.291
21319000	154411.125	151554.0781	16598.55859	16976.12109	10776.88574	10739.75879	95.397301	95.393089	71.230919	71.237465	118.730347	118.735847	165188.0107	162293.8369
21320000	70139.53906	69234.80469	7345.318848	7409.147949	3914.02124	3920.993652	83.047005	83.046036	73.764008	73.765434	131.49437	131.857895	74053.5603	73155.79834
21326000	177984.5625	172216.375	19387.48633	19156.17383	9946.669922	9899.697266	212.73027	212.727142	194.623352	194.627869	275.010437	269.204956	187931.2324	182116.0723
21327000	103338.4688	96568.95313	10893.98926	10632.33106	5455.42334	5385.119629	123.070961	123.070129	105.800705	105.801903	141.391068	138.837341	108793.8921	101954.0728
21332000	159995.2031	155102.5625	15184.29883	14918.57324	22765.0957	23315.46875	315.651855	315.647034	337.158844	337.164581	670.641113	721.586426	182760.2988	178418.0313

Attachment C

SCAG RTP Model Output - 2023 With Project

2023 with	5,186,930.3	5,179,074.3	547,595.9	551,379.8	471,902.1	478,459.5	8,392.4	8,392.0	8,061.1	8,061.4	14,095.2	14,327.9	5,658,832.3	5,657,533.8
TAZ	OD_CarP_VMT	OD_CarA_VMT	OD_CarP_Trps	OD_CarA_Trps	OD_TrkP_VMT	OD_TrkA_VMT	OD_LTrkP_Trps	OD_LTrkA_Trps	OD_MTrkP_Trps	OD_MTrkA_Trps	OD_HTrkP_Trps	OD_HTrkA_Trps	OD_TotP_VMT	OD_TotA_VMT
21119000	423593.4688	438414.5313	33371.76172	34758.15234	141797.0938	143726.6875	3278.680664	3278.394531	3707.903076	3708.081543	6575.142578	6575.219238	565390.5625	582141.2188
21151000	30983.56055	33249.47656	3086.402832	3113.774414	13086.6377	13307.4834	52.579742	52.577282	43.536011	43.5378	109.134674	111.634315	44070.19824	46556.95996
21155000	133446.2344	136163.7344	15059.90918	15209.24316	10456.33106	10544.64356	198.4021	198.401169	192.781982	192.783173	271.923462	271.924866	143902.5654	146708.3779
21158000	152196.4219	152409.125	16450.84766	16829.24219	7677.812012	7648.043457	156.158646	156.157455	129.256607	129.258102	206.67659	206.678345	159874.2339	160057.1685
21161000	178534.1719	171631.5625	20947.96289	20358.12305	13990.6543	13973.58203	266.588898	266.58551	253.113373	253.117584	327.294495	327.29953	192524.8262	185605.1445
21162000	63349.58594	63203.55859	7123.822266	7184.206543	4323.528809	4698.949707	65.011787	65.003387	53.00029	53.008286	106.763138	124.221573	67673.11475	67902.5083
21165000	61393.60938	61377.95313	6971.603027	6982.621582	4387.236328	4411.982422	73.943275	73.93679	69.252754	69.258682	122.193649	122.197517	65780.8457	65789.93555
21166000	46584.29688	48058.66406	5245.78125	5368.646484	2969.568848	3317.947266	46.051224	46.047699	39.022129	39.025364	100.466064	115.745277	49553.86572	51376.61133
21167000	43962.78125	45179.72266	4824.073242	4895.635742	719.807007	724.191711	21.44376	21.441746	11.030733	11.032508	16.788923	16.790089	44682.58826	45903.91437
21170000	130111.0469	130970.4063	15676.19922	16053.85938	6456.125977	6460.620605	115.906853	115.904625	91.833755	91.83654	129.838135	129.841461	136567.1729	137431.0269
21172000	78986.91406	79324.64063	8963.6875	8995.90625	7678.44873	8457.921875	145.631638	145.630722	122.674751	122.675888	216.367508	255.108902	86665.36279	87782.5625
21174000	89961.41406	89750.63281	10564.13184	10587.5957	2971.705322	2953.223633	71.123169	71.122536	48.166965	48.167759	61.782848	61.783787	92933.11939	92703.85645
21175000	93677.02344	93088.53125	10635.78223	10598.20606	2471.563232	2481.610107	66.841476	66.840912	43.489902	43.490627	58.479759	58.480621	96148.58667	95570.14136
21182000	68770.16406	69026.14063	7876.829102	7930.556152	2033.442139	2049.028809	44.814861	44.81015	29.206383	29.21056	41.89072	41.893467	70803.6062	71075.16943
21183000	57526.47266	58225.02734	6677.238281	6748.260254	1513.570435	1531.508057	29.111784	29.10887	15.628271	15.630949	22.879433	22.881178	59040.04309	59756.5354
21184000	49331.10547	49643.41406	5707.145508	5738.995117	911.61084	917.279297	25.181526	25.180742	15.090799	15.091534	19.056372	19.056849	50242.71631	50560.69336
21185000	75291.78906	74784.55469	8624.935547	8551.257813	2129.942627	2144.151611	56.472702	56.472324	36.627083	36.627563	50.647224	50.647793	77421.73169	76928.7063
21186000	136171	138032.75	16398.71875	16690.36914	3346.253662	3354.014893	85.773895	85.772949	56.290401	56.291584	76.848511	76.849915	139517.2537	141386.7649
21196000	33694.51563	34852.39453	3976.485596	4002.042236	599.67688	602.590149	19.125334	19.125128	10.594686	10.594922	13.839228	13.839513	34294.19251	35454.98468
21200000	47064.8125	46680.83203	5444.777344	5418.546387	1018.924377	1022.737793	28.928205	28.927826	16.069508	16.069756	24.267557	24.267735	48083.73688	47703.56982
21201000	50799.14844	51359.00781	5527.970215	5515.978516	5535.898926	7046.894043	73.169212	73.164459	65.880989	65.8853	194.741653	268.929138	56335.04736	58405.90186
21204000	99255.44531	108681.4766	11050.93848	11521.41016	2340.52417	2361.801514	39.068085	39.066856	17.482592	17.484211	31.009836	31.011753	101595.9695	111043.2781
21205000	158890.7656	156745.5781	17421.59375	17457.06055	28332.73828	28015.63477	385.962036	385.955536	384.654297	384.665314	688.105591	666.072754	187223.5039	184761.2129
21209000	89624.46875	89228.25781	10672.50391	10713.2959	3342.171143	3361.224365	78.961647	78.961021	46.033653	46.034428	68.116714	68.117638	92966.63989	92589.48218
21210000	104683.9688	98822.14063	12029.55859	11592.84277	4642.694824	4657.512207	98.957169	98.956581	66.504707	66.505432	95.029846	95.030708	109326.6636	103479.6528
21216000	87400.30469	88828.14844	10217.16211	10317.1543	2346.865723	2360.47876	67.389191	67.388107	43.058308	43.05965	56.483952	56.48555	89747.17041	91188.6272
21221000	66675.6875	66552.58594	7951.066406	7893.719238	2565.750732	2927.414795	46.924858	46.923725	37.715218	37.716576	74.557434	95.123878	69241.43823	69480.00073
21223000	115831.0156	112249.2188	12687.75391	12651.29883	12481.66992	12706.35547	91.618843	91.615349	63.627167	63.631691	180.826843	187.332428	128312.6855	124955.5742
21244000	107662.3984	107187.1719	11354.71875	11325.58106	8298.617188	7845.978516	91.718872	91.715622	81.440987	81.445061	228.858734	183.534668	115961.0156	115033.1504
21261000	181979.8281	188299.4219	16424.01758	16889.41016	7007.98877	7021.209473	97.079796	97.077087	88.992416	88.996201	115.488838	115.491615	188987.8169	195320.6313
21269000	49824.90234	51295.18359	4578.393066	4642.896484	875.866577	882.346436	21.810886	21.810659	11.825428	11.825737	15.299366	15.299591	50700.76892	52177.53003
21273000	33116.86719	33620.85547	2469.646729	2476.427246	411.051575	413.609741	11.133168	11.133005	3.940872	3.940983	6.108897	6.108991	33527.91876	34034.46521
21278000	176866.8438	175740.5781	18497.60938	18643.08594	6497.34375	6519.141113	139.309784	139.308624	105.269501	105.270905	130.955383	130.956512	183364.1875	182259.7192
21279000	84288.5	86529.30469	7599.103027	7927.432129	1999.033325	2014.512451	39.717468	39.71714	24.447117	24.447605	34.082111	34.082462	86287.53333	88543.81714
21299000	81066.82813	81274.47656	7514.071289	7577.714844	2758.411133	2747.066162	55.308781	55.308491	29.761799	29.762197	43.084045	43.442261	83825.23926	84021.54273
21300000	99174.10156	98056.67188	9557.209961	9716.178711	1816.437378	1788.697021	50.752499	50.751678	21.566282	21.567511	34.154057	33.353806	100990.5389	99845.3689
21304000	94858.78125	92769.5625	9878.520508	9884.958008	1666.860596	1656.498901	28.939629	28.938768	16.22452	16.225208	23.340559	23.341227	96525.64185	94426.0614
21305000	76050.9375	76538.54688	8369.467773	8430.993164	9864.249023	9844.601563	122.788033	122.786163	107.492378	107.495186	185.846207	180.039261	85915.18652	86383.14844
21312000	151059.2813	146638.5938	12913.24219	12589.59668	51577.75781	52124.58203	633.117249	633.10437	677.708618	677.727783	1341.077026	1373.887939	202637.0391	198763.1758
21313000	125959.7578	126566.1016	14014.30469	14392.03516	6730.679688	6712.58252	114.150558	114.150131	84.063614	84.064224	132.468185	138.440384	132690.4375	133278.6841
21315000	51610.93359	51314.20313	5266.21582	5320.148926	2031.525635	2044.866455	42.570305	42.57008	27.807316	27.807608	50.905914	59.7593	53642.45923	53359.06958
21316000	98658.08594	96279.13281	10047.03027	10096.17871	4775.840332	4750.246094	85.757843	85.756683	59.345966	59.34766	91.228592	91.230034	103433.9263	101029.3789
21317000	139908.2188	141053.4219	14836.24512	15372.7041	4277.79834	4230.691895	91.117805	91.116852	63.251743	63.253082	84.550529	84.551666	144186.0171	145284.1138
21318000	110518.2734	107539.1563	11302.94824	11347.07324	12768.92578	13158.21777	112.282494	112.2798	84.868866	84.872673	208.068069	248.398941	123287.1992	120697.374
21319000	173930.4531	170874.7813	19237.90234	19641.2832	11151.03613	11180.88379	111.505783	111.501572	76.788597	76.795143	127.41468	127.420181	185081.4893	182055.665
21320000	129761.3047	125960.1953	15402.94824	15064.35742	6914.996582	6931.228027	153.451279	153.450302	144.067352	144.068787	207.769241	208.132767	136676.3013	132891.4233
21326000	179469.3125	173446.3906	19957.42188	19706.37109	10060.79199	10015.82813	217.067337	217.064209	198.400421	198.404938	279.211548	273.406067	189530.1045	183462.2188
21327000	113226.6563	106657.7188	11964.74121	11699.19531	5544.126465	5495.344727	127.315414	127.31459	107.130287	107.131485	143.582565	141.028839	118770.7827	112153.0635
21332000	160146.7969	154898.7188	15223.53516	14958.18848	22744.46484	23315.88086	315.650635	315.645844	337.158112	337.163849	670.60199	721.547302	182891.2617	178214.5996

SCAG RTP Model Output - 2045 Without Project

2045 no p	4,789,725.2	4,798,435.3	521,105.5	524,671.1	621,011.1	633,450.4	8,712.6	8,711.6	8,386.7	8,386.9	15,837.6	16,251.6	5,410,736.3	5,431,885.7
TAZ	OD_CarP_VMT	OD_CarA_VMT	OD_CarP_Trps	OD_CarA_Trps	OD_TrkP_VMT	OD_TrkA_VMT	OD_LTrkP_Trps	OD_LTrkA_Trps	OD_MTrkP_Trps	OD_MTrkA_Trps	OD_HTrkP_Trps	OD_HTrkA_Trps	OD_TotP_VMT	OD_TotA_VMT
21119000	441189.5313	462069.25	35972.83984	37272.60547	165561.8125	170013.3438	3356.9104	3356.172607	3773.829834	3773.946533	6758.34082	6758.438477	606751.3438	632082.5938
21151000	33377.29297	34933.11719	3320.127441	3341.203857	23155.86523	23385.89453	77.483788	77.477394	63.552498	63.553879	180.11264	184.583847	56533.1582	58319.01172
21155000	129666.9219	132938.5781	14947.10742	15135.53613	12176.05469	12282.55371	209.793274	209.790924	202.96611	202.96759	291.148621	291.150726	141842.9766	145221.1318
21158000	134195.7031	134034.5781	14715.24023	15085.65234	8396.351563	8379.097656	152.900635	152.897583	133.723206	133.725113	216.392288	216.39502	142592.0547	142413.6758
21161000	165602.3281	157226.2813	20062.45508	19520.64648	17231.38477	16998.72656	281.879364	281.870911	267.70639	267.71167	356.185455	356.193024	182833.7129	174225.0078
21162000	61875.97266	62257.30078	7128.409668	7202.137207	6377.214355	7066.504883	71.319077	71.299301	57.630619	57.639191	136.224564	167.963272	68253.18701	69323.80566
21165000	62002.55469	59489.73047	7291.212891	7037.934082	5532.325195	5537.137695	79.870567	79.855499	74.970779	74.977303	135.187836	135.193634	67534.87988	65026.86816
21166000	39978.94922	40662.69531	4579.028809	4701.332031	3889.19751	4428.396973	44.61293	44.604706	38.899109	38.902672	132.208557	160.066055	43868.14673	45091.09229
21167000	41892.125	42665.6875	4660.542969	4731.621582	827.076904	829.754761	22.335281	22.330324	11.992446	11.994594	18.16662	18.168528	42719.2019	43495.44226
21170000	125786.1953	130481.0391	15622.95801	16054.36719	8902.546875	8944.169922	124.325562	124.319901	100.222778	100.226318	149.825211	149.830292	134688.7422	139425.209
21172000	78490.76563	78785.58594	9131.724609	9175.388672	9526.137695	10966.14356	156.012802	156.010513	131.842026	131.843445	249.685486	320.278717	88016.90332	89751.72949
21174000	87241.64844	87548.79688	10624.29492	10672.00684	3940.018555	3957.678223	78.455406	78.453804	54.151421	54.15242	72.453331	72.454765	91181.66699	91506.4751
21175000	86867.54688	86938.36719	10110.75879	10078.92578	2850.744141	2892.717285	70.741364	70.739891	48.618816	48.619736	65.92041	65.92173	89718.29102	89831.08447
21182000	65090.86328	66190.02344	7622.158691	7699.217285	2661.618896	2679.184326	49.380806	49.36985	33.856335	33.861084	51.372921	51.377136	67752.48218	68869.20776
21183000	55282.10547	56244.11328	6646.154297	6712.544434	2182.875732	2195.912842	33.010536	33.00349	19.514578	19.517632	29.195518	29.198231	57464.9812	58440.02612
21184000	43999.14453	44248.99219	5192.358398	5221.357422	1009.954834	1011.389771	25.015631	25.013809	15.977027	15.977818	20.198463	20.199165	45009.09937	45260.38196
21185000	72479.44531	73799.44531	8618.691406	8557.814453	2580.714844	2639.782959	61.564026	61.563076	41.244797	41.245388	58.070045	58.070896	75060.16016	76439.22827
21186000	121484.7422	124354.2031	15088.56152	15404.05371	4104.141113	4128.246582	86.290169	86.287727	60.118359	60.119881	84.189346	84.191528	125588.8833	128482.4497
21196000	31239.6543	32258.43164	3755.251221	3779.291504	675.94397	678.025391	19.555077	19.554573	11.16572	11.166035	14.704111	14.704562	31915.59827	32936.45703
21200000	43898.11328	43203.33984	5178.79834	5160.169434	1106.741089	1105.841797	29.231287	29.230398	16.601871	16.602257	25.187717	25.188059	45004.85437	44309.18164
21201000	46518.90234	46614.22266	5134.65625	5108.02832	8086.898438	10989.39941	73.437714	73.426758	66.366798	66.371544	283.583466	418.639893	54605.80078	57603.62207
21204000	85881.53906	89784.16406	9964.770508	10333.92871	4163.270508	4168.03418	35.585449	35.582325	19.65546	19.657412	40.319134	40.321938	90044.80957	93952.19824
21205000	145873.375	144962.2656	16621.70703	16680.62109	40528.58203	40169.46094	411.670715	411.650116	410.41687	410.429749	793.728699	753.646423	186401.957	185131.7266
21209000	63754.10938	63443.90234	7810.445801	7793.175781	4038.800781	4053.775635	67.125458	67.123871	45.15712	45.158112	70.090851	70.092278	67792.91016	67497.67798
21210000	96488.95313	91966.63281	11488.24805	11146.96191	6486.775391	6492.84375	105.516434	105.514946	71.356865	71.357796	108.417824	108.419159	102975.7285	98459.47656
21216000	68656.28125	69831.89844	8154.82373	8227.814453	2274.051025	2285.937988	56.730865	56.72813	40.398384	40.400093	52.757675	52.760124	70930.33228	72117.83643
21221000	66256.84375	66209.82031	8142.822266	8113.781738	3680.439453	4304.199707	52.990963	52.988152	42.464558	42.466316	105.790665	143.282837	69937.2832	70514.02002
21223000	120576.9063	117847.0391	13730.27246	13719.00195	18507.36328	18793.81641	111.872986	111.86438	78.495491	78.500862	268.785217	281.679688	139084.2695	136640.8555
21244000	107383.5547	108494.2344	11791.03027	11811.52246	13383.625	12529.28418	106.267281	106.259178	94.537712	94.54277	364.974579	282.529724	120767.1797	121023.5186
21261000	162268.2344	167786.0313	15616.80859	16004.8291	8408.428711	8478.201172	103.949661	103.942787	95.750488	95.754738	128.989792	128.993637	170676.6631	176264.2324
21269000	49240.63281	51360.07422	4712.85498	4767.934082	1065.430298	1076.064087	24.61622	24.61557	14.02205	14.022451	18.255875	18.256239	50306.06311	52436.13831
21273000	34510.4375	34786.625	2669.016602	2664.572021	600.965454	600.053406	14.038777	14.038465	6.293537	6.29373	8.878396	8.878571	35111.40295	35386.67841
21278000	163693.5781	161095.9531	17850.56836	17962.2793	7433.554199	7406.897949	146.552261	146.549637	111.591576	111.593521	140.965836	140.967575	171127.1323	168502.8511
21279000	82877.58594	85673.22656	7733.879395	8037.77002	2615.330566	2612.027832	45.631687	45.630753	30.030174	30.030754	42.47023	42.470753	85492.9165	88285.2544
21299000	78493.35938	79248.42188	7649.745117	7699.212891	3569.131104	3597.732666	62.100334	62.099461	33.732895	33.733418	50.857563	51.578041	82062.49048	82846.15454
21300000	89470.36719	90294.46875	9095.583984	9237.777344	2161.98877	2162.147217	54.062778	54.060322	24.961937	24.963406	40.489094	39.180836	91632.35596	92456.61597
21304000	72460.78125	70931.71094	8094.814941	8048.145996	2021.279053	2035.215698	24.111565	24.110016	16.653091	16.654018	24.659967	24.660963	74482.0603	72966.92664
21305000	78604.28906	77029.82031	9026.829102	9069.751953	15911.35254	15794.24707	140.901962	140.896576	123.097954	123.101173	240.07402	230.581177	94515.6416	92824.06738
21312000	159080.2969	154118.3906	14671.6084	14235.04785	76763.67188	77444.57031	694.480835	694.443909	728.627502	728.649536	1670.946167	1720.241943	235843.9688	231562.9609
21313000	119982.8828	121690.0313	14175.16406	14523.27148	8087.508301	8219.93457	123.503632	123.502365	89.92556	89.926315	147.674942	158.367966	128070.3911	129909.9658
21315000	48729.79688	49145.35156	5263.009766	5310.760742	2537.771484	2622.730957	45.494827	45.49416	30.082342	30.082741	70.187134	85.76506	51267.56836	51768.08252
21316000	71401.24219	68740.63281	7327.579102	7340.821289	6041.553711	5961.920898	74.569839	74.566574	57.001362	57.003315	94.670265	94.672363	77442.7959	74702.55371
21317000	116691.4922	118827.5625	13120.47559	13567.45215	4596.056152	4633.606445	88.120659	88.117889	65.180702	65.182358	87.517014	87.518799	121287.5483	123461.1689
21318000	91654.89063	88919.08594	9628.15625	9661.264648	21698.23633	22239.23633	112.551086	112.543617	92.2006	92.205063	308.208374	379.292938	113353.127	111158.3223
21319000	151512.3594	149155.8594	17594.92969	17994.30664	18911.53516	18901.69727	120.333267	120.320946	86.13575	86.143112	171.601822	171.609741	170423.8945	168057.5566
21320000	66074.23438	66165.07031	7277.977539	7354.221191	4366.675293	4399.567871	84.892159	84.889427	74.980942	74.982574	145.885529	146.564606	70440.90967	70564.63818
21326000	182951.9063	177047.7188	20991.61914	20747.44336	12513.15332	12478.28613	239.026627	239.017761	217.543594	217.548889	324.627716	315.137115	195465.0596	189526.0049
21327000	100346.8672	94370	10970.58594	10720.56055	6503.224609	6479.239746	131.904282	131.901917	113.058838	113.060249	176.463226	173.854919	106850.0918	100849.2397
21332000	146647.8906	142565.4844	14526.84668	14245.02441	31365.70703	32399.78516	329.844391	329.828369	348.35257	348.357086	810.966125	902.110474	178013.5977	174965.2695

Attachment C

SCAG RTP Model Output - 2045 With Project

2045 with	5,030,463.4	5,036,118.5	554,062.9	557,415.1	629,145.0	641,494.0	8,943.3	8,942.3	8,517.2	8,517.5	16,004.9	16,419.0	5,659,608.4	5,677,612.5
TAZ	OD_CarP_VMT	OD_CarA_VMT	OD_CarP_Trps	OD_CarA_Trps	OD_TrkP_VMT	OD_TrkA_VMT	OD_LTrkP_Trps	OD_LTrkA_Trps	OD_MTrkP_Trps	OD_MTrkA_Trps	OD_HTrkP_Trps	OD_HTrkA_Trps	OD_TotP_VMT	OD_TotA_VMT
21119000	439984.4375	461032.6875	36125.28906	37422.98828	165680.375	170073.5781	3358.07251	3357.334717	3774.202148	3774.319092	6758.906738	6759.004395	605664.8125	631106.2656
21151000	37424.57422	38846.36719	3883.494385	3904.656006	23263.16406	23502.33008	80.984978	80.978584	64.649635	64.651016	181.883728	186.354919	60687.73828	62348.69727
21155000	129553.2031	132598.9531	15003.33398	15186.78809	12181.61231	12272.19922	209.792816	209.790466	202.966446	202.967911	291.13327	291.135376	141734.8154	144871.1523
21158000	148741.5938	148177.0781	16523.29688	16913.73438	8775.176758	8753.4375	166.034958	166.031921	137.838593	137.8405	223.040329	223.04306	157516.7705	156930.5156
21161000	166293.9531	157674.4063	20157.61719	19607.04883	17233.44727	16991.52539	282.147949	282.139496	267.97467	267.97995	356.464325	356.471893	183527.4004	174665.9316
21162000	61870.36328	62235.28906	7140.633301	7216.105957	6379.737305	7065.513184	71.350349	71.330566	57.64061	57.649181	136.206192	167.944916	68250.10059	69300.80225
21165000	61844.65625	59394.85938	7313.735352	7062.093262	5536.563965	5541.332031	79.957375	79.942307	74.998108	75.004639	135.224625	135.230423	67381.22022	64936.19141
21166000	43554.04688	44211.63672	5029.778809	5155.042969	3953.176025	4492.912598	46.838448	46.830223	39.596451	39.600014	133.329208	161.186707	47507.2229	48704.54932
21167000	41975.53906	42782.89453	4684.134766	4756.401855	828.520569	831.506348	22.461512	22.456554	12.03202	12.034167	18.229918	18.231827	42804.05963	43614.40088
21170000	125099.1172	129725.6484	15654.90918	16084.92676	8892.352539	8932.128906	124.323898	124.318237	100.222916	100.226448	149.818573	149.823654	133991.4697	138657.7773
21172000	78308.28906	78661.73438	9152.983398	9195.62793	9526.981445	10966.43555	156.009125	156.006836	131.842209	131.843643	249.676575	320.269806	87835.27051	89628.16992
21174000	87913.23438	88195.39063	10719.32324	10762.78906	3964.505859	3982.396729	79.180481	79.178879	54.876083	54.877083	73.230011	73.231445	91877.74023	92177.78735
21175000	90633.48438	90527.25781	10596.64941	10565.19727	2948.41333	2985.103516	74.175797	74.174324	49.923225	49.924145	67.847908	67.849228	93581.89771	93512.36133
21182000	70317.08594	71207.96094	8264.176758	8326.566406	2893.674072	2910.305908	55.100376	55.08942	38.05381	38.058559	56.282143	56.286362	73210.76001	74118.26685
21183000	58872.33984	59309.51563	7101.014648	7171.450195	2242.628662	2249.135254	35.291069	35.284023	20.229176	20.232229	30.350004	30.352716	61114.96851	61558.65088
21184000	46684.38672	46938.95703	5532.927734	5564.989258	1053.071411	1054.952148	26.649057	26.647234	16.488874	16.489664	21.024832	21.025534	47737.45813	47993.90918
21185000	72425.0625	74173.32813	8635.698242	8573.860352	2570.584961	2634.296143	61.563805	61.562855	41.244835	41.245426	58.065567	58.066418	74995.64746	76807.62427
21186000	129126.8516	132006.8125	16168.13672	16487.4043	4249.17334	4273.394531	92.324966	92.322533	62.009266	62.010788	87.242699	87.244881	133376.0249	136280.207
21196000	31761.09766	32827.875	3823.070068	3846.707764	678.520691	680.795837	19.796446	19.795942	11.241359	11.241673	14.824222	14.824673	32439.61835	33508.67084
21200000	44950.19922	44247.63672	5301.135254	5283.847168	1119.260254	1118.530518	29.815186	29.814297	16.784861	16.785246	25.482784	25.483128	46069.45947	45366.16724
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21205000	145621.2656	144632.0156	16648.47852	16707.27539	40535.70703	40151.76563	411.670074	411.649475	410.417725	410.430573	793.719543	753.637329	186156.9727	184783.7813
21209000	86147.35156	85782.07813	10700.40527	10715.54395	4548.938477	4564.283691	86.138489	86.136894	51.901852	51.902843	80.397186	80.398605	90696.29004	90346.36182
21210000	96852.88281	92009.52344	11524.36328	11180.82617	6486.740723	6477.666016	105.538261	105.536774	71.378761	71.379692	108.431892	108.433228	103339.6235	98487.18945
21216000	87459.72656	88618.47656	10575.45801	10667.9375	2724.96875	2741.502197	73.118324	73.115593	46.671776	46.673485	62.055977	62.05843	90184.69531	91359.97876
21221000	66201.14063	66211.73438	8189.691406	8157.45459	3683.300293	4313.413086	53.196392	53.193581	42.669857	42.671616	106.003448	143.495621	69884.44092	70525.14746
21223000	120569.2266	117794.4531	13777.875	13764.45996	18510.05664	18785.88672	112.137619	112.129021	78.760231	78.765602	269.065063	281.959534	139079.2832	136580.3398
21244000	107224.7344	108066.5625	11840.19043	11858.89648	13331.28223	12472.41309	106.267021	106.258919	94.537735	94.542801	364.922211	282.477325	120556.0166	120538.9756
21261000	162566.9844	168224.3906	15667.70508	16060.05469	8422.169922	8495.855469	104.082787	104.075905	95.882904	95.887161	129.132202	129.136047	170989.1543	176720.2461
21269000	49468.60938	51660.69141	4731.459961	4787.512695	1096.266479	1107.523071	24.61615	24.615499	14.02206	14.022462	18.254831	18.255194	50564.87585	52768.21448
21273000	34465.91797	34837.93359	2681.246582	2677.886963	599.330994	598.764099	14.038764	14.038451	6.293535	6.293728	8.877263	8.877437	35065.24896	35436.69769
21278000	163552.5	161227.3125	17874.99805	17991.36914	7681.341309	7657.236816	146.552261	146.549637	111.591698	111.593643	140.956787	140.958527	171233.8413	168884.5493
21279000	82761.96875	85647.9375	7758.902344	8065.947266	2676.776123	2674.351807	45.631657	45.630722	30.030203	30.030783	42.46648	42.467003	85438.74487	88322.28931
21299000	78869.57813	79850.61719	7704.222168	7752.395508	3563.20874	3598.461182	62.399166	62.398293	34.031395	34.031918	51.175934	51.896412	82432.78687	83449.07837
21300000	94628.42969	96368.26563	9752.063477	9895.462891	2275.795654	2289.495117	58.149021	58.146564	26.582201	26.58367	42.862408	41.554153	96904.22534	98657.76074
21304000	85832.34375	84326.52344	9543.982422	9509.495117	2297.617676	2313.928955	32.597198	32.59565	19.31167	19.312595	28.996601	28.997599	88129.96143	86640.45239
21305000	78239.10156	76758.58594	9051.463867	9096.77832	15903.19824	15798.16504	140.901154	140.895767	123.098114	123.101334	240.051788	230.558945	94142.29981	92556.75098
21312000	157928.2656	153049.0625	14714.05469	14277.12793	76728.42188	77371.10938	694.478882	694.441956	728.628601	728.650635	1670.923096	1720.218872	234656.6875	230420.1719
21313000	119445.7344	121645	14244.54199	14596.99023	8070.165039	8215.212891	123.830589	123.829323	90.027847	90.028603	147.816483	158.509506	127515.8994	129860.2129
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21316000	95008.78125	91207.75781	10005.52734	10043.93848	6506.369629	6424.494141	91.064941	91.061676	62.169487	62.17144	103.242836	103.244934	101515.1509	97632.25195
21317000	129813.3281	132934.4531	14736.82715	15202.72754	5092.912598	5148.575195	99.869591	99.866829	68.861847	68.863503	93.542763	93.544548	134906.2407	138083.0283
21318000	101485.6797	98482.38281	10913.27441	10950.05664	21891.91602	22427.97461	120.091469	120.084	95.068062	95.072525	312.529785	383.61438	123377.5957	120910.3574
21319000	169631.5625	166553.5625	20146.08594	20569.40625	19321.05664	19298.5332	136.439194	136.426865	91.693016	91.700386	180.423721	180.431656	188952.6191	185852.0957
21320000	117818.0703	115448.0625	14650.12793	14367.29688	7567.666504	7618.941895	155.286865	155.284134	145.279358	145.280991	223.146515	223.825592	125385.7368	123067.0044
21326000	183504.7813	177392.5781	21506.8457	21242.70508	12632.21094	12593.5791	243.361694	243.352814	221.321152	221.326462	328.855957	319.365356	196136.9922	189986.1572
21327000	109395.3828	102979.9531	11987.47168	11733.67871	6601.481934	6578.89209	136.146851	136.144485	114.388779	114.39019	178.693542	176.085236	115996.8647	109558.8452
21332000	146379.6094	142337.4375	14557.93164	14275.74805	31339.83203	32372.57031	329.844543	329.828552	348.353088	348.357605	810.946228	902.090637	177719.4414	174710.0078

Appendix H-2

VMT Consistency Analysis for South Bay Area Plan, County of Los Angeles

memorandum

DATE: February 21, 2024

TO: Sabita Tewani, AICP, PTP

FROM: Sandipan Bhattacharjee, P.E., T.E., AICP, ENV-SP

SUBJECT: VMT Consistency Analysis for South Bay Area Plan, County of Los Angeles

This memorandum describes the proposed changes to the population and employment estimates and its potential to impact the Vehicle Miles Traveled (VMT) modeling results included in the VMT Assumptions & Outputs for South Bay Area Plan (SBAP). The SBAP planning area includes seven unincorporated communities in Los Angeles County. These communities are – Lennox, Del Aire/Wiseburn, West Carson, Alondra Park/El Camino Village, Hawthorne Island, Westfield/Academy Hills, and La Rambla. The VMT analysis for the project was conducted using 2016 Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategies (SCAG RTP/SCS) travel model (model). Subsequent to the preparation of the detailed VMT analysis based on the SCAG model, the population and employment growth resulting from the implementation and buildout of the proposed South Bay Area Plan were slightly modified based on the County's removal of land use modifications affecting113 parcels in Del Aire and the addition of land use modifications affecting two parcels in West Carson (APNs 7350001029 and 740902903) in the SBAP.

Since the SCAG model run for SBAP encompassed the traffic analysis zones and inputs for all the seven communities altogether, the potential for change in VMT was assessed (using an off-model calculation) for the overall population and employment. The proposed modifications result in a decrease of 98 households resulting in a population reduction of 306 while it increases employment by 5 employees. Based on the previous model runs, the VMT related to employment was higher than the VMT related to households on a per capita basis. Therefore, the slight decrease in population (306) will result in lower VMT increase compared to the nominal increase in employment (5).

CHANGE IN PROJECT AREA VMT

The modeled VMT consists of both home-based VMT and home-based work VMT for residential (households and population) and non-residential land uses (employment by type/category) as inputs. Compared to the modeled values of 31,051 population and 1,435 employees (i.e. a total of 32,185 service population; the sum of population and employees), there were changes proposed to the SBAP land uses which resulted in a decrease of 98 households resulting in a population change of 306 and increase of 5 employees. Under the proposed SBAP, the total service population will be 32,185 or a decrease in service population by 301.

The change in population and employees was multiplied with respective home-based VMT per capita and home-based VMT per employee estimated from the modeled Project VMT[1]. The changes to input values and potential changes to VMT is provided in Table 1. As shown in Table 1, the proposed changes to the service population associated with the SBAP is unlikely to increase Project VMT, and the findings of the previous model runs provide a more conservative evaluation of VMT.

Table 1 – Estimated Change in VMT for SBAP (Base Year)

	Modeled Values (1)	New Values (2)	Delta (2)-(1) = (3)	% Change in Value	Project VMT (From Model) (4)	New Project VMT (Estimated off-Model) (5)
Households	9,951	9,853	-98	-0.98%	NA	NA
Population (a)	31,051	30,745	-306	-0.99%	355,748	352,242

[1] The modeled Project VMT was estimated using the Origin-Destination (OD) VMT per service population. Although OD VMT includes more than home-based or home-based work trips, VMT by trip type is a good indicator of whether total VMT would increase or decrease and sufficient for a consistency evaluation.

Employment (b)	1,435	1,440	5	0.35%	-9,276	-9,308
Service Population (a)+(b)	32,486	32,185	-301	-0.93%	346,472	342,934
					Change in Total VMT (5)-(4)	**-3,538**
					Percentage Change in VMT	**-1.02%**

Notes:

(1) The input values used in the SCAG model run conducted by Translutions Inc. and results were summarized in the VMT Assumptions & Outputs for South Area Plan (SBAP), December 2023

(2) The estimated input values per change in parcels that were rezones or redesignated or adjusted for allowable uses

(3) Change in households, population, employment and service population

(4) = Model Output VMT for the Project Area from the SCAG Model Run

(5) = New VMT estimated using modeled value of Home based VMT per capita multiplied new values for population and employment, respectively. The other trips (deliveries, chained trips, etc.) are ignored in the calculation of this VMT. The proportion of the excluded "other trips" is higher for employment uses and VMT per employee was lower compared to VMT per resident in the SBAP, therefore this evaluation proposes a conservative estimate.

CONCLUSION

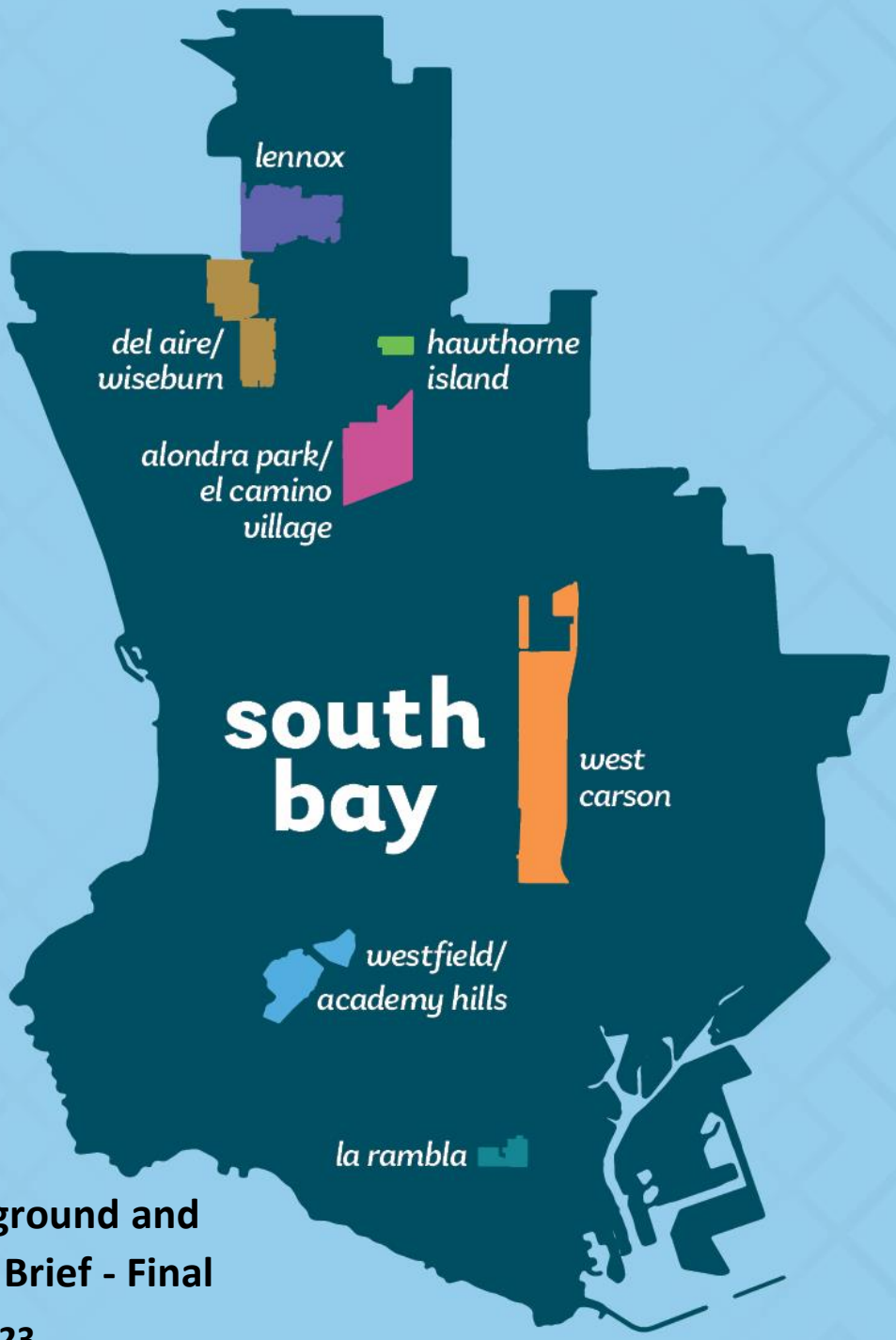
As shown in the VMT results in the previously submitted VMT Assumptions & Outputs for South Bay Area Plan memorandum, the Project Area VMT is 17.30 daily VMT per service population, which is significantly below the County's baseline daily VMT per population of 30.6 for the Year 2023 and the County's threshold of 25.45 daily VMT per service population.

Therefore, the reduction in service population of 301 would result in a 1.02% reduction in total Project VMT, and would not result in an increase to the Project VMT per service population (i.e. 17.30 VMT per service population) estimated from the SCAG model run documented in the memorandum dated December 2023 by Translutions Inc. Therefore, it can be concluded that this change in population and employment to the SBAP project would not be substantial, would not result in a significant VMT impact, and would not change the conclusions set forth in the December 2023 memorandum.

Appendix H-3

Los Angeles South Bay Area Plan Mobility Background and Opportunities Brief

south bay
AREA PLAN



Mobility Background and Opportunities Brief - Final

November 14, 2023

LA COUNTY PLANNING

MOBILITY BACKGROUND AND OPPORTUNITIES BRIEF - FINAL

November 14, 2023

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CHAPTER 1 OVERVIEW

1.1 Overview

This Mobility Background and Opportunities Brief is a companion document to the Community Background Brief for the South Bay Area Plan (SBAP). It provides a targeted overview of existing conditions based on completed planning documents related to mobility and transportation within the South Bay Planning Area (Planning Area) or impacting the immediate vicinity. Existing transportation and mobility related planning documents were reviewed for key goals and recommendations.

The Planning Area covers the following seven (7) unincorporated communities in Los Angeles County (County), referred to as SBAP communities:

- Lennox
- Del Aire/Wiseburn
- Hawthorne Island
- West Carson
- Alondra Park/El Camino Village
- Westfield/Academy Hills
- La Rambla

1.2 Summary of Mobility Conditions

The following section provides a summary of the mobility conditions for each community.

Lennox

- South Bay Cities Council of Government (SBCCOG) Phase 2 Local Travel Networks (LTN) are proposed on several residential streets, including Firmona Avenue, Freeman Avenue, 104th Street, and 111th Street.
- Bicycle and pedestrian collisions are prevalent in the community, specifically on key community corridors, including Inglewood Avenue, Hawthorne Boulevard, Prairie Avenue, and Lennox Boulevard.
- There are no existing bicycle facilities within the community, except on Hawthorne Boulevard, which currently provides Class II bike lanes. There are proposed bicycle facilities on, Lennox

Boulevard (Class II), Inglewood Avenue (Class III), Buford Avenue (Class III), 104th Street (Class III), 111th Street (Class III), and Freeman Avenue (Class III).

- Lennox Boulevard has been highlighted in multiple planning documents or programs, including Vision Lennox, Vision Zero Los Angeles, and Los Angeles County Transit Oriented Districts (TOD) Access Study. The two-lane undivided roadway has recorded multiple bicycle and pedestrian collisions along the corridor and has been identified as a High-Injury Network (HIN) and Vision Zero Collision Concentration corridor. Lennox Boulevard is located within the Hawthorne C Line Station TOD.
- Hawthorne Boulevard has notable bicycle and pedestrian collisions and has been identified as a High-Injury Network (HIN) and Vision Zero Collision Concentration corridor. This roadway bisects the Hawthorne C Line Station TOD and serves local and express bus routes that connect to the transit station. The Vision Lennox document proposes a road diet on Hathorne Boulevard to reduce the six-lane roadway to a four-lane roadway with either an exclusive bus lane or bicycle lanes on both sides of the roadway.

Del Aire/Wiseburn

- SBCCOG's Phase 1 LTN's are proposed on Isis Avenue, Ocean Gate Avenue, 120th Street, 124th Street, and 135th Street.
- There are no existing bicycle facilities within the community; however, Class I, II, and III facilities are proposed in the northwestern area of the community. Gaps in the proposed bicycle network will be present in the southeastern area of Del Aire/Wiseburn, as well as a Class II gap on El Segundo Boulevard and Rosecrans Avenue.
- El Segundo Boulevard has been highlighted in multiple planning documents or programs, including Vision Zero Los Angeles and the Los Angeles County TOD Access Study. The TOD Access study recommends implementing a road diet on El Segundo Boulevard to convert the existing six-lane roadway into a four-lane roadway with bicycle facilities.
- Transit facilities are primarily on the community's major roadways, such as Aviation Boulevard, Inglewood Avenue, El Segundo Boulevard, and Rosecrans Avenue.

Hawthorne Island

- SBCCOG's Phase 1 LTN is proposed on Yukon Avenue.
- There are no existing bicycle facilities within the community. Proposed Class II's are planned on Crenshaw Boulevard.
- Pedestrian collisions are concentrated near the Crenshaw Boulevard and 135th Street intersection. Crenshaw Boulevard has been identified as a HIN corridor and 135th Street has been identified as a Vision Zero Collision Concentration corridor.
- The Hawthorne Island transit network is currently limited. The community is served by local and express buses on Yukon Avenue and Crenshaw Boulevard.

West Carson

- SBCCOG's Phase 2 LTN's are proposed on Meyler Street, 220th Street, and 228th Street.
- The streetlight coverage is relatively consistent and present along all roadways within the community. However, significant gaps in street lighting exist on Normandie Avenue, Vermont Avenue, and Lomita Boulevard.
- Bicycle and pedestrian collisions are visibly present on all major corridors within the West Carson community, including Torrance Boulevard, West Carson Street, Normandie Avenue, Vernon Avenue, and Sepulveda Boulevard. LADOT identifies all of those roadways as HIN corridors. The County's Vision Zero Plan identifies portions of Normandie Avenue, 228th Street, Vermont Avenue, and Sepulveda Boulevard as Collision Concentration Corridors.
- The community is currently served by several Class II and III facilities on Normandie Avenue and Vermont Avenue. The County proposes to significantly enhance the bicycle environment in West Carson by proposing a robust bicycle network of Class I, II, and III facilities on almost all major roadways within the community. However, a gap in the proposed bicycle network will still exist on Sepulveda Boulevard between Normandie Avenue and I-110.
- The West Carson TOD Specific Plan includes proposed improvements, such as streetscape improvements, bicycle facilities, wider pedestrian sidewalks, and transit amenities, on several key roadways in the West Carson community, including Normandie Avenue, Vermont Avenue, Torrance Boulevard, Carson Street, and 223rd Street.
- The West Carson TOD station is a below grade bus stop for the Metro J-Line located on the I-110 freeway that is accessible by stairs or elevators. The West Carson TOD Specific Plan proposes to

relocate the existing stop to a new location along the I-10 freeway to improve transit access and safety.

Alondra Park/El Camino Village

- SBCCOG's Phase 1 LTN's are proposed on Lemoli Avenue and 154th Street.
- A gap in streetlight coverage exists on Crenshaw Boulevard along the eastern side of El Camino Community College.
- Pedestrian and bicycle collisions are scattered throughout the community on major roadways and also on local residential streets. Marine Avenue, Manhattan Beach Boulevard, and Crenshaw Boulevard have been identified as Vision Zero Concentration corridors.
- There are currently Class III facilities on Doty Avenue and Lemoli Avenue; however, the County proposes to implement Class II and Class III facilities on Prairie Avenue, Manhattan Beach, Crenshaw Boulevard, Redondo Beach Boulevard, and Marine Avenue. A small gap in the proposed bicycle network will exist on Marine Avenue between Prairie Avenue and the Alondra Park driveway.

Westfield/Academy Hills

- Westfield/Academy Hills roadway network is comprised primarily of local residential streets that are bisected by a major highway and parkway.
- There are no planned SBCCOG LTN's within the community.
- Streetlight coverage is only present in the northwestern portion of the community. Significant streetlight gaps are within the residential neighborhoods southeast of Crenshaw Boulevard.
- There are no recorded bicycle or pedestrian crashes in the Westfield/Academy Hills community.
- Existing Class I and II facilities are provided on Palos Verdes Drive North. A future Class I facility is proposed on Crenshaw Boulevard that will connect to the existing bicycle facilities.
- This community is only served by Local Bus Route 225.

La Rambla

- Phase 2 LTN's are proposed on Weymouth Avenue, 1st Street, and 6th Street.
- Gaps in streetlight coverage exist on the east side of the community on 2nd Avenue, Bandin Street, and 6th Street.
- There were three bicycle collisions recorded in the community and zero pedestrian collisions.

- There are currently no bicycle facilities within the community; however, the County plans to implement Class III facilities on 1st Street, 7th Street, and Weymouth Avenue. A gap in the proposed network will exist on Meyler Street.
- The community is served by local bus routes 205 and 225.

CHAPTER 2 PLANS, PROGRAMS, AND POLICIES RELEVANT COUNTYWIDE

Overview

Comprehensive mobility recommendations for the Planning Area requires a review of the existing and current efforts related to transportation and mobility. This section presents an overview of the existing mobility plans, policies, and programs on a regional level. The following plans are applicable to all unincorporated areas of Los Angeles County:

- Los Angeles County General Plan - Mobility Element (2015)
- County of Los Angeles Bicycle Master Plan (2012)
- Step-by-Step Los Angeles County (2019)
- Vision Zero Los Angeles County: A Plan for Safer Roadways (2019)
- Connect SoCal: Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy (2020)
- SBCCOG Route Refinement Study for a South Bay Local Travel Network (2021)
- Metro Active Transportation Strategic Plan (2016)

These document's goals are summarized below, and the full list of policies supporting these goals are included in **Appendix A.**

2.1 Los Angeles County General Plan - Mobility Element (2015)

The Los Angeles County 2035 General Plan provides the policy framework for how and where the unincorporated County will grow through the year 2035. The California Complete Streets Act of 2008 requires a General Plan to demonstrate how the County will provide for the routine accommodation of all users of a road or street, including pedestrians, bicyclists, users of public transit, motorists, children, seniors, and the disabled. The General Plan's Mobility Element addresses this requirement by implementing a series of goals, policies, and programs that consider all modes of travel, with the goal of making streets safer, accessible and more convenient to walk, ride a bicycle, or take transit.

The County's Mobility Element assesses the challenges and constraints of the local transportation system, and offers policy guidance to reach the County's long-term mobility goals. Two sub-elements—the Highway Plan and Bicycle Master Plan—supplement the Mobility Element. These plans establish policies for the roadway and bikeway systems in the unincorporated areas, which are coordinated with the networks in the 88 cities of Los Angeles County. The General Plan also establishes a program to prepare community pedestrian plans, with guidelines and standards to promote walkability and connectivity throughout the unincorporated areas. The following goals are included in the County's Mobility Element's:

- Goal M 1: Street designs that incorporate the needs of all users.
- Goal M2: Interconnected and safe bicycle- and pedestrian-friendly streets, sidewalks, paths and trails that promote active transportation and transit use.
- Goal M3: Streets that incorporate innovative designs.
- Goal M4: An efficient multimodal transportation system that serves the needs of all residents.
- Goal M5: Land use planning and transportation management that facilitates the use of transit.
- Goal M6: The safe and efficient movement of goods.
- Goal M7: Transportation networks that minimizes negative impacts to the environment and communities.

2.2 County of Los Angeles Bicycle Master Plan (2012)

As noted previously, the County's Bicycle Master Plan is a sub-element of their Mobility Element. The Bicycle Master Plan provides direction for improving the mobility and safety of bicyclists and encouraging more bicycle ridership within the County. The element stives encourage more bicycle ridership by expanding the existing bikeway network, connecting gaps, addressing constrained areas, providing for greater local and regional connectivity, and by including programs that encourage residents to bicycle more often. The Plan proposes to build on the existing 144 miles of bikeways throughout the County, and install approximately 831 miles of new bikeways over the next 20 years. The recommendations within the Master Plan include bicycle infrastructure improvements, bicycle-related programs, implementation strategies, and policy and design guidelines for the unincorporated communities of the County of Los Angeles. The following is a list of the Bicycle Master Plan mobility goals:

- Goal 1: Bikeway System - Expanded, improved, and interconnected system of County bikeways and bikeway support facilities.

- Goal 2: Safety - Increased safety of roadways for all users.
- Goal 3: Education - Develop education programs that promote safe bicycling.
- Goal 4: Encouragement Programs - County residents that are encouraged to walk or ride a bike for transportation and recreation.
- Goal 5: Community Support- Community supported bicycle network.
- Goal 6: Funding - Funded Bikeway Plan

There are certain locations where the proposed bicycle classifications, described in the subsequent chapter, differ from what was identified in the Bicycle Master Plan due to more recent transportation plans conducted for specific communities (e.g., TOD Access Study, West Carson TOD Specific Plan, etc.)

2.3 Step-by-Step Los Angeles County (2019)

Step by Step Los Angeles County is a plan that strives to enhance walkability and measure of how friendly an area is for walking, for the one million residents of communities in unincorporated Los Angeles County. The Plan outlines actions, policies, procedures, and programs that the County of Los Angeles will consider to enhance walkability across unincorporated communities. It also includes Community Pedestrian Plans that identify potential pedestrian infrastructure projects for specific unincorporated communities. The Plan serves as a critical step in implementing the County's Vision Zero goal of eliminating fatal and severe injury traffic collisions. The following is a list of the Step-by-Step Plan's mobility goals:

- Goal 1: Safe Streets - Eliminate all fatalities and severe injuries involving people walking.
- Goal 2: Make Walking the Easy and Healthy Choice - Communities, streets, and sidewalks are designed to promote walking and healthy living.
- Goal 3: Connectivity - Develop and maintain a complete pedestrian network that links transit, schools, parks, and other key destinations in the community.
- Goal 4: Equity - Make unincorporated Los Angeles County more walkable for all through equity in public engagement, service delivery, accessibility, planning, and capital investments.
- Goals 5: Safe Communities - Address real and perceived personal safety concerns to encourage walking.
- Goals 6: Sustainability and Preservation - Pedestrian projects and programs enhance the natural environment including clean air and water.
- Goals 7: Coordinated County Implementation - County agencies and communities work together to implement pedestrian projects, policies, and programs.

2.4 Vision Zero Los Angeles County: A Plan for Safer Roadways (2019)

This Vision Zero Action Plan focuses the County's efforts to achieve the goal of eliminating traffic-related fatalities on unincorporated County roadways by 2035. This plan defines a vision for the future and describes objectives and actions to enhance traffic safety in collaboration with government and community partners. By creating and embracing a culture of traffic safety within the County at both the regional and neighborhood level, the goal of eliminating fatal and severe injury collisions can be reached. The following is a list of Vision Zero's mobility goals:

- Goal A: Enhance County Processes and Collaboration
- Goal B. Address Health Inequities and Protect Vulnerable Users
- Goal C. Collaborate with Communities to Enhance Roadway Safety
- Goal D. Foster a Culture of Traffic Safety
- Goal E. Be Transparent, Responsive, and Accountable

2.5 Connect SoCal: Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy (2020)

Southern California Association of Governments (SCAG) prepared the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Connect SoCal's, that centers on maintaining and better managing the transportation network we have for moving people and goods, while expanding mobility choices by locating housing, jobs and transit closer together and increasing investment in transit and complete streets. The goals of Connect SoCal fall into four core categories: economy, mobility, environment and healthy/complete communities. The following is a list of Connect SoCal's mobility goals:

- Goal 2: Improve mobility, accessibility, and travel safety for people and goods.
- Goal 3. Enhance the preservation, security, and resilience of the regional transportation system.
- Goal 4: Increase person and goods movement and travel choices within the transportation system.
- Goal 8: Leverage new transportation technologies and data-driven solutions that result in more efficient travel.

2.6 SBCCOG Route Refinement Study for a South Bay Local Travel Network (2021)

The SBCCOG Route Refinement Study for a South Bay Local Travel Network identifies a network of slow-speed, low-stress streets that, with relatively low-cost street treatments, could be improved to accommodate the safe use for the growing market of personal zero-emission micromobility modes. A Local Travel Network (LTN) would support slow-speed sustainable vehicles (from pedal bikes to e-bikes to e-scooters to neighborhood electric vehicles to 3-wheel e-trikes to e-monoboards) that ultimately, would be a more sustainable choice for the vast majority of short trips that are taken by residents of the South Bay. Modeling forecasts significant reduction of Vehicle Miles Travelled (VMT) and greenhouse gas (GHG) emissions to support the efficacy and rationale for implementation of the LTN.

The document proposes a LTN Network of 243 miles route miles, 222 miles would be routes through low-stress slow-speed neighborhood streets, and another 23 miles would necessitate the construction of protected Local Use Vehicle (LUV) lanes for safe connectivity on the Network. Less than one (1) mile of route segments were identified as those that would (if implemented) require “Engineered” solutions.

2.7 Metro Active Transportation Strategic Plan (2016)

The Metro Active Transportation Strategic Plan (ATSP) focuses on improving access to transit stations and developing a regional multimodal network for people to comfortably take transit, walk, and/or bike. There are three main components to the ATSP that will help Metro and partners work to plan, implement, and improve the overall quality of the region's active transportation network: first last mile station area access improvements, regional active transportation network, and support programs, including performance metrics and monitoring. The following is a list of ATSP's mobility goals:

- Goal 1: Improve access to transit.
- Goal 2: Establish active transportation modes as integral elements of the countywide transportation system.
- Goal 3: Enhance safety, remove barriers to access, or correct unsafe conditions in areas of heavy traffic, high transit use, and dense bicycle and pedestrian activity.

The release of the updated ATSP is anticipated in late 2023.

CHAPTER 3 PLANNING AREA MOBILITY CONDITIONS

Overview

The previous chapter outlined countywide goals that are applicable to all seven unincorporated communities within the Planning Area. Acknowledging that each of the SBAP communities has its own unique sense of character and set of challenges and opportunities, this chapter addresses the plans and policies that speak individually to each of the communities and summarizes their existing and planned mobility networks. Note that not all communities have specific mobility policies. To fully appreciate the needs of each of the communities, this chapter should be reviewed in conjunction with Chapter 3 countywide goals and policies.

3.1 Lennox

PLANS, PROGRAMS AND POLICIES

Vision Lennox (2010)

Vision Lennox is the result of a planning effort that involved a wide variety of citizens, business leaders, community advocates, County staff and other public agency service providers. The plan was developed between January 2010 and June of 2010 and involved a number of steps including stakeholder interviews, working meetings with staff and extensive existing conditions data analysis to create a Vision Plan that will direct change across a variety of subjects that will incrementally lead to overall change and improvements that the community of Lennox wants to see. The following is a list of the relevant and specific mobility strategies:

- NEIGHBORHOODS - Preserve and enhance existing neighborhood character. Streets support a variety of transportation options, balancing the needs of cyclists and pedestrians with those of motorists.
- LENNOX BOULEVARD - To enhance the small scale (1-2 story) “Main Street” on Lennox Boulevard, between Lennox Park and Hawthorne, with a diverse mix of retail stores and services. Lennox Boulevard is the street that serves both as a connector for circulation and as a connector in social and civic ways. In particular, the area between Lennox Park and Hawthorne is the community’s “Main Street” and serves as an informal public space sometimes closed to vehicle traffic.

- HAWTHORNE BOULEVARD AND C LINE STATION - Enhance the corridor to be a pedestrian-friendly commercial street with up to 4 story retail mixed-use buildings.
- INGLEWOOD AVENUE - Maintain a small scale, pedestrian-friendly commercial and residential street with a retail node at Lennox Boulevard.

Los Angeles County Transit Oriented Districts (TOD) Access Study (2013)

This document assesses the state of the public amenities that facilitate and support pedestrian, bicycle, and transit access to nine transit stations within Los Angeles County on the Metro Rail A, C, and L Lines, including the Hawthorne C Line Transit Station in the Lennox community. The report also includes conceptual bicycle and pedestrian infrastructure plans and recommendations that address the existing and needed infrastructure to support the TODs. The document points to Hawthorne's C Line Transit Station's strengths, which include its proximity to LAX and schools, and the existing high demand of bicyclists and pedestrians in the area. The document also notes the transit station's weaknesses, including the location is in the median of the freeway, dangerous roadways with high vehicle demand and fast speeds, lack of bicycle infrastructure, and lack of pedestrian amenities.

Opportunities are identified as Hawthorne's and Lennox's strong pedestrian demand, that the communities already have identified local pedestrian and bicycle routes, Lennox Boulevard's commercial and civic center is a strong community destination, and the planned bicycle infrastructure improvements. Challenges were identified as limited funding and coordination amongst multiple jurisdictions that lack coordinated planning efforts.

MOBILITY NETWORK

Roadway Network

Lennox's roadway network is comprised primarily of east-west local residential streets, and north-south major/secondary highways. **Table 1** summarizes the characteristics of key roadways in the Lennox community and whether those roadways have been identified as a low-speed, low-stress roadway in the Local Travel Network (LTN) of SBCCOG's Route Refinement Study.

01. Lennox Roadways

Roadway Name	Classification[1]	# of Lanes	Median Type[2]	Parking	LTn
La Cienega Blvd	Major Highway	2 NB / 2 SB	Raised	Parallel (both sides)	No
Inglewood Ave	Secondary Highway	1 NB / 1 SB	CLTL	Parallel (both sides)	No

01. Lennox Roadways

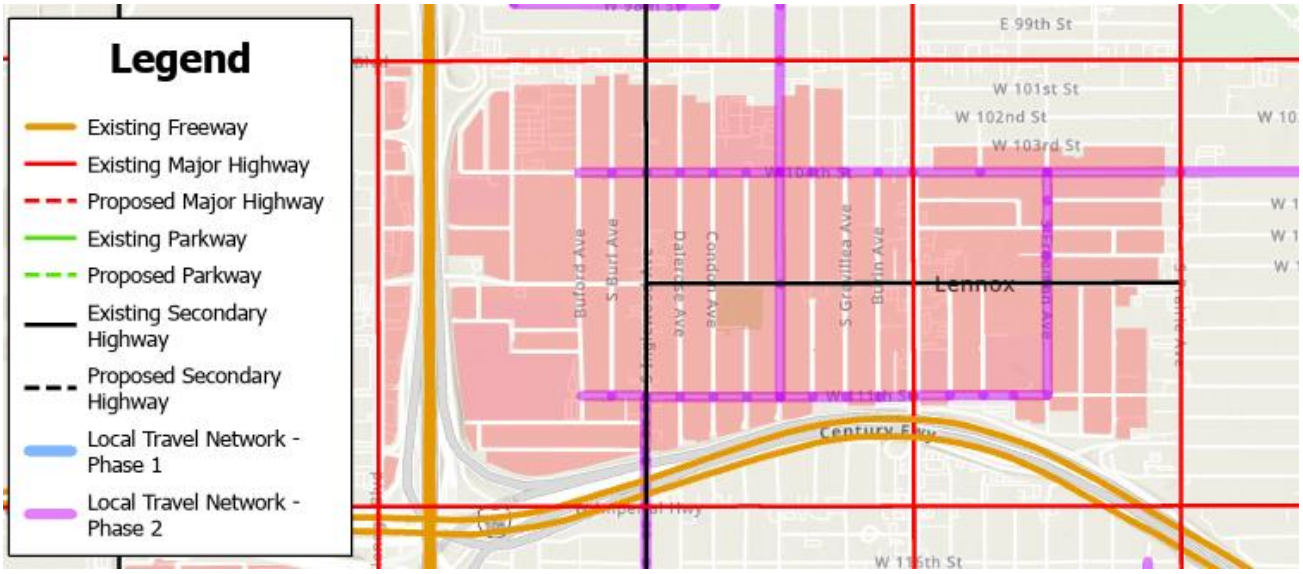
Roadway Name	Classification[1]	# of Lanes	Median Type[2]	Parking	LTn
Hawthorne Blvd	Major Highway	3 NB / 3 SB	Raised	Parallel (both sides)	No
104th St	Local Street	1 EB / 1 WB	None	Parallel (both sides)	Phase 2
111th St	Local Street	1 EB / 1 WB	None	Parallel (both sides)	Phase 2
Lennox Blvd	Secondary Highway	1-2 EB / 1 WB	None	Parallel (both sides)	No

Notes:
[1] Roadway Classification per Los Angeles County Master Plan of Highways
[2] CLTL = Center Left Turn Lane

As shown, all key roadways, including most of the residential local streets in the area, provide on-street parallel parking on both sides of the roadway. Lennox Boulevard is primarily a two-lane roadway within the community; however, the eastern segment between Hawthorne Boulevard and the Inglewood city limits is widened to four travel lanes (two eastbound and two westbound lanes) with parking on the north side. Vision Lennox identifies a possible road diet on this segment of Lennox Boulevard that would narrow the existing four-lane facility to a two-lane roadway with a center-left-turn lane, bicycle lanes, and on-street parking on both sides of the roadway. Additionally, the Vision Lennox document also proposes a road diet on Hathorne Boulevard to reduce the six-lane roadway to a four-lane roadway with either an exclusive bus lane or bicycle lanes on both sides of the roadway.

Figure 1 displays Lennox's roadway classifications and LTN locations. As shown, the Lennox community is bordered and also bisected by major/secondary highways. Additionally, LTN roadways are proposed in the center, north, south, and east sides of the community.

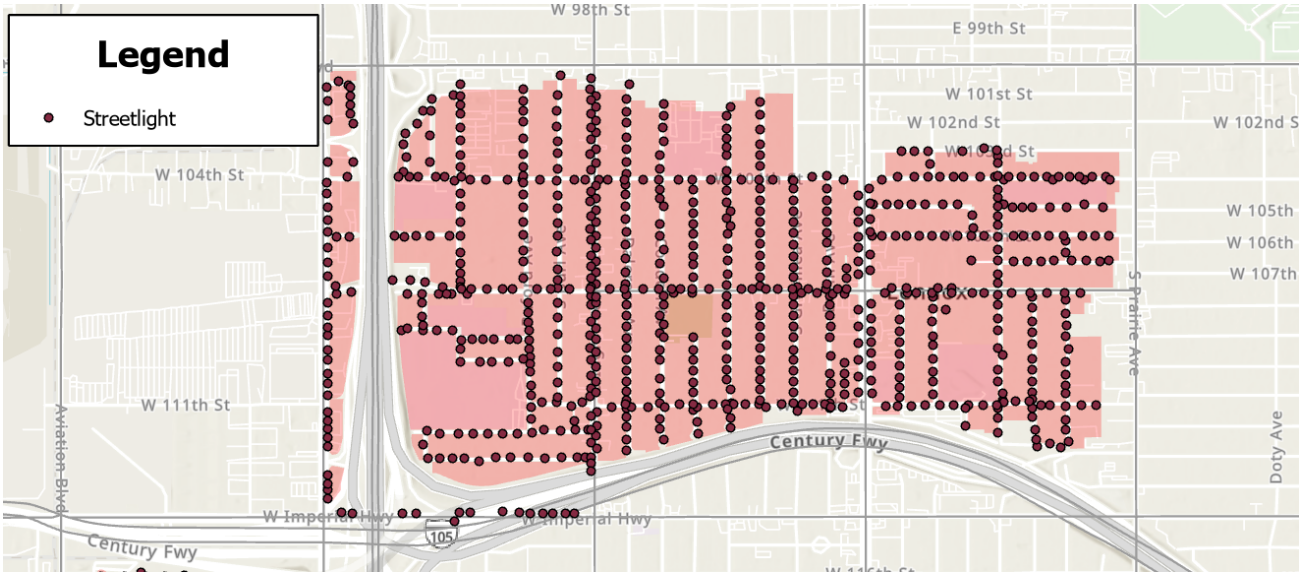
Figure 1. Lennox Roadway Network



Street Lighting

Figure 2 shows the streetlight coverage In the Lennox community. The streetlight coverage is consistent and present along all roadways within the community.

Figure 2. Lennox Street Lighting Map

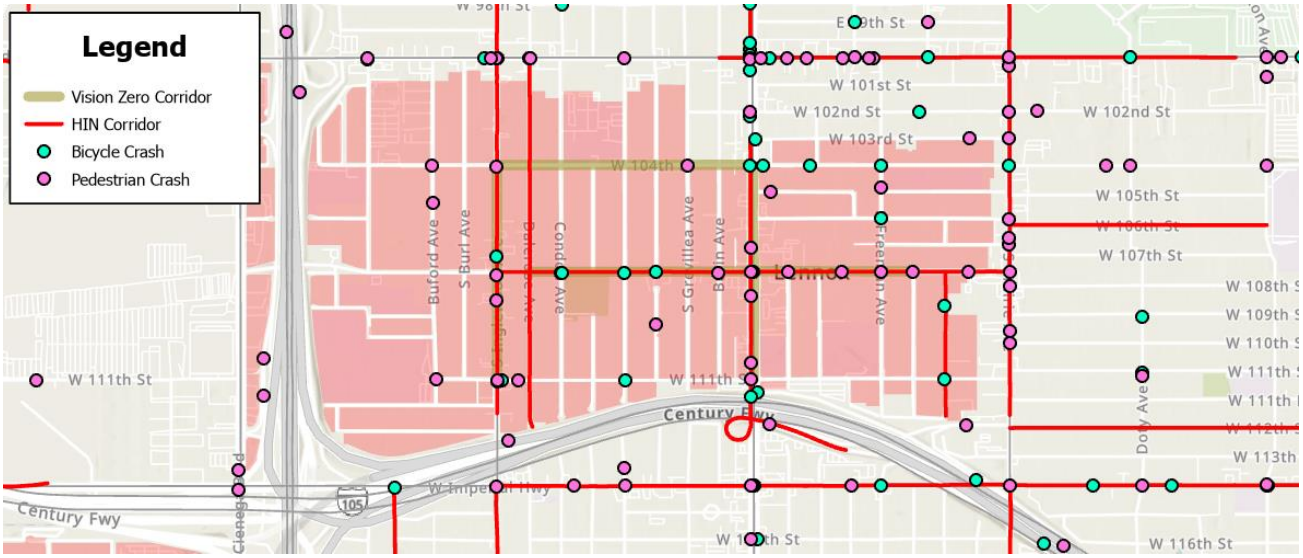


Pedestrian and Bicycle Safety

Pedestrian and bicycle safety was evaluated using collision data obtained from Statewide Integrated Traffic Records System (SWITRS) data for the period of January 2017 to December 2022. Additionally, the Los Angeles Vision Zero Action Plan and Los Angeles Department of Transportation (LADOT) High-Injury Network (HIN) maps were reviewed to identify corridors as Collision Concentration Corridors or HIN corridors within the community. Los Angeles County's Vision Zero Plan aims to reduce traffic deaths and severe injuries on unincorporated County roadways through 2025. Consistent with this initiative, it is important to highlight these areas for potential safety improvements in future tasks of this plan to ensure that active transportation improvements are planned to enhance the safety of bicyclists and pedestrians who already use these corridors and to encourage further travel by these modes.

Figure 3 displays the pedestrian and bicycle collisions, the Vision Zero Collision Concentration and HIN corridors within the Lennox community.

Figure 3. Lennox Collision Map

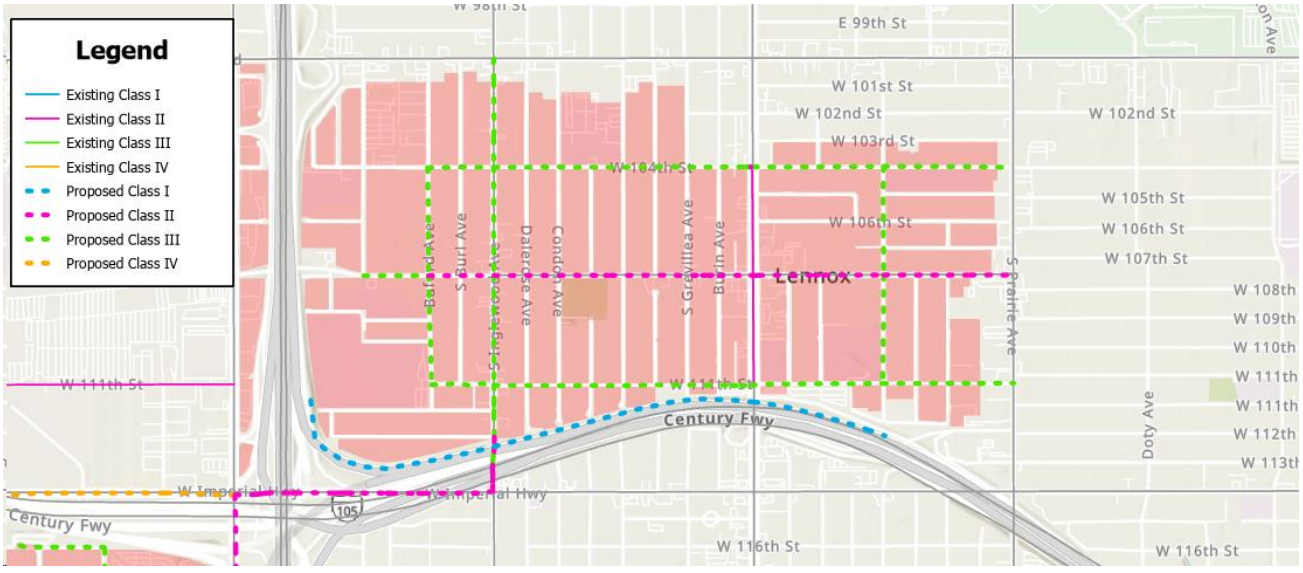


Bicycle and pedestrian collisions were recorded on most of the community's major roadways, including Inglewood Avenue, 104th Street, Lennox Boulevard, Hawthorne Boulevard, and Prairie Avenue. LADOT identifies Inglewood Avenue, Dalerose Avenue, Lennox Boulevard, Hawthorne Boulevard, and South Osage Avenue as HIN corridors. Additionally, the County's Vision Zero Plan identifies portions of 104th Street and Hawthorne Boulevard as Collision Concentration Corridors.

Bicycle Network

Figure 4 displays the existing and proposed bicycle network in the Lennox area per the County's Bicycle Master Plan and the TOD Access Study.

Figure 4. Lennox Bicycle Network



There are currently no existing bicycle facilities within the Lennox area, except Class II bike lanes on Hawthorne Boulevard; however, the County plans to implement facilities on most of the key roadway segments in the Lennox community. Those proposed bicycle facilities include:

Proposed Class I

- I-105 Right of Way between Lennox Middle Scholl and Freeman Avenue

Proposed Class II

- Lennox Boulevard between Buford Avenue and Prairie Avenue

Proposed Class III

- Inglewood Avenue between Century Boulevard and Imperial Highway
- Lennox Boulevard between Felton Avenue and Buford Avenue
- Buford Avenue between 104th Street and 111th Street
- 104th Street between Buford Avenue and Prairie Avenue
- 111th Street between Buford Avenue and Prairie Avenue
- Freeman Avenue between 104th Street and 111th Street

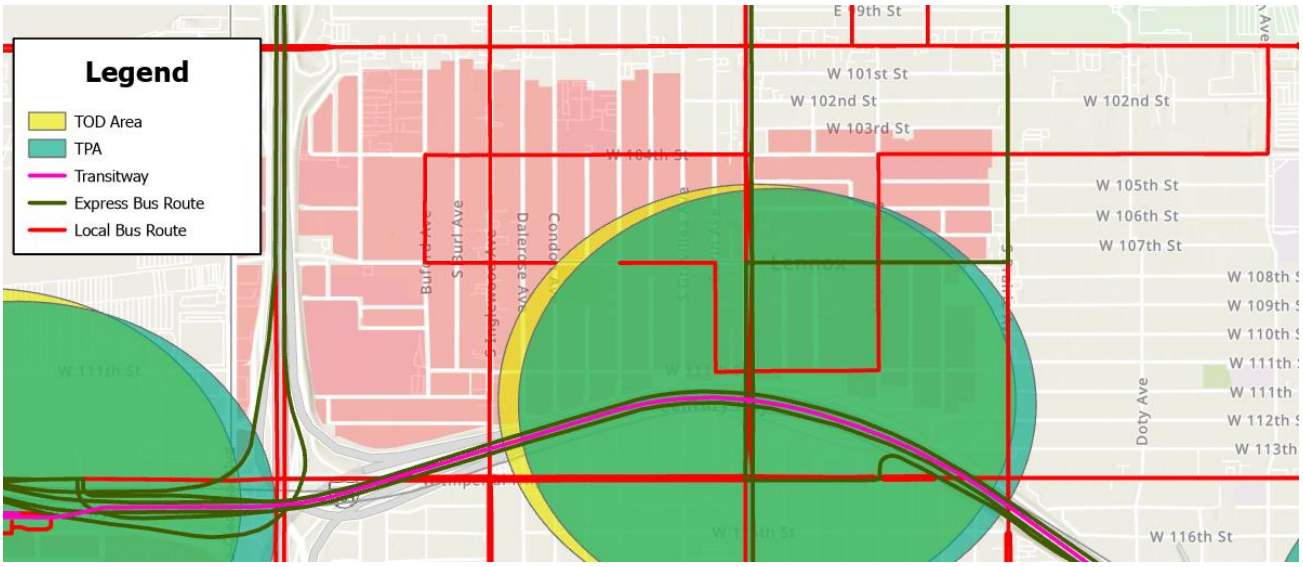
The proposed bicycle network includes new bicycle facilities on key residential roadways and highways in the area that will connect to major transit stations in adjacent communities.

It should be noted that on March 12, 2019, the Board approved a motion instructing Public Works to study the feasibility of converting existing Class II buffered bike lanes in Class IV bikeways. Hawthorne Boulevard was analyzed, but was deemed to not have sufficient space to add a buffer; therefore, it will remain as a Class II bike lane for the time being.

Transit Network

Figure 5 displays the existing transit network in the Lennox area.

Figure 5. Lennox Transit Network



The southeastern portion of the Lennox community is captured within the Hawthorne C Line Station Transit Oriented District (TOD). The station is adjacent to major destinations in Lennox, including schools and small commercial districts along Lennox Boulevard and Hawthorne Boulevard. The Hawthorne C Line Station serves the C Line Light Rail route and local Metro bus transit routes 126, 207, 210, 710 and 757. Major destinations from the Hawthorne C Line Station include El Camino College, Hollywood, Koreatown, Los Angeles Southwest College, South Bay Galleria and the Wilshire/Western Metro Rail Station.

Recommendations

The following mobility recommendations for the Lennox community include:

- Due to the proposed upzoning on certain corridors in the community, a streetscape plan should be prepared for Hawthorne Boulevard and Lennox Boulevard west of Hawthorne Boulevard to determine appropriate treatments to enhance the pedestrian realm.
- Support opportunities to explore additional roadway and right-of-way (ROW) modifications on Lennox Boulevard to further enhance the pedestrian realm, streetscape, and bicycle facilities, including but not limited to:
    - Installing bulb-outs at intersections or at mid-block sections for placemaking opportunities

  - Minimizing future driveways and curb-cuts to minimize vehicular conflicts with pedestrians and buses.

- The Hawthorne Boulevard and Lennox Boulevard intersection is identified as a "TOD Opportunity Area" by the County's General Plan; therefore, it is vital to make transit a viable mode of choice for residents and employees in the area by supporting improvements to transit service and infrastructure. The following recommendations to improve mobility to and from the transit station include:
  - Installing pedestrian and bicycle safety improvements that could include, but not limited to, bulb outs, pedestrian/bicycle signal scrambles, Lead Pedestrian Intervals (LPI), Lead Bicycle Internals (LBI), and high visibility crosswalks.
  - Coordinate with LA Metro to prepare a Hawthorne/Lennox Station First/Last Mile Plan and collaborate on implementation of infrastructure and amenities that support access and transit ridership at the Station.

3.2 Del Aire/Wiseburn

PLANS, PROGRAMS AND POLICIES

Los Angeles County Transit Oriented Districts Access Study (2013)

This document assesses the state of the public amenities that facilitate and support pedestrian, bicycle, and transit access to nine transit stations within Los Angeles County on the Metro Rail A, C, and L Lines, including the LAX/Aviation C Line Transit Station in the Del Aire/Wiseburn community. Some key findings from the study that pertain to the LAX/Aviation Green Line Station include:

- Strengths in close proximity to job centers, LAX, and small residential neighborhoods.
- Weaknesses in lack of bicycle infrastructure, the I-105 serves as a barrier for bicyclists and pedestrians.
- Opportunities include enhancement to connections to job centers, wide rights-of-way, existing bicycle storage facilities, existing high demand of bicyclists and pedestrians, planned bicycle infrastructure improvements, and adjacent to several Metro-owned properties around the transit site.
- Challenges are uncertainty about funding.
- Identifies a variety of physical improvements to sidewalks, curbs, travel lanes, bicycle infrastructure, and pedestrian infrastructure.

MOBILITY NETWORK

Roadway Network

Del Aire/Wiseburn's roadway network is comprised of local residential streets that are bordered and bisected by several major/secondary highways. **Table 2** summarizes the characteristics of key roadways in the Del Aire/Wiseburn community and whether those roadways have been identified as a low-speed, low-stress roadway in the LTN of SBCCOG's Route Refinement Study.

02. Del Aire/Wiseburn Roadways

Roadway Name	Classification[1]	# of Lanes	Median Type[2]	Parking	LTn
Aviation Blvd	Secondary Highway	2 NB / 2 SB	None	None	No
La Cienega Blvd	Major Highway	2-3 NB / 2-3 SB	Raised/CLTL	Intermittent Parallel (both sides)	No

02. Del Aire/Wiseburn Roadways

Roadway Name	Classification[1]	# of Lanes	Median Type[2]	Parking	LTn
Inglewood Ave	Secondary Highway	2 NB / 2 SB	None	Parallel (both sides)	No
120th St	Secondary Highway	1 EB / 1 WB	CLTL	Parallel (both sides)	Phase 1
El Segundo Blvd	Major Highway	3 EB/ 3 WB	Raised/CLTL	None	No
135th St	Secondary Highway	1 EB / 1 WB	None	Parallel (both sides)	Phase 1
Rosecrans Ave	Major Highway	3 EB / 3 WB	Raised	Parallel (north side)	No

Notes:
[1] Roadway Classification per Los Angeles County Master Plan of Highways
[2] CLTL = Center Left Turn Lane

La Cienega Boulevard's cross-section varies throughout the Del Aire/Wiseburn community. The northern segment of La Cienega Boulevard between the Imperial Highway Off-Ramp and Pacific Concourse Drive includes three northbound lanes and two southbound lanes, with parallel parking provided only on the west side. The center segment of La Cienega Boulevard between Pacific Concourse Drive and I-405 Southbound Off-Ramp includes four travel lanes (two northbound and southbound lanes) and generally has no on-street parking, except between the segment of Pacific Concourse Drive and 120th Street that allows parallel parking on both sides of the roadway. Lastly, the southern segment of La Cienega Boulevard between I-405 Southbound Off-Ramp and El Segundo Boulevard includes three southbound lanes and two northbound lanes with no on-street parking. La Cienega Boulevard is generally divided by a raised median, except between 120th Street and 123rd Street, which is divided by a center left-turn lane.

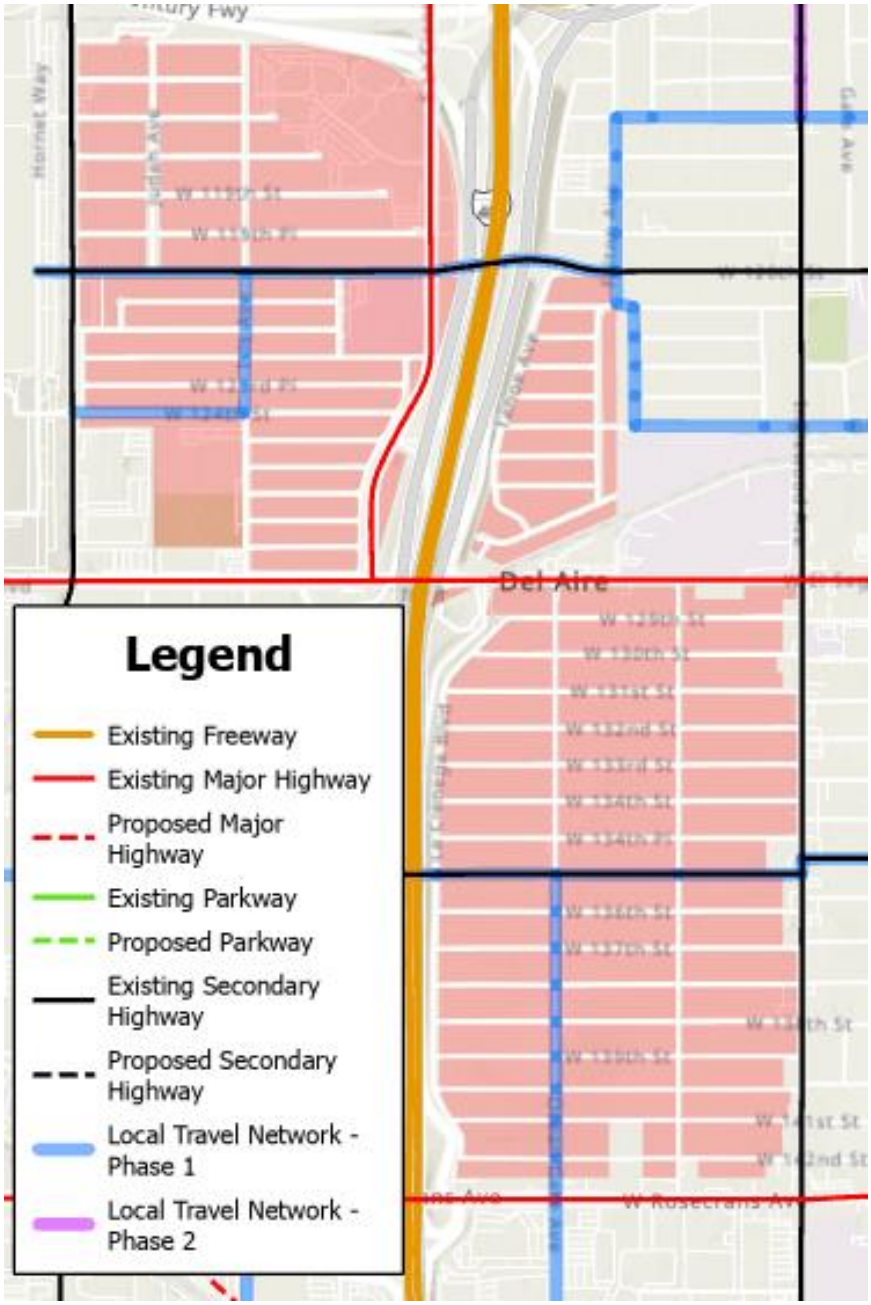
Inglewood Avenue is a discontinuous County roadway within the Del Aire/Wiseburn community, meaning that certain portions are under the County's jurisdiction and other portions are under the City of Hawthorne's jurisdiction. Due to this multi-agency ownership, the segment of Inglewood Avenue between El Segundo Boulevard and Rosecrans Avenue has inconsistent roadway features, such as no medians within the Del Aire/Wiseburn community (County jurisdiction) and raised medians within the City of Hawthorne segments.

Figure 6 displays Del Aire/Wiseburn's roadway classifications and LTN locations. As shown, the Del Aire/Wiseburn community is bordered or bisected by major/secondary highways. LTN roadways are proposed on secondary highways or local streets within residential neighborhoods that connect to schools or retail centers.

The Los Angeles County TOD Access Study proposes a road diet on El Segundo Boulevard between the railroad crossing east of I-405 to Inglewood Avenue that would reduce the six-lane roadway to a four-lane

roadway with either bicycle lanes on both sides of the roadway or a two-way cycle track on the north side of the roadway.

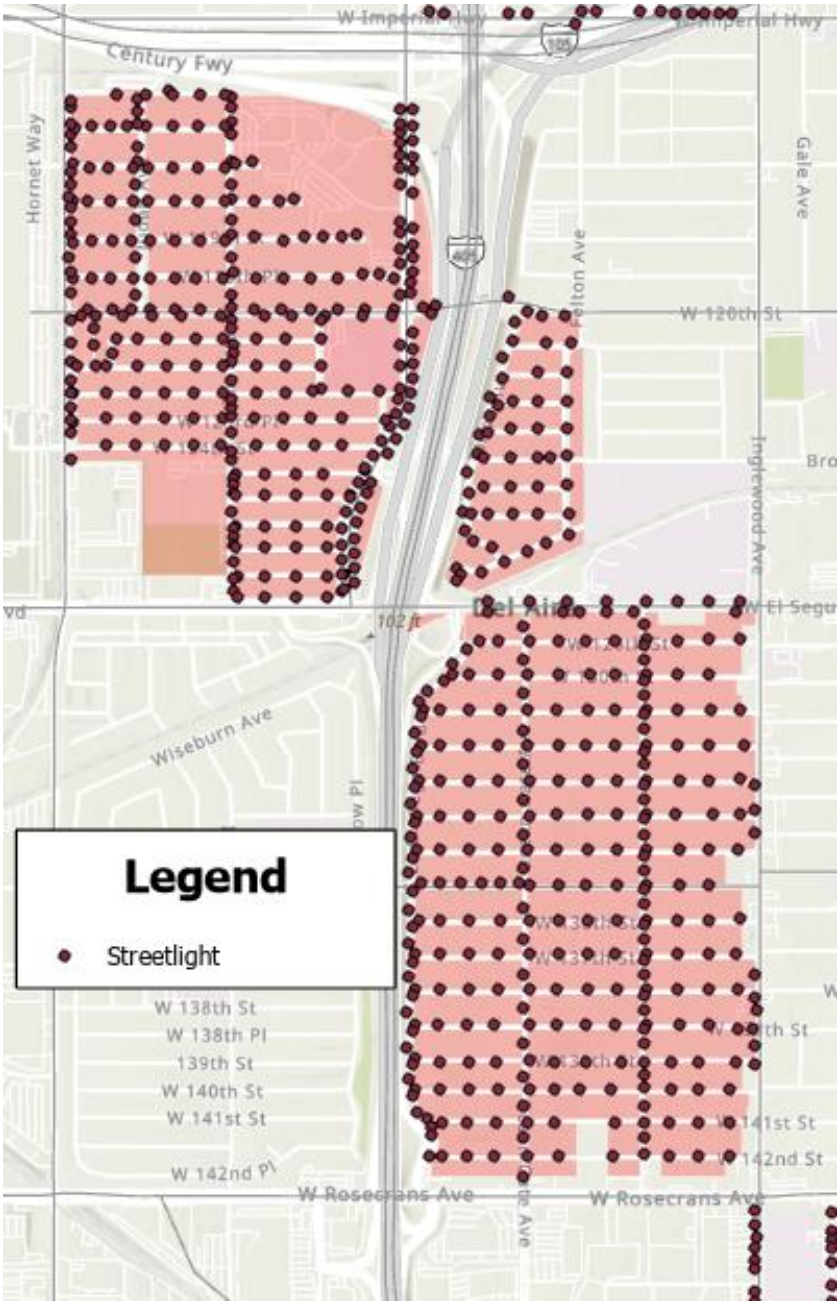
Figure 6. Del Aire/Wiseburn Roadway Network



Street Lighting

Figure 7 shows the streetlight coverage in the Del Aire/Wiseburn community. The streetlight coverage is consistent and present along all roadways within the community.

Figure 7. Del Aire/Wiseburn Street Lighting Map



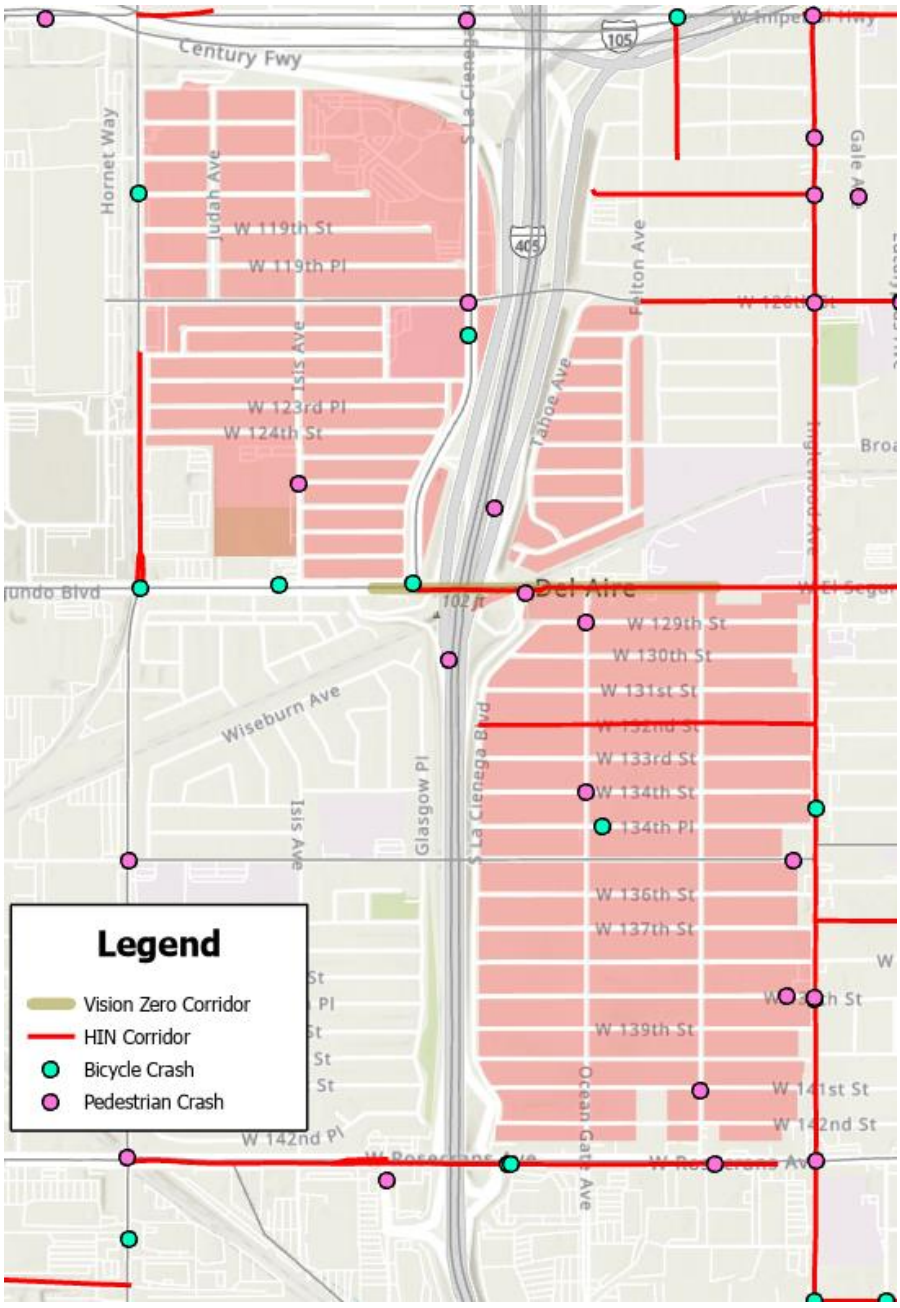
Pedestrian and Bicycle Safety

Pedestrian and bicycle safety was evaluated using collision data obtained from SWITRS data for the period of January 2017 to December 2022. Additionally, the Los Angeles Vision Zero Action Plan and LADOT HIN maps were reviewed to identify corridors as Collision Concentration Corridors or HIN corridors within the community. Los Angeles County's Vision Zero Plan aims to reduce traffic deaths and severe injuries on unincorporated County roadways through 2025. Consistent with this initiative, it is important to highlight these areas for potential safety improvements in future tasks of this project to ensure that active

transportation improvements are planned to enhance the safety of bicyclists and pedestrians who already use these corridors and to encourage further travel by these modes.

Figure 8 displays the pedestrian and bicycle collisions, the Vision Zero Collision Concentration and HIN corridors within the Del Aire/Wiseburn community.

Figure 8. Del Aire/Wiseburn Collision Map



Bicycle and pedestrian collisions are relatively sparse and dispersed within the Del Aire/Wiseburn community. However, LADOT identifies portions of Aviation Boulevard, El Segundo Boulevard, 132nd Street, Inglewood Avenue, and Rosecrans Avenue as HIN corridors because of the high auto crashes on

those corridors. The County's Vision Zero Plan identifies a portion of El Segundo Boulevard as Collision Concentration Corridor.

Bicycle Network

Figure 9 displays the existing and proposed bicycle network in the Del Area/Wiseburn area per the County's Bicycle Master Plan and the TOD Access Study.

Figure 9. Del Aire/Wiseburn Bicycle Network

There are currently no existing bicycle facilities within the Del Aire/Wiseburn area; however, the County plans to implement facilities on most of the key roadway segments in this Lennox. Those proposed bicycle facilities include:

Proposed Class I

- BNSF Railway between Imperial Highway and El Segundo Boulevard

Proposed Class II

- Aviation Boulevard between Imperial Highway and Aviation Park
- 120th Street between Aviation Boulevard to Inglewood Avenue
- La Cienega Boulevard between Imperial Highway and El Segundo Boulevard
- El Segundo Boulevard between Isis Avenue and Inglewood Avenue

Proposed Class III

- 116th Street between Aviation/LAX Transit Station to Isis Avenue
- Isis Avenue between 116th Street and El Segundo Boulevard

The County's proposed bicycle network will provide a robust network in a community with no existing bicycle facilities, specifically in the northwest portion of the Del Aire/Wiseburn community. However, there are still a couple of key gaps within that network that prevent a comprehensive and continuous bicycle network, including:

- El Segundo Boulevard between Aviation Boulevard and Isis Avenue - Missing Class II
- Rosecrans Avenue between I-405 Northbound Ramps and Inglewood Avenue - Missing Class II
- Inglewood Avenue between El Segundo Boulevard and Rosecrans Avenue - Missing Class I/II/III or IV.

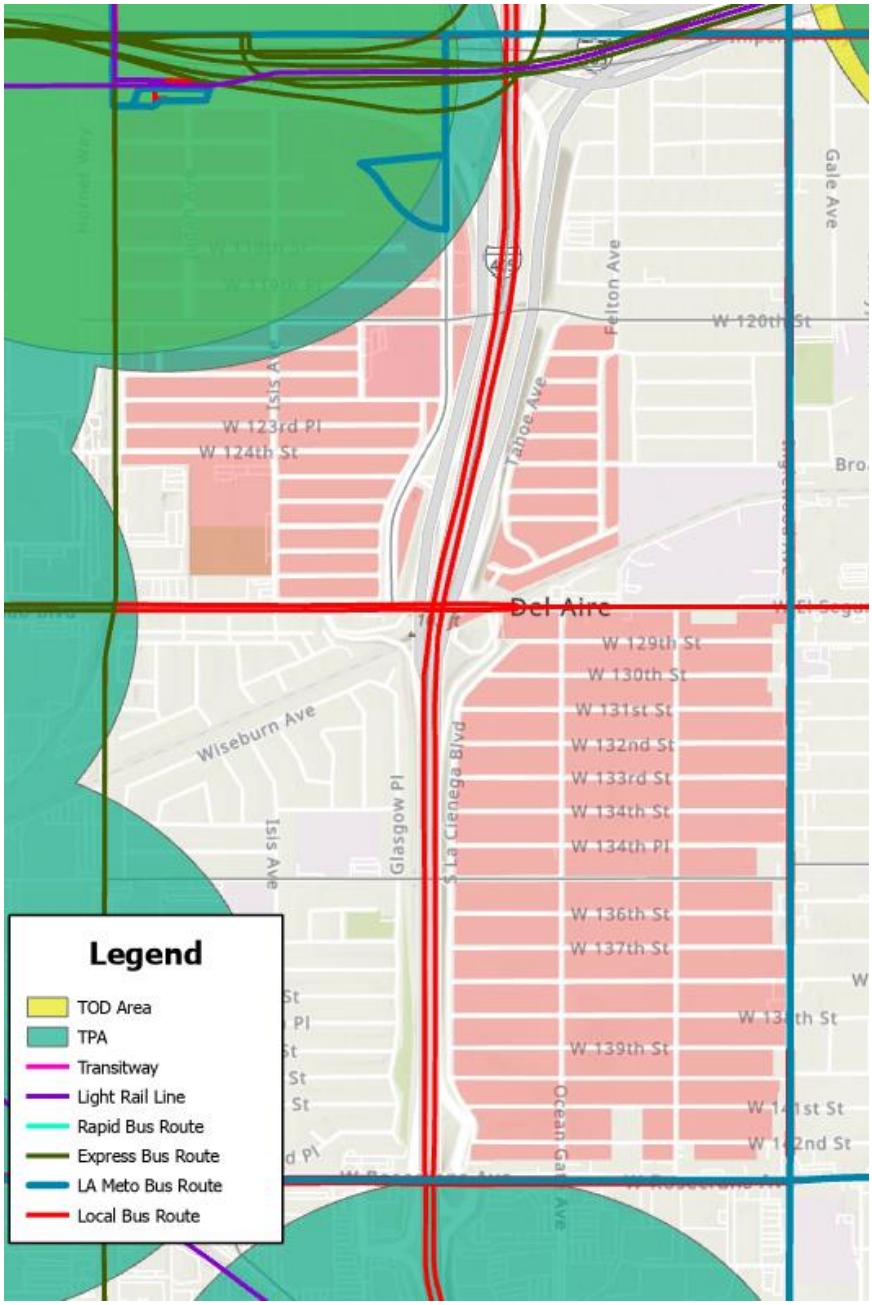
Transit Network

Figure 10 displays the existing transit network in the Del Aire/Wiseburn area.

The northwester portion of the Del Aire/Wiseburn community is captured within the LAX/Aviation Green Line Station TOD. The LAX/Aviation Green Line Station serves the Green Line Light Rail route and various bus transit systems, including Metro bus routes and express routes, along with local bus routes for Culver City, Santa Monica, and Beach Cities transit, and also a LAX shuttle service. Major destinations from the transit station include LAX, downtown Los Angeles, Fox Hills Mall, and the Los Angeles Superior Court.

Local buses and Metro bus routes currently travel along El Segundo Boulevard, Inglewood Avenue, and Rosecrans Avenue, servicing routes 5, 211, and 125, respectively.

Figure 10. Del Aire/Wiseburn Transit Network



Recommendations

The following mobility recommendations for the Del Aire/Wiseburn community include:

- The northwest quadrant of the community is captured within the LAX/Aviation TOD; therefore, it is vital to promote accessibility and increase opportunity to connect all travel modes to the transit station.

- Coordinate with Metro on the impending LAX/Aviation Station First/Last Mile Plan.
- Aviation Boulevard is a key north/south roadway that connects to the LAX/Aviation transit station and includes improvements to implement a Class I Multi-Use Path facility on the west side of the roadway along the abandoned BNSF rail line. Consequently, pedestrian and bicycle improvements should be implemented along Aviation Boulevard to facilitate safe movements for all travel modes. Those improvements could include, but not limited to, high-visibility crosswalks, bulb-outs at intersections, LPI/LBI phasing at traffic signals, and audible indicators.
- Develop a Safe Routes to School Program (SRTS) for the Del Aire Elementary School. The roadways connecting to the elementary school (i.e., 120th Street and Isis Avenue) have been identified as LTN roadways; therefore, a SRTS program would further promote walking and biking to school by infrastructure improvements, enforcements, tools, and safety education.
- Judah Avenue south of 118th Street is significantly wide for a four-lane undivided roadway, which causes unsafe travel speeds along the residential corridor. A mobility study should be conducted to determine appropriate roadway and intersection treatments to regulate vehicular travel speeds and improve safety for all travel modes, while maintaining vehicular access and throughput. The mobility study could be funded through grant funding, such as a Caltrans planning or sustainability grant.
- Inglewood Avenue is identified as an "Opportunity Area Corridor" in the County's General Plan.
    - A mobility study should be conducted on Inglewood Avenue to analyze appropriate transportation improvements that could be implemented to improve connectivity and safety for all travel modes. The mobility study could be funded through grant funding, such as a Caltrans planning or sustainability grant.
    - Coordinate with the City of Hawthorne to implement consistent roadway median features.
- Conduct a mobility study for El Segundo Boulevard to evaluate opportunities to close the bicycle network gap between Aviation Boulevard and Isis Avenue in order to create a continuous network through the community and to external facilities. The mobility study could be funded through grant funding, such as a Caltrans planning or sustainability grant.

3.3 Hawthorne Island

PLANS, PROGRAMS AND POLICIES

South Bay Bicycle Master Plan (2011)

The South Bay Bicycle Master Plan is a document prepared in collaboration between the Los Angeles County Bicycle Coalition (LACBC) and the South Bay Bicycle Coalition (SBCC). The Master Plan includes seven cities, including El Segundo, Gardena, Hermosa Beach, Lawndale, Manhattan Beach, Redondo Beach, and Torrance. The plan seeks to provide improved and increased connectivity across those seven cities. Goals identified in the plan include creating a bicycle-friendly South Bay with a safe environment and enduring bicycle culture.

MOBILITY NETWORK

Roadway Network

Hawthorne Island's roadway network is comprised primarily of local residential streets that are bordered by a couple of major/secondary highways. **Table 3** summarizes the characteristics of key roadways in the Hawthorne Island community and whether those roadways have been identified as a low-speed, low-stress roadway in the LTN of SBCCOG's Route Refinement Study.

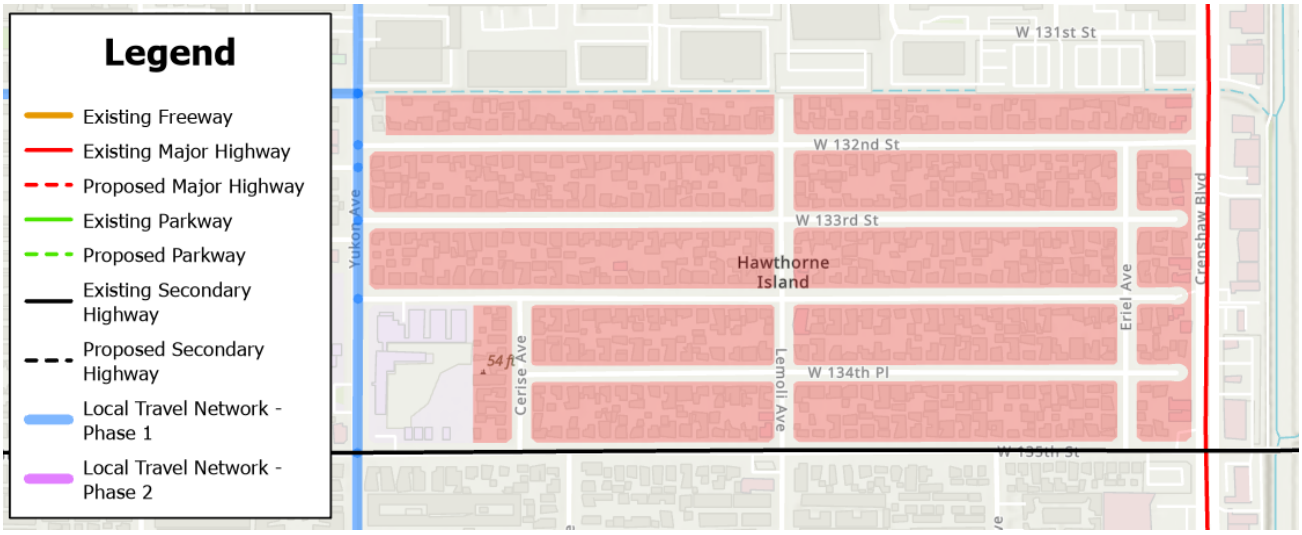
03. Hawthorne Island Roadways

Roadway Name	Classification[1]	# of Lanes	Median Type[2]	Parking	LTn
Yukon Ave	Local Street	1 NB / 1 SB	None	Parallel (both sides)	Phase 1
135th St	Secondary Highway	1 NB / 1 SB	None	Parallel (both sides)	No
Crenshaw Blvd	Major Highway	2 NB / 2 SB	Raised	Parallel (both sides)	No

Notes:
[1] Roadway Classification per Los Angeles County Master Plan of Highways
[2] CLTL = Center Left Turn Lane

Figure 11 displays Hawthorne Island's roadway classifications and LTN locations. As shown, the Hawthorne Island community is bordered by a secondary and major highway on 135th Street and Crenshaw Boulevard, respectively. A Phase 1 LTN roadway Is proposed on the western border of the community on Yukon Avenue that provides direct access to the Zela Davis Elementary School immediately south of the community.

Figure 11. Hawthorne Island Roadway Network



Street Lighting

Figure 12 shows the streetlight coverage in the Hawthorne Island community. The streetlight coverage is consistent and present along all roadways within the community.

Figure 12. Hawthorne Island Street Lighting Map

Pedestrian and Bicycle Safety

Pedestrian and bicycle safety was evaluated using collision data obtained from SWITRS data for the period of January 2017 to December 2022. Additionally, the Los Angeles Vision Zero Action Plan and LADOT HIN maps were reviewed to identify corridors as Collision Concentration Corridors or HIN corridors within the community. Los Angeles County's Vision Zero Plan aims to reduce traffic deaths and severe injuries on

unincorporated County roadways through 2025. Consistent with this initiative, it is important to highlight these areas for potential safety improvements in future tasks of this project to ensure that active transportation improvements are planned to enhance the safety of bicyclists and pedestrians who already use these corridors and to encourage further travel by these modes. **Figure 13** displays the pedestrian and bicycle collisions, the Vision Zero Collision Concentration and HIN corridors within the Hawthorne Island community.

Figure 13. Hawthorne Island Collision Map

Bicycle and pedestrian collisions are consolidated near the 135th Street and Crenshaw Boulevard intersection. LADOT identifies Crenshaw Boulevard as a HIN corridor and the County's Vision Zero Plan also identifies a portion of 135th Street as a Collision Concentration Corridor.

Bicycle Network

Figure 14 displays the existing and proposed bicycle network in the Hawthorne Island area per the County's Bicycle Master Plan and the South Bay Bicycle Master Plan.

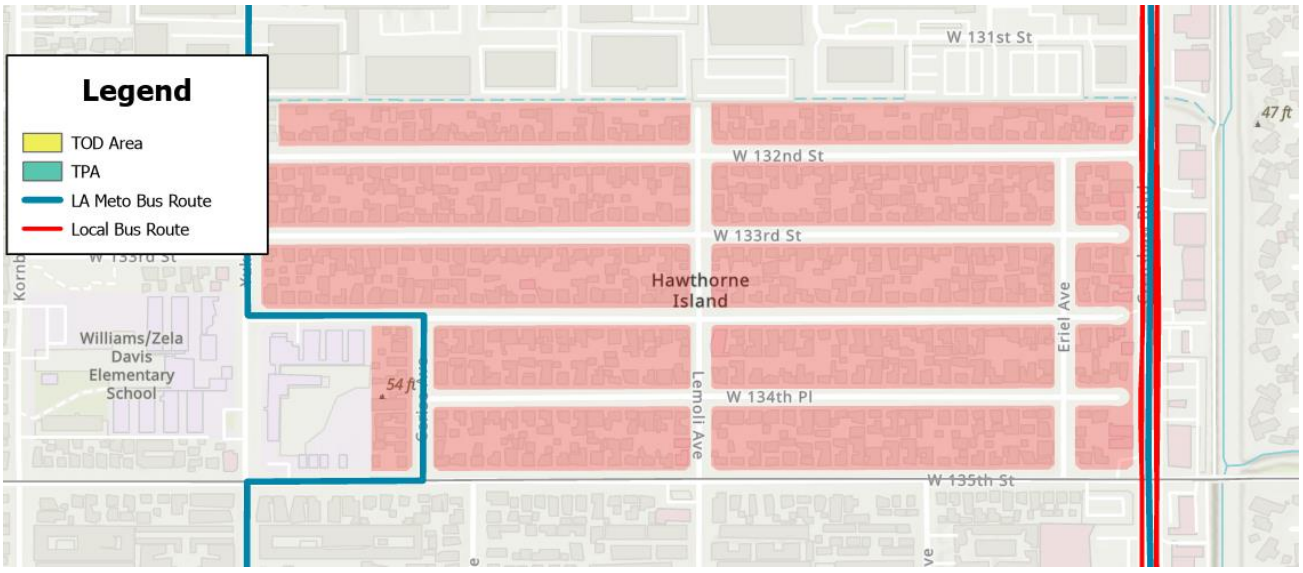
Figure 14. Hawthorne Island Bicycle Network

There are currently no existing bicycle facilities within the Hawthorne Island area; however, the County plans to implement Class II bicycle facilities on Crenshaw Boulevard between El Segundo Boulevard and Redondo Beach Boulevard.

Transit Network

Figure 15 displays the existing transit network in the Hawthorne Island area.

Figure 15. Hawthorne Island Transit Network



The Hawthorne Island transit network is currently limited. The community is served by a local bus route 209 and Metro express bus route 210 on Crenshaw Boulevard, and a Metro express bus route 126 on Cerise Avenue and Yukon Avenue.

Recommendations

The following mobility recommendations for the Hawthorne Island community include:

- Improve bicycle and pedestrian safety at the 135th Street and Crenshaw Boulevard intersection by implementing safety improvements that could include, but not limited to, high-visibility crosswalks, bulb-outs, landscaped buffers, LPI/LBI phasing at signals, audible indicators.
- Install pedestrian scaled lighting on the north side of 135th Street. Pedestrian lighting is dependent on available grant funding.
- Conduct a mobility study to implement bicycle facilities on 135th Street that will connect to the proposed class II facility on Crenshaw Boulevard. The mobility study could be funded through grant funding, such as a Caltrans planning or sustainability grant.

3.4 West Carson

PLANS, PROGRAMS AND POLICIES

West Carson Transit Oriented District (TOD) Specific Plan (2019)

The West Carson TOD Specific Plan proposes mixed-use and higher density development along and adjacent to Carson Street to lay the foundation for a more livable and sustainable corridor that works to improve air quality, traffic congestion, and mobility. The Specific Plan introduces wider sidewalks, landscaping, street trees, reduced on-street parking, striped buffers between existing bicycle facilities and vehicular traffic, and a multi-use pathway to support active modes of transportation. The specific plan also encourages the provision of transit amenities, such as shelters, benches, lighting, wayfinding, service route maps and information, and streetscape improvements that focus on facilitating the safe and efficient movement of transit. The goals in this plan include:

- Goal 1: Provide and maintain a comprehensive circulation system that improves accessibility to transit, connections within the community, and the safe and efficient movement of all users of the roadway.
- Goal 2: Provide safe, connected, and accessible bikeway and pedestrian network.
- Goal 3: Provide and maintain attractive mobility corridors that promote livability and sustainability.
- Goal 4: Promote efficient use of parking resources and support programs that attempt to induce mode shifts from single auto occupancy travel to transit, rideshare, bicycle, or pedestrian travel.

Our Community Vision Plan - Del Amo Area (2020)

This document was prepared by the Del Amo Action Committee with the objective to identify strategies that could foster implementation of the General Plan in a manner that allows all County residents to benefit from growth and development, encourages the preservation and production of safe and affordable housing, and reduces neighborhood health disparities. The Plan documents the following existing transportation conditions and challenges to overcome:

- Degrading roadway conditions
- Lack of crosswalks and pedestrian blind spots at intersections
- Limited bicycle facilities
- Lack of bus stop amenities

- High truck traffic

The document indicates that the community envisions "Green Street Concepts" incorporated into the northern border for the community, creating a buffer between the industrial area and the residential neighborhoods.

MOBILITY NETWORK

Roadway Network

West Carson's roadway network is comprised of local residential streets that are bordered and bisected by several major/secondary highways. **Table 4** summarizes the characteristics of key roadways in the Del Aire/Wiseburn community and whether those roadways have been identified as a low-speed, low-stress roadway in the LTN of SBCCOG's Route Refinement Study.

04. West Carson Roadways

Roadway Name	Classification[1]	# of Lanes	Median Type[2]	Parking	LTn
Normandie Ave	Secondary Highway	2 NB / 2 SB	CLTL	Parallel (east side)	No
Vermont Ave	Secondary Highway	2 NB / 2 SB	CLTL	Parallel (both sides)	No
Del Amo Blvd	Major Highway	2 EB / 2 WB	CLTL	Parallel (both sides)	No
Torrance Blvd	Secondary Highway	2 EB / 2 WB	None	Parallel (both sides)	No
Carson St	Major Highway	2 EB / 2 WB	CLTL	Parallel (both sides)	No
220th St	Local St	1 EB / 1 WB	None	Parallel (both sides)	Phase 2
223rd St	Secondary Highway	2 EB / 2 WB	None	Parallel (both sides)	No
228th St	Local St	1 EB / 1 WB	None	Parallel (both sides)	Phase 2
Sepulveda Blvd	Major Highway	3 EB / 3 WB	Raised	None	No
Lomita Blvd	Major Highway	2 EB / 2 WB	Raised	Parallel (south side)	No

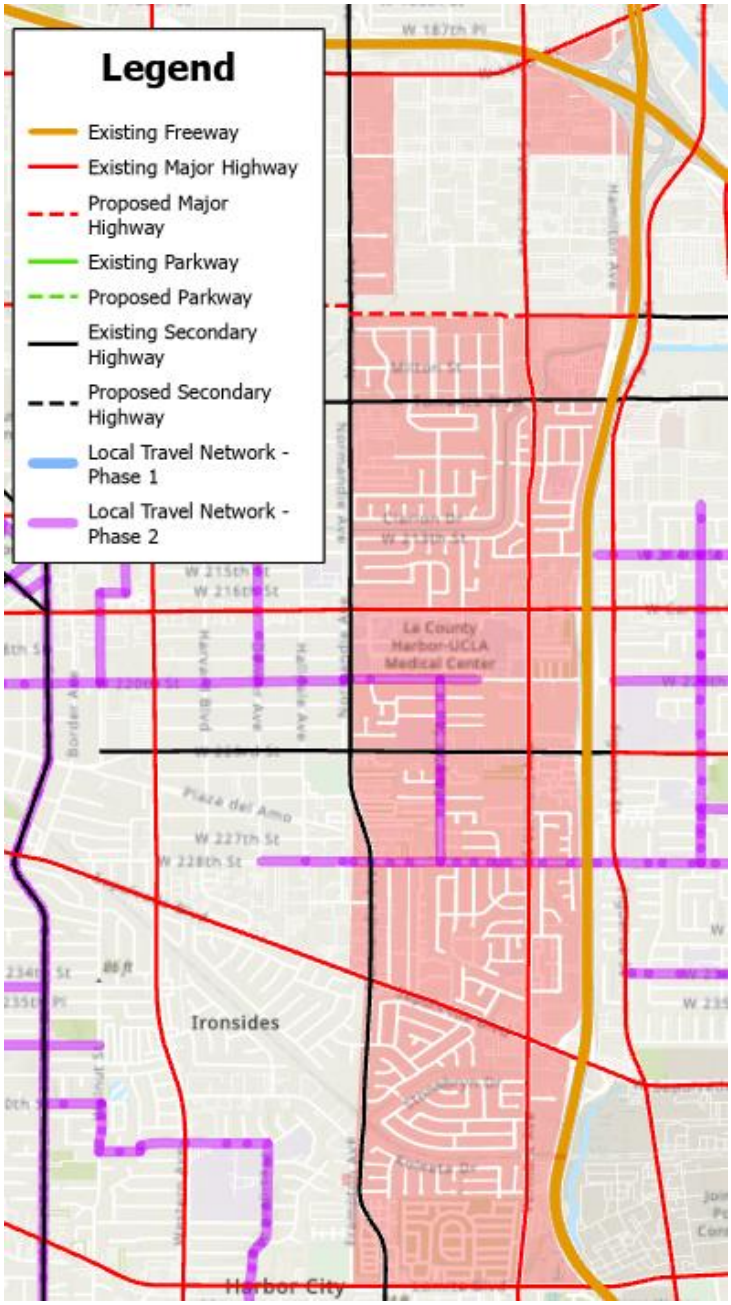
Notes:
[1] Roadway Classification per Los Angeles County Master Plan of Highways
[2] CLTL = Center Left Turn Lane

Del Amo Boulevard is planned to extend from its current terminus at New Hampshire Avenue to connect to Normandie Avenue. This new section will be built with the approved Del Amo Neighborhood Park.

The West Carson TOD Specific Plan includes proposed improvements, such as streetscape improvements, bicycle facilities, wider pedestrian sidewalks, and transit amenities, on several key roadways in the Wester Carson community, including Normandie Avenue, Vermont Avenue, Torrance Boulevard, Carson Street, and 223rd Street.

Figure 16 displays West Carson's roadway classifications and LTN locations. As shown, the West Carson community is bordered or bisected by major/secondary highways. LTN roadways are proposed on local streets (220th Street, 228th Street, and Meyler Street) that connect to the LA County Harbor-UCLA Medical Center.

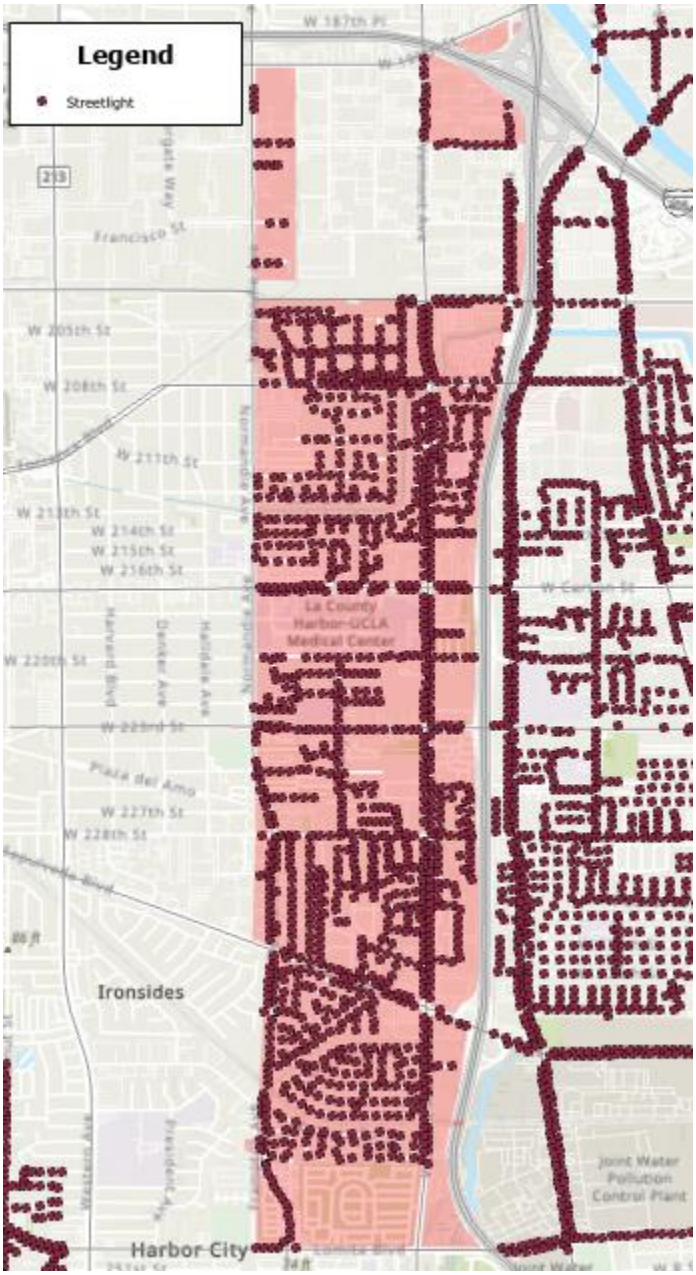
Figure 16. West Carson Roadway Network



Street Lighting

Figure 17 shows the streetlight coverage in the West Carson community. The streetlight coverage is relatively consistent and present along all roadways within the community. However, significant gaps in street lighting exist on Normandie Avenue between Knox Street and 223rd Street, on Vermont Avenue between 245th Street and Lomita Boulevard, and on Lomita Boulevard between Normandie Avenue and I-110.

Figure 17. West Carson Street Lighting Map



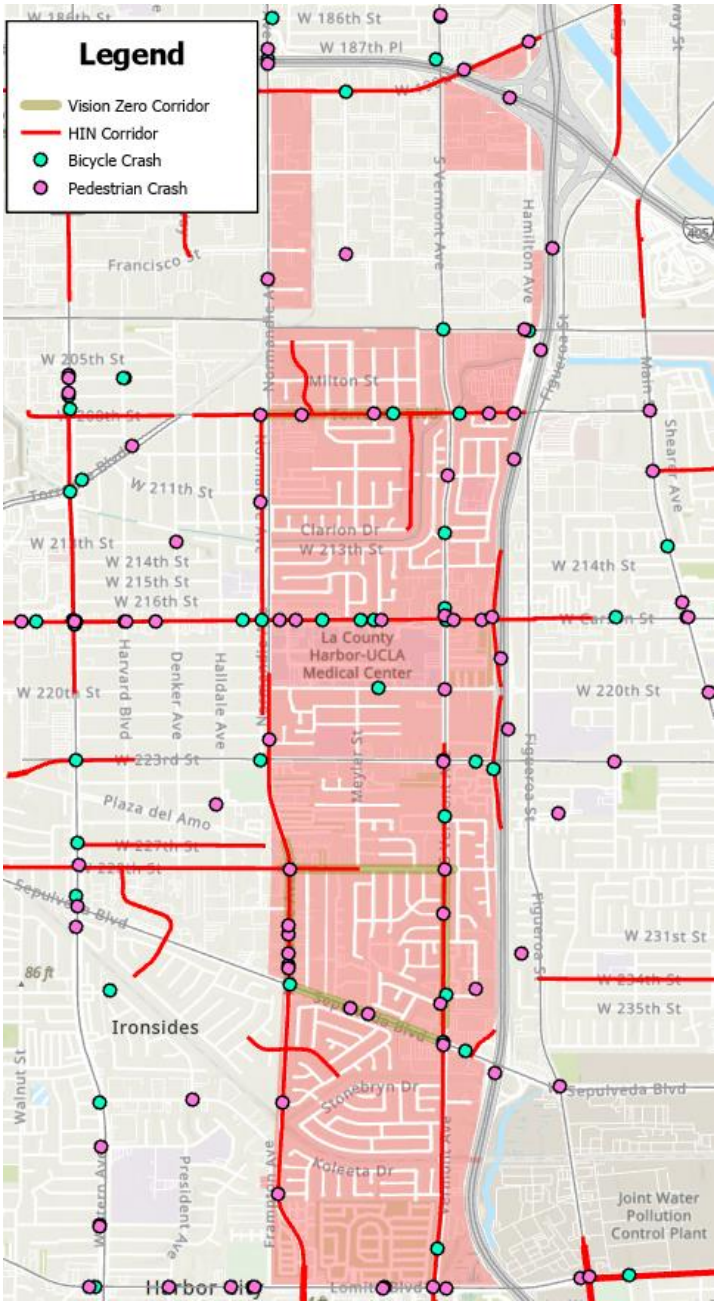
Pedestrian and Bicycle Safety

Pedestrian and Bicycle Safety was evaluated using collision data obtained from Statewide Integrated SWITRS data for the period of January 2017 to December 2022. Additionally, the Los Angeles Vision Zero Action Plan and LADOT HIN maps were reviewed to identify corridors as Collision Concentration Corridors or HIN corridors within the community. Los Angeles County's Vision Zero Plan aims to reduce traffic deaths and severe injuries on unincorporated County roadways through 2025. Consistent with this initiative, it is important to highlight these areas for potential safety improvements in future tasks of this project to ensure that active transportation improvements are planned to enhance the safety of bicyclists and pedestrians who already use these corridors and to encourage further travel by these modes.

Figure 18 displays the pedestrian and bicycle collisions, the Vision Zero Collision Concentration and HIN corridors within the West Carson community.

Bicycle and pedestrian collisions are visibly present on all major corridors within the West Carson community, including Torrance Boulevard, West Carson Street, Normandie Avenue, Vernon Avenue, and Sepulveda Boulevard. LADOT identifies all of those roadways as HIN corridors. The County's Vision Zero Plan identifies portions of Normandie Avenue, 228th Street, Vermont Avenue, and Sepulveda Boulevard as Collision Concentration Corridors.

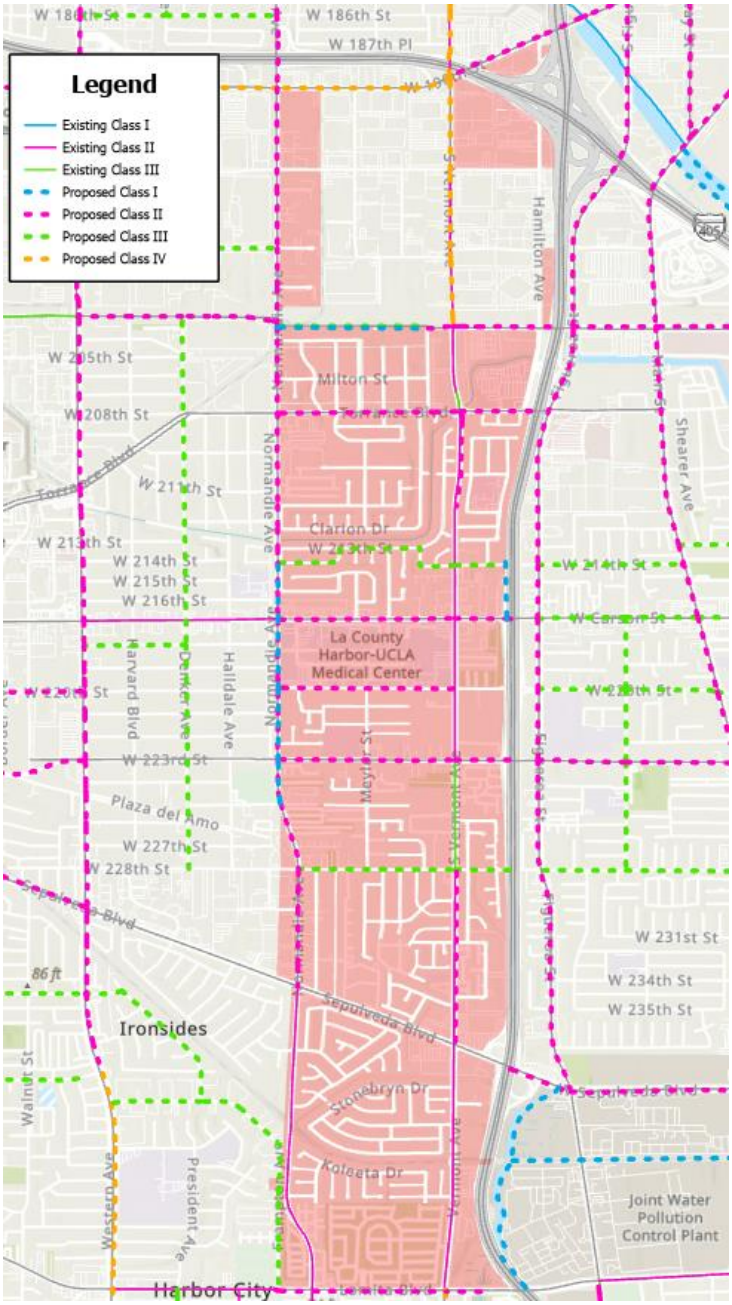
Figure 18. West Carson Collision Map



Bicycle Network

Figure 19 displays the existing and proposed bicycle network in the West Carson area per the County's Bicycle Master Plan the Transit Oriented District Access Study.

Figure 19. West Carson Bicycle Network



Existing Class II's are present along Vermont Avenue through the 9 West Carson community, and also on portions of Normandie Avenue between Sepulveda Avenue and Pacific Coast Highway. A Class III segment also exists on a small segment of Vermont Avenue between 223rd Street and 228th Street.

It should be noted that on March 12, 2019, the Board approved a motion instructing Public Works to study the feasibility of converting existing Class II buffered bike lanes in Class IV bikeways. Vermont Avenue and Normandie Avenue were analyzed, but were deemed to not have sufficient space to add a buffer; therefore, they will remain as a Class II bike lane for the time being.

The County plans to enhance the bicycle network in this community by proposing bicycle facilities on the following roadways:

Proposed Class I

- Del Amo Boulevard between Normandie Avenue and Vermont Avenue
- Normandie Avenue between 214th Street/Levinson Street and 225th Street
- I-110/Carson Station Park and Ride Lot between 214th Street and Carson Street

Proposed Class II

- Del Amo Boulevard between New Hampshire Avenue and Carson City Limit
- Normandie Avenue between Del Amo Boulevard and Sepulveda Boulevard
- Torrance Boulevard between Normandie Avenue and Carson City Limit
- Carson Street between Normandie Avenue and Carson City Limit
- 220th Street between Normandie Avenue and Vermont Street
- 223rd Street between Normandie Avenue and Harbor Freeway
- Vermont Avenue between 228th Street and Sepulveda Boulevard
- Lomita Boulevard between Frampton Avenue and Vermont Avenue

Proposed Class III

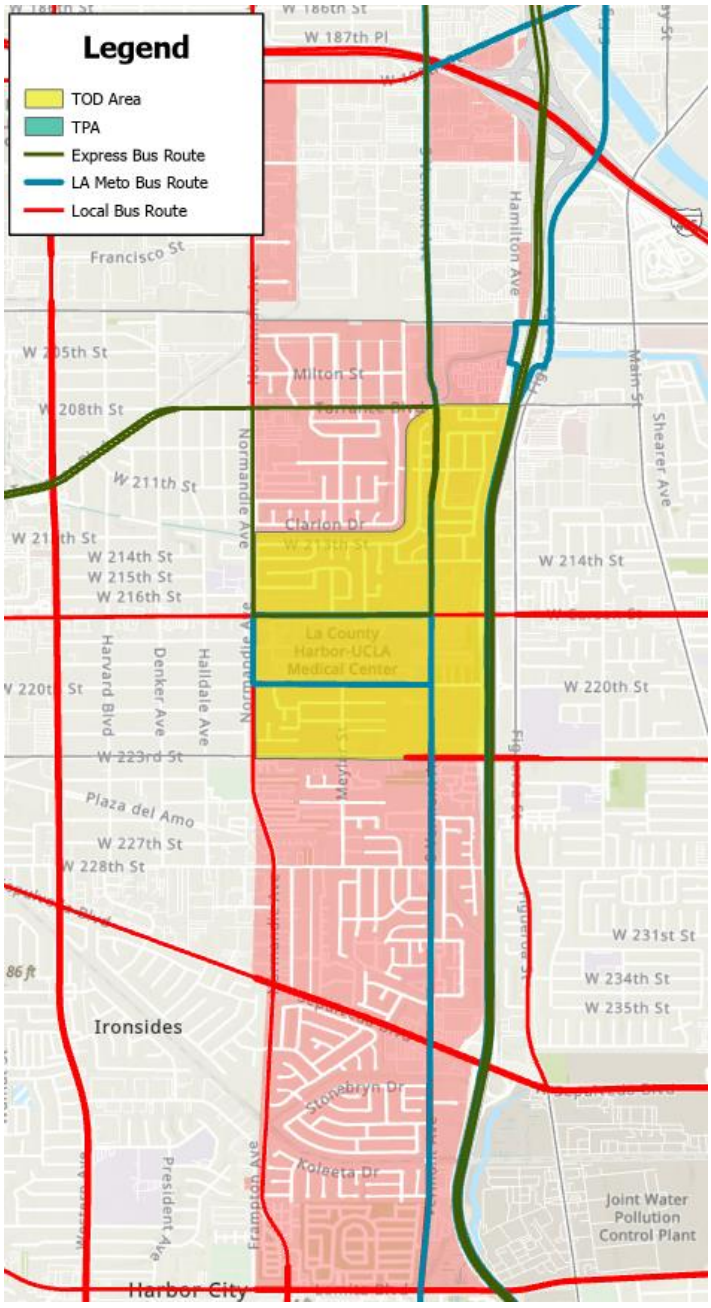
- 228th Street between Normandie Avenue and Carson City Limit

The proposed bicycle network will substantially improve the bicycle environment within the West Carson community, with bicycle facilities on almost all major and secondary highways, and on key local streets that will connect to local and regional facilities. However, a gap in the proposed bicycle network still exists on Sepulveda Boulevard between Normandie Avenue and I-110.

Transit Network

Figure 20 displays the existing transit network in the West Carson area.

Figure 20. West Carson Transit Network



The center of the West Carson community is captured within the West Carson Station TOD. The station is a below grade bus stop for the Metro J-Line located on the I-110 freeway. It is comprised of two stops, one on each side of the freeway to serve each direction (northbound and southbound) of traffic. There is the potential of extending the Metro Silver Line to connect to this station, but it currently does not

provide direct access. The station also provides service for Metro bus lines 205 and 550, and Torrance Transit lines 1 and 3. Major destinations from the West Carson Station include San Pedro, downtown Los Angeles, and Alpine Village. The West Carson TOD Specific Plan proposes to relocate the existing stop to a new location along the I-10 freeway to improve transit access and safety.

Additionally, local and express bus routes also travel along major corridors within the West Carson community, including Normandie Avenue, Torrance Boulevard, Vermont Avenue, Carson Street, and Sepulveda Boulevard.

Recommendations

The following mobility recommendations for the West Carson community include:

- Due to the proposed upzoning on certain corridors in the community, a streetscape plan should be prepared for West Carson Boulevard and Vermont Drive to determine appropriate treatments to enhance the pedestrian realm.
- Install pedestrian scaled lighting on Vermont Drive between Lomita Boulevard and 245th Street. Pedestrian lighting is dependent on available grant funding.
- Conduct a mobility study on Sepulveda Boulevard to analyze opportunities to close the bicycle network gap between Normandie Avenue and I-110 in order to create a continuous network through the community and to external facilities. The mobility study could be funded through grant funding, such as a Caltrans planning or sustainability grant.
- Due to the proposed robust bicycle network within the West Carson community, LPI and LBI phasing at traffic signals should be implemented at intersections with intersecting Class I, II, and IV facilities to improve bicycle visibility and safety at intersections.
- Coordinate with Metro to prepare a West Carson Station First/Last Mile Plan and collaborate on implementation of amenities and infrastructure that support access and transit ridership to the West Carson Station.
- Discourage trucks from using the local roadways as a means of cutting through the community to access the freeway. Instead, for trucks leaving the industrial area north of West Carson, encourage trucks to travel north on Normandie Avenue, where the roadway is not fronted by residential units, to access the I-405 freeway.

3.5 Alondra Park/El Camino Village

PLANS, PROGRAMS, AND POLICIES

There are currently no existing or on-going mobility plans specifically pertinent to Alondra Park/El Camino Village. Therefore, the countywide plans reviewed in the previous chapter should be applied to this community.

MOBILITY NETWORK

Roadway Network

Alondra Park/El Camino Village's roadway network is comprised of local residential streets that are bordered and bisected by several major/secondary highways. **Table 5** summarizes the characteristics of key roadways in the Alondra Park/El Camino Village community and whether those roadways have been identified as a low-speed, low-stress roadway in the LTN of SBCCOG's Route Refinement Study.

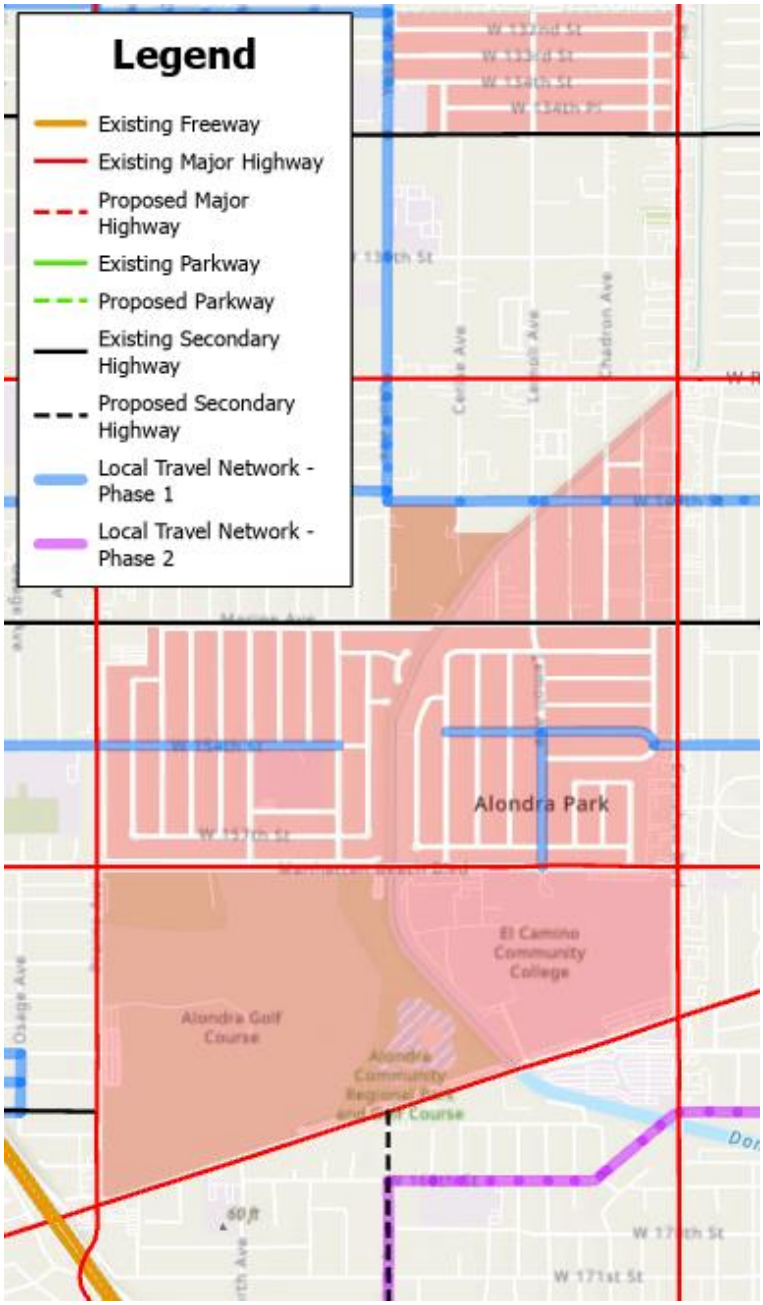
05. Alondra Park/El Camino Village Roadways

Roadway Name	Classification[1]	# of Lanes	Median Type[2]	Parking	LTn
Prairie Ave	Major Highway	2 NB / 2 SB	CLTL	Parallel (both sides)	No
Crenshaw Blvd	Major Highway	2 NB / 2 SB	Raised	Parallel (both sides)	No
Marine Ave	Secondary Highway	2 EB / 2 WB	None	None	No
Manhattan Beach Blvd	Major Highway	2 EB / 2 WB	CLTL	None	No
Carson St	Major Highway	2 EB / 2 WB	CLTL	Parallel (south sides)	No

Notes:
[1] Roadway Classification per Los Angeles County Master Plan of Highways
[2] CLTL = Center Left Turn Lane

Figure 21 displays Alondra Park/El Camino Village's roadway classifications and LTN locations. As shown, the Alondra Park/El Camino Village community is primarily bordered or bisected by major highways, except on the northern border, which is bordered by a secondary highway on Marine Avenue. LTN roadways are proposed on local streets 154th Street and Lemoli Avenue that connect to the Mark Twain Elementary School and El Camino College, respectively.

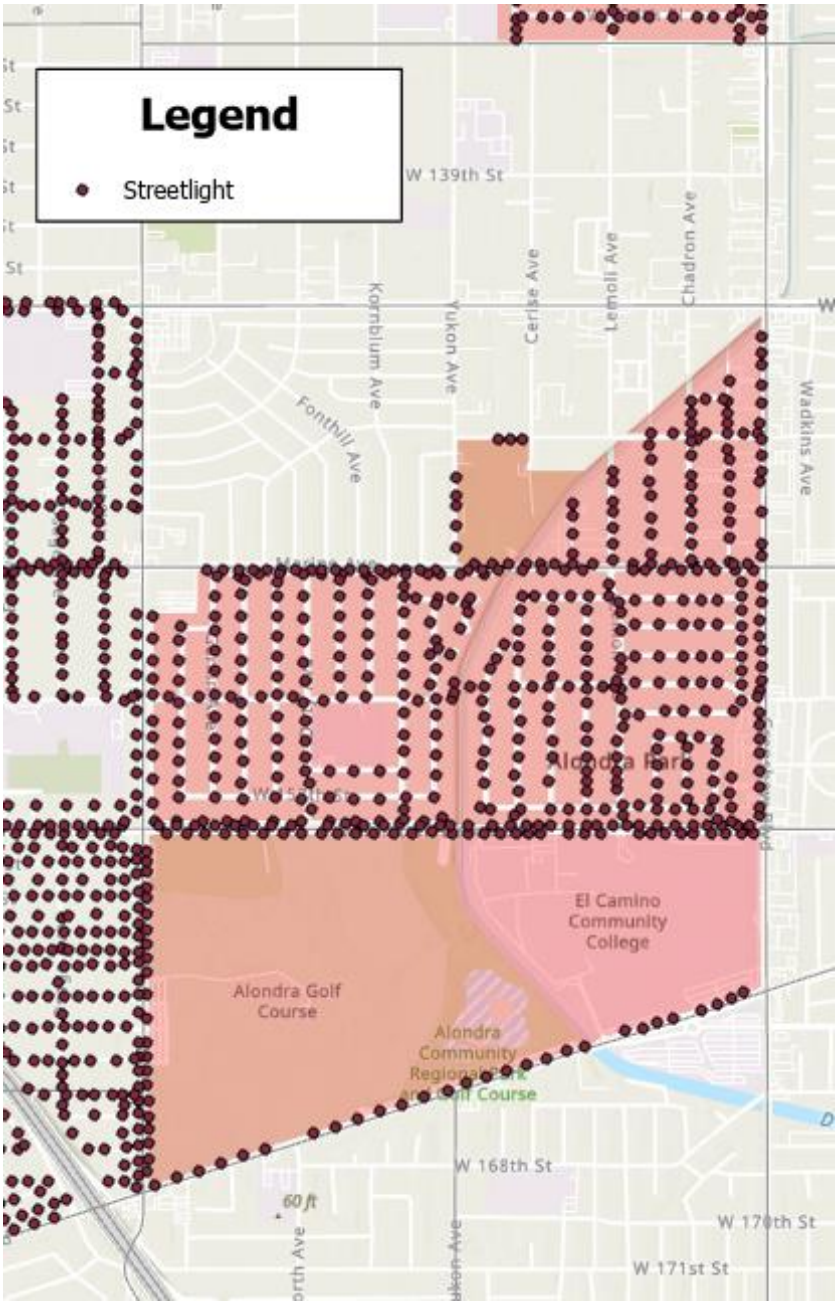
Figure 21. Alondra Park/El Camino Village Roadway Network



Street Lighting

Figure 22 shows the streetlight coverage in the Alondra Park/El Camino Village community. The streetlight coverage is consistent and present along all roadways within the community, with the exception of Crenshaw Boulevard between Manhattan Beach Boulevard and Redondo Beach Boulevard. This segment borders the eastern side of the El Camino Community College.

Figure 22. Alondra Park/El Camino Village Street Lighting Map



Pedestrian and Bicycle Safety

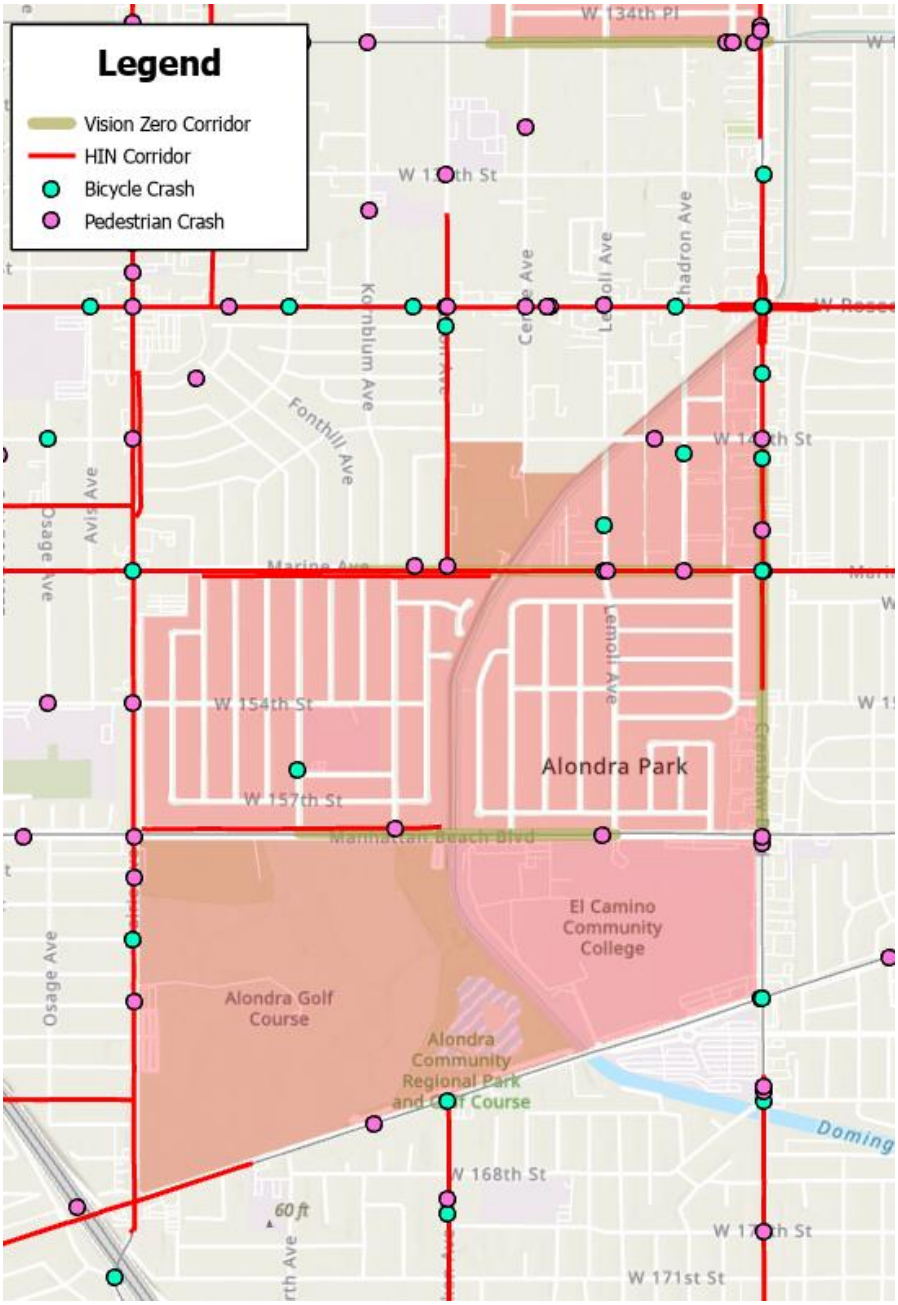
Pedestrian and bicycle safety was evaluated using collision data obtained from SWITRS data for the period of January 2017 to December 2022. Additionally, the Los Angeles Vision Zero Action Plan and LADOT HIN maps were reviewed to identify corridors as Collision Concentration Corridors of HIN corridors within the community. Los Angeles County's Vision Zero Plan aims to reduce traffic deaths and severe injuries on unincorporated County roadways through 2025. Consistent with this initiative, it is important to highlight these areas for potential safety improvements in future tasks of this project to ensure that active

transportation improvements are planned to enhance the safety of bicyclists and pedestrians who already use these corridors and to encourage further travel by these modes.

Figure 23 displays the pedestrian and bicycle collisions, the Vision Zero Collision Concentration and HIN corridors within the Alondra Park/El Camino Village community.

Bicycle and pedestrian collisions are present on all major corridors within the Alondra Park/El Camino Village community, including Crenshaw Boulevard, Marine Avenue, Manhattan Beach Boulevard, and Redondo Beach Boulevard, with several collisions occurring in the residential neighborhood in the southeastern portion of the community. LADOT identifies Prairie Avenue, Marine Avenue, and portions of Manhattan Beach Boulevard, Crenshaw Boulevard, and Redondo Beach Boulevard as HIN corridors. The County's Vision Zero Plan also identifies portions of Marine Avenue, Manhattan Beach, and Crenshaw Boulevard as Collision Concentration Corridors.

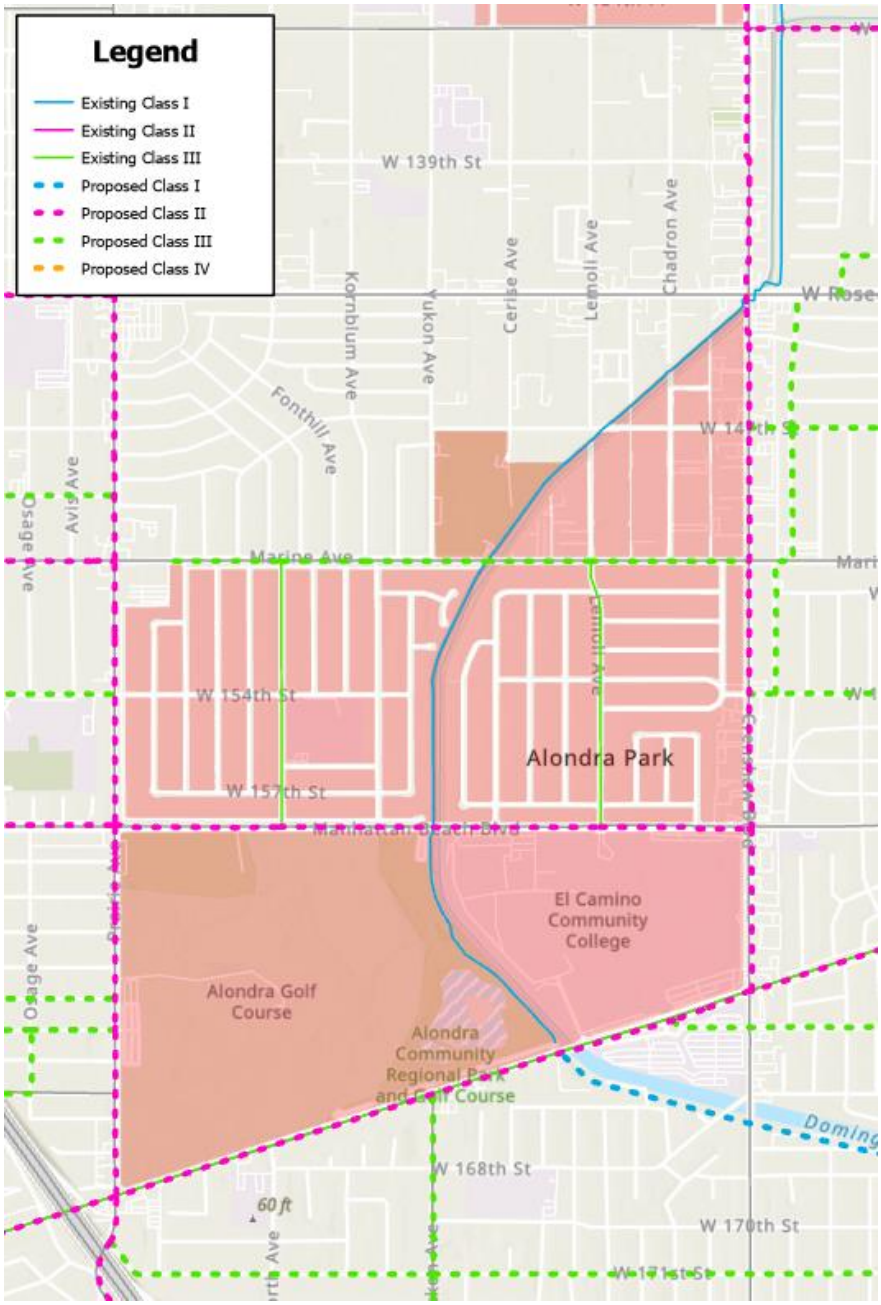
Figure 23. Alondra Park/El Camino Village Collision Map



Bicycle Network

Figure 24 displays the existing and proposed bicycle network in the Alondra Park/El Camino Village area per the County's Bicycle Master Plan.

Figure 24. Alondra Park/El Camino Village Bicycle Network



Alondra Park/El Camino Village currently has limited bicycle infrastructure, with a Class I path that bisects the community on the Laguna Dominguez Trail, Class III's on both Doty Avenue and Lemoli Avenue

between Marine Avenue and Manhattan Beach Boulevard, as well as on Redondo Beach Boulevard between Hawthorne Boulevard and Van Ness Avenue.

The County plans to enhance the bicycle network in this community by proposing bicycle facilities on the following roadways:

Proposed Class II

- Prairie Avenue between Rosecrans Avenue and Sepulveda Boulevard
- Manhattan Beach Boulevard between Inglewood Avenue and Crenshaw Boulevard
- Crenshaw Boulevard between El Segundo Boulevard and Redondo Beach Boulevard
- Redondo Beach Boulevard between Hawthorne Boulevard and Gramercy Place

Proposed Class III

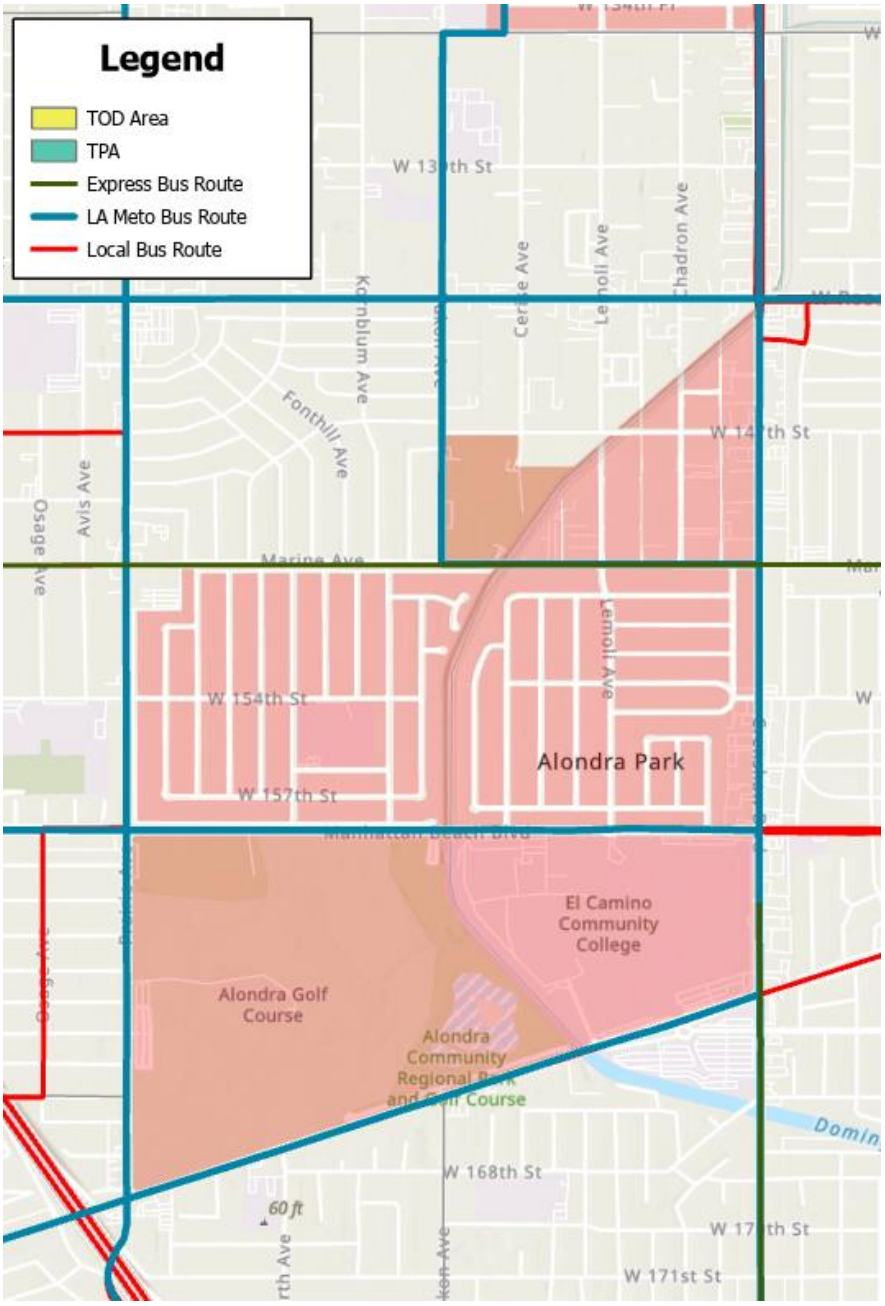
- Marine Avenue between Gerkin Avenue and Crenshaw Boulevard

One small gap in the proposed bicycle network will exist on Marine Avenue between Prairie Avenue and the Alondra Park driveway.

Transit Network

Figure 25 displays the existing transit network in the Alondra Park/El Camino Village area.

Figure 25. Alondra Park/El Camino Village Transit Network



The Alondra Park/El Camino Village area is currently well serviced by local and express buses. All major roadways including Marine Avenue, Prairie Avenue, Crenshaw Boulevard, Manhattan Beach Boulevard, and Redondo Beach Boulevard serve at least one bus route.

Recommendations

The following mobility recommendations for the Alondra Park/El Camino Village community include:

- Due to the proposed upzoning on Crenshaw Boulevard, a streetscape plan should be prepared to determine appropriate treatments to enhance the pedestrian realm.
- Enhance pedestrian and bicycle access to Alondra Park and El Camino College.
- Due to the proposed robust bicycle network within the Alondra Park/El Camino Village community, LPI and LBI phasing at traffic signals should be implemented at intersections with intersecting Class I, II, and IV facilities to improve bicycle visibility and safety at intersections.
- Evaluate installing bicycle facilities along the Manhattan Beach Boulevard frontage road on the north side to provide an additional separated and safer facility for bicyclists that will connect to the Laguna Dominguez Trail.
- Collaborate with the City of Redondo Beach on their Redondo Beach Boulevard Corridor Project that looks at enhanced bicycle facilities along the roadway, such as a two-way Class IV cycle track on the north side of the roadway or Class II buffered bike lanes.

3.6 Westfield/Academy Hills

PLANS, PROGRAMS, AND POLICIES

There are currently no existing or on-going mobility plans specifically pertinent to Westfield/Academy Hills. Therefore, the countywide plans reviewed in the previous chapter should be applied to this community.

MOBILITY NETWORK

Roadway Network

Westfield/Academy Hills roadway network is comprised primarily of local residential streets that are bisected by a major highway. **Table 6** summarizes the characteristics of key roadways in the Westfield/Academy Hills community and whether those roadways have been identified as a low-speed, low-stress roadway in the LTN of SBCCOG's Route Refinement Study.

06. Westfield/Academy Hills Roadways

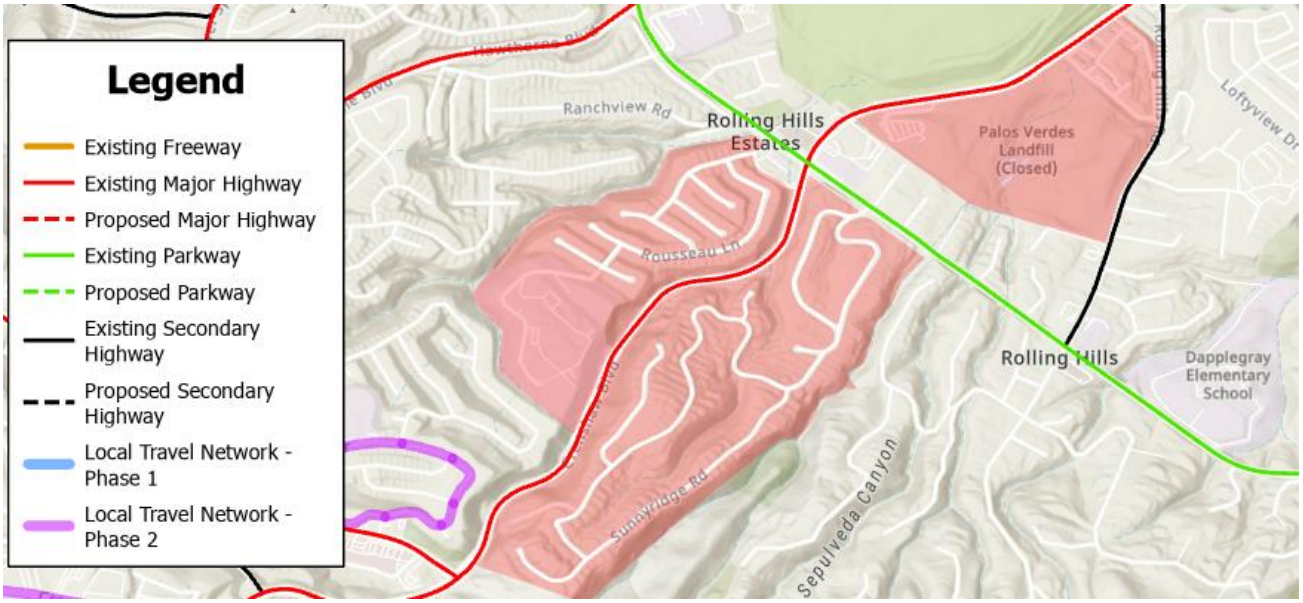
Roadway Name	Classification[1]	# of Lanes	Median Type[2]	Parking	LTn
Crenshaw Blvd	Major Highway	2 NB / 2 SB	Raised	None	None
Palos Verdes Dr N	Parkway	2 EB / 2 WB	Raised	None	None

Notes:
[1] Roadway Classification per Los Angeles County Master Plan of Highways
[2] CLTL = Center Left Turn Lane

Within the Westfield/Academy Hills community, Palos Verdes Drive North includes four travel lanes; however, outside of the community, the roadway narrows to two-lanes with occasional additional turn lanes at intersections.

Figure 26 displays Westfield/Academy Hills roadway classifications and LTN locations. As shown, the Westfield/Academy Hills community is bisected by a major highway (Crenshaw Boulevard) and a parkway (Palos Verdes Drive North). There are no planned LTN's within the community.

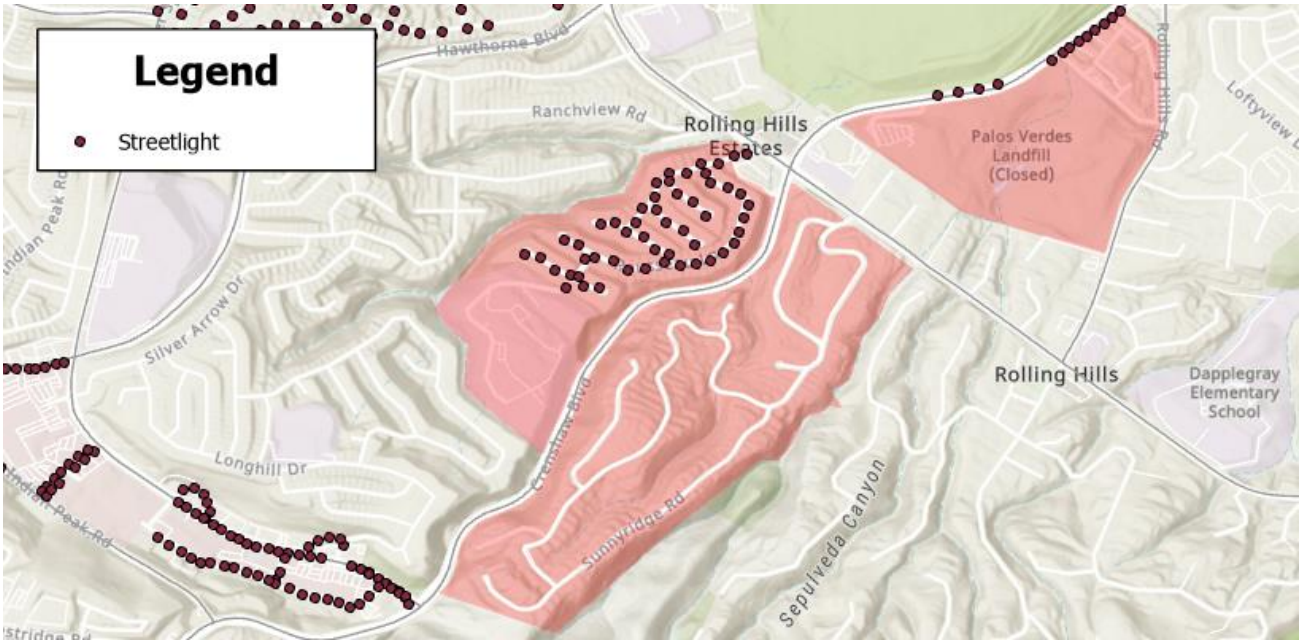
Figure 26. Westfield/Academy Hills Roadway Network



Street Lighting

Figure 27 shows the streetlight coverage in the Westfield/Academy Hills community. The streetlight coverage Is limited in the community and only exists on the northern residential neighborhood and on the northeastern segment of Crenshaw Boulevard adjacent to the South Coast Botanic Garden.

Figure 27. Westfield/Academy Hills Street Lighting Map

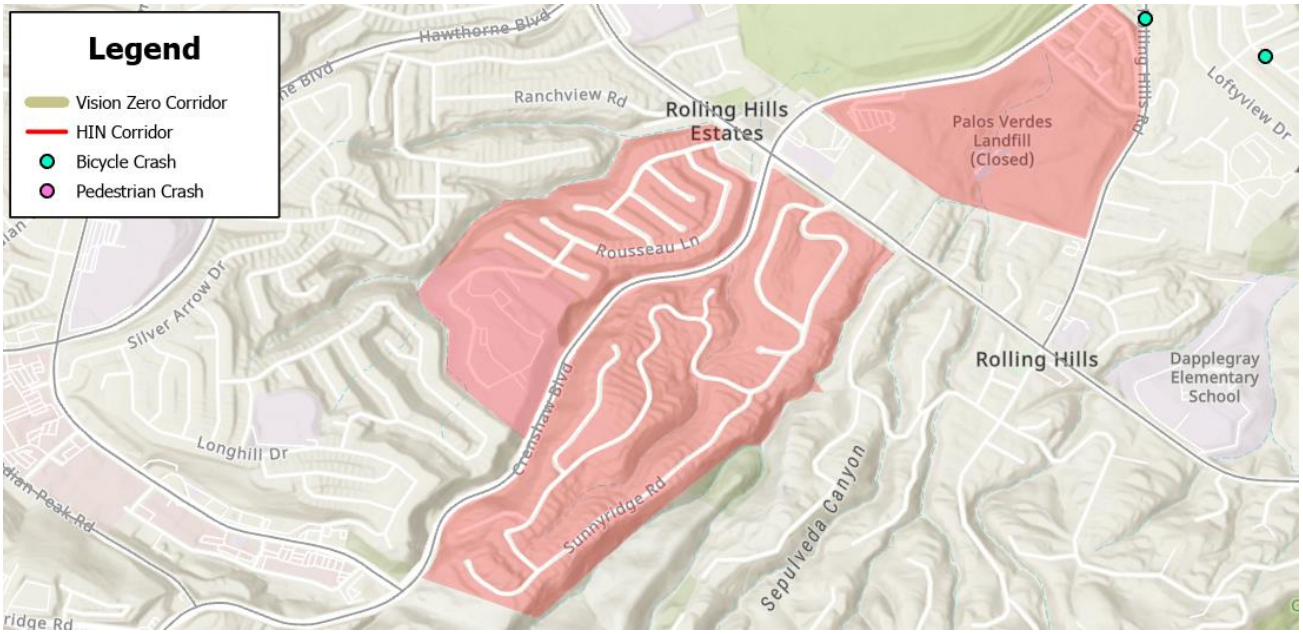


Pedestrian and Bicycle Safety

Pedestrian and bicycle safety was evaluated using collision data obtained from SWITRS data for the period of January 2017 to December 2022. Additionally, the Los Angeles Vision Zero Action Plan and LADOT HIN maps were reviewed to identify corridors as Collision Concentration Corridors or HIN corridors within the community. Los Angeles County's Vision Zero Plan aims to reduce traffic deaths and severe injuries on unincorporated County roadways through 2025. Consistent with this initiative, it is important to highlight these areas for potential safety improvements in future tasks of this project to ensure that active transportation improvements are planned to enhance the safety of bicyclists and pedestrians who already use these corridors and to encourage further travel by these modes.

Figure 28 displays the pedestrian and bicycle collisions, the Vision Zero Collision Concentration and HIN corridors within the Westfield/Academy Hills community.

Figure 28. Westfield/Academy Hills Collision Map



There are no recorded bicycle or pedestrian crashes in the Westfield/Academy Hills community. As such, there are no HIN corridors or Vision Zero Collision Concentration Corridors.

Bicycle Network

Figure 29 displays the existing and proposed bicycle network in the Westfield/Academy Hills area per the County's Bicycle Master Plan.

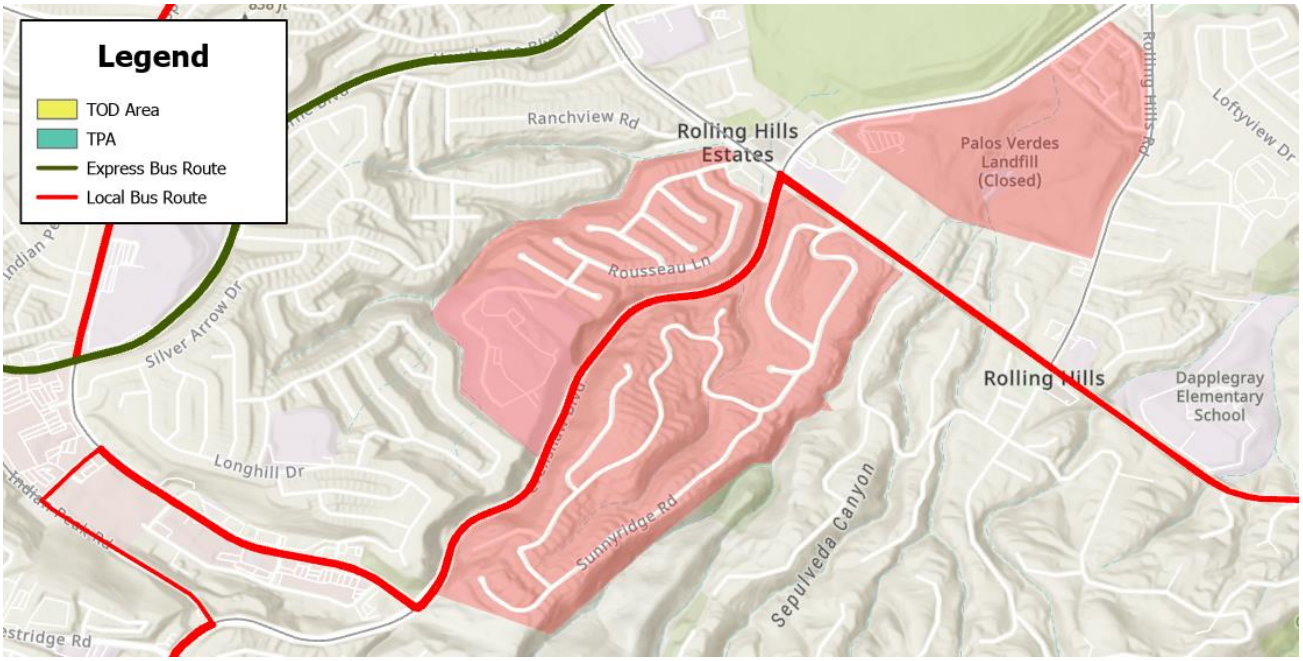
Figure 29. Westfield/Academy Hills Bicycle Network

Existing Class I and Class II bicycle facilities are present on Palos Verdes Drive North between Alondra Park/El Camino Village and Western Avenue. The County plans to implement an additional Class I path on Crenshaw Boulevard that will connect the existing facilities on Palos Verdes Drive to Indian Peak Road.

Transit Network

Figure 30 displays the existing transit network in the Westfield/Academy Hills area.

Figure 30. Westfield/Academy Hills Transit Network



Local bus route 225 traverses through Westfield/Academy Hills community, traveling on Crenshaw Boulevard and Palos Verdes Drive North.

Recommendations

The following mobility recommendations for the Westfield/Academy Hills community include:

- Install pedestrian scaled lighting on Crenshaw Boulevard between Silver Spur Road and Palos Verdes Drive North. Pedestrian lighting is dependent on available grant funding.
- Install LPI and LBI phasing at traffic signals at the Crenshaw Boulevard and Palos Verdes Drive North in with intersecting Class I and II facilities to improve bicycle visibility and safety at the intersection.

3.7 La Rambla

PLANS, PROGRAMS, AND POLICIES

There are currently no existing or on-going mobility plans specifically pertinent to La Rambla. Therefore, the countywide plans reviewed in the previous chapter should be applied to this community.

MOBILITY NETWORK

Roadway Network

La Rambla's roadway network is comprised primarily of local residential streets that are bordered by secondary highways to the west and north. **Table 7** summarizes the characteristics of key roadways in the La Rambla community and whether those roadways have been identified as a low-speed, low-stress roadway in the LTN of SBCCOG's Route Refinement Study.

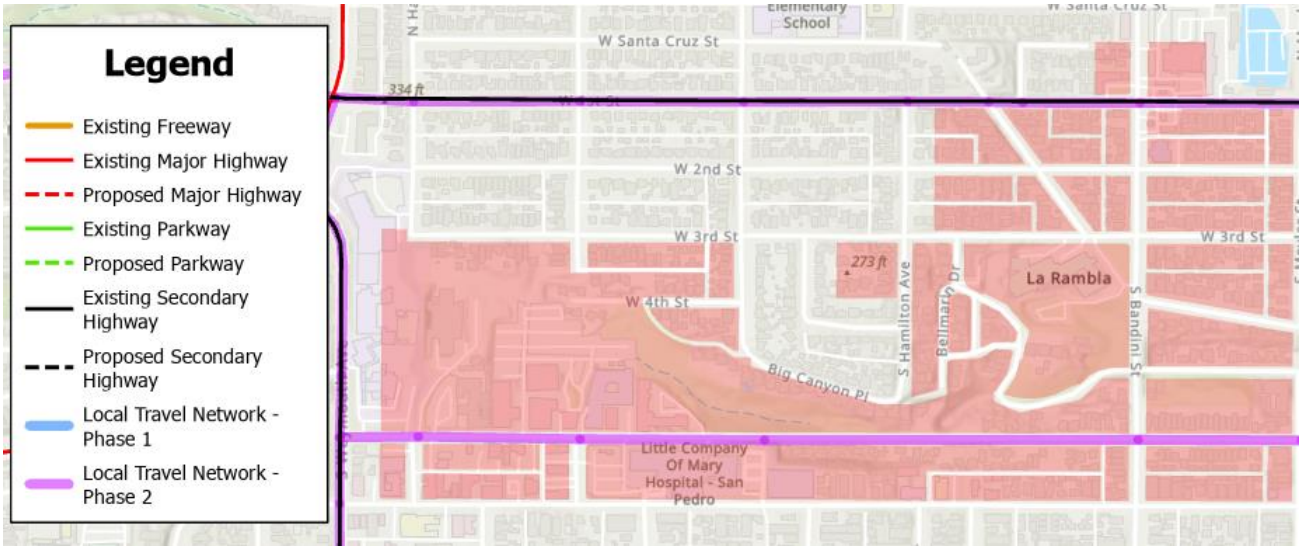
07. La Rambla Roadways

Roadway Name	Classification[1]	# of Lanes	Median Type[2]	Parking	LTn
Weymouth Ave	Secondary Highway	1 NB / 1 SB	CLTL	Parallel (west sides)	Phase 2
1st St	Secondary Highway	1 EB / 1 WB	None	Parallel (both sides)	Phase 2
6th St	Local St	1 EB / 1 WB	None	Parallel (both sides)	Phase 2
7th St	Local St	1 EB / 1 WB	CLTL	Parallel (both sides)	None

Notes:
[1] Roadway Classification per Los Angeles County Master Plan of Highways
[2] CLTL = Center Left Turn Lane

Figure 31 displays La Rambla's roadway classifications and LTN locations. As shown, the La Rambla community Is only served by two secondary highways on the west and north boundary, with the remaining roadways as two-lane local streets. LTN Phase 2 roadways are proposed on Weymouth Avenue, 1st Street, and 6th Street, which all provide direct access to medical buildings.

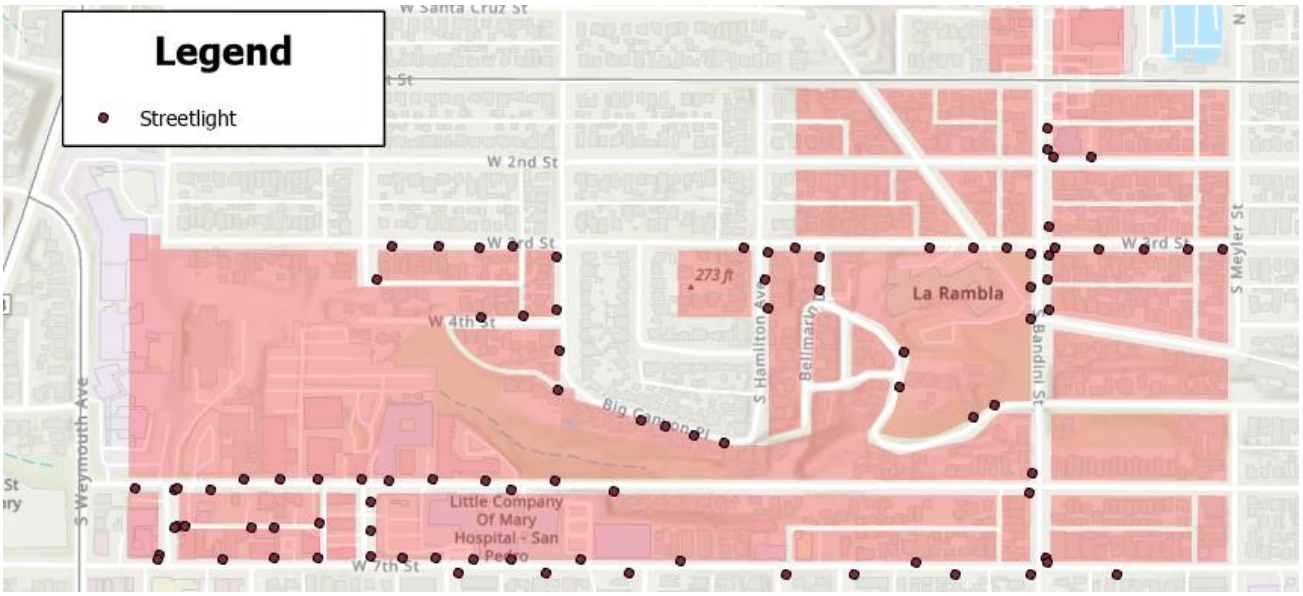
Figure 31. Westfield/Academy Hills Roadway Network



Street Lighting

Figure 32 shows the streetlight coverage in the La Rambla community. The streetlight coverage is relatively consistent throughout the community, with the exception on the east side of the community. Gaps in streetlights exist on 2nd Avenue throughout the community, on Bandin Street between La Alameda Avenue and 7th Street, and on 6th Street between Providence Little Company of Mary San Pedro and Meyler Street.

Figure 32. La Rambla Street Lighting Map



Pedestrian and Bicycle Safety

Pedestrian and bicycle safety was evaluated using collision data obtained from SWITRS data for the period of January 2017 to December 2022. Additionally, the Los Angeles Vision Zero Action Plan and LADOT HIN maps were reviewed to identify corridors as Collision Concentration Corridors of HIN corridors within the community. Los Angeles County's Vision Zero Plan aims to reduce traffic deaths and severe injuries on unincorporated County roadways through 2025. Consistent with this initiative, it is important to highlight these areas for potential safety improvements in future tasks of this project to ensure that active transportation improvements are planned to enhance the safety of bicyclists and pedestrians who already use these corridors and to encourage further travel by these modes.

Figure 33 displays the pedestrian and bicycle collisions, the Vision Zero Collision Concentration and HIN corridors within the La Rambla community.

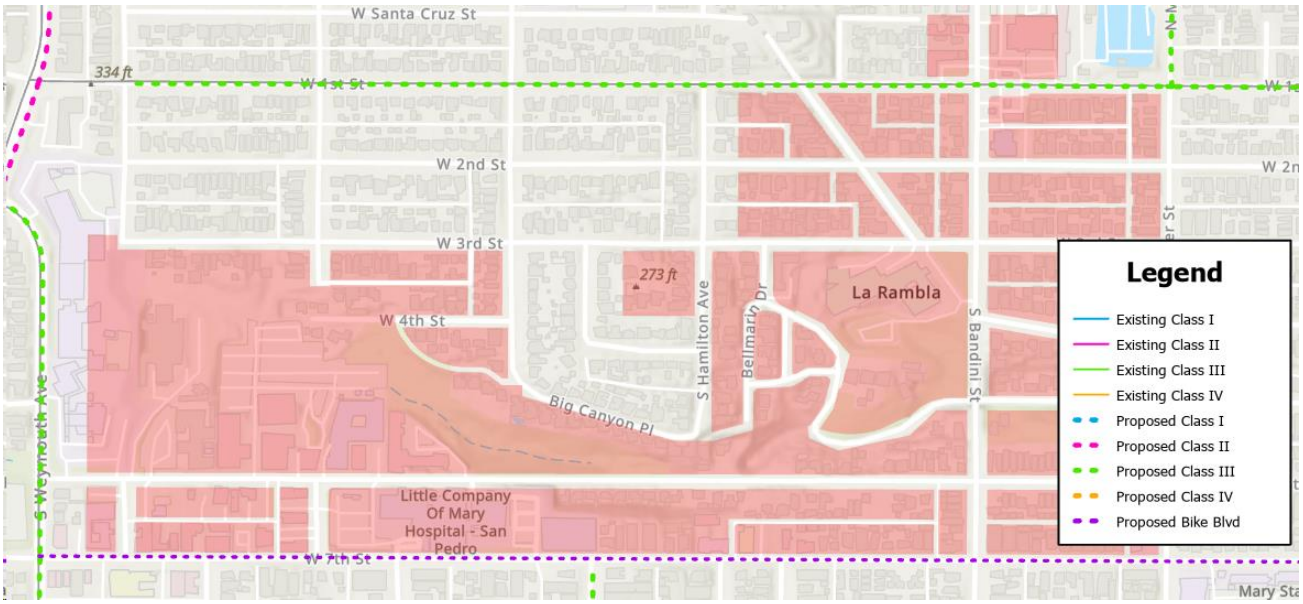
Figure 33. La Rambla Hills Collision Map

There are only a few bicycle crashes recorded in the La Rambla community, including two on 7th Street and one on South Bandini Street. Within the La Rambla area, 5th Street is identified as a HIN corridor. There are no Vision Zero Collision Concentration corridors in the community.

Bicycle Network

Figure 34 displays the existing and proposed bicycle network in the La Rambla area per the County's Bicycle Master Plan.

Figure 34. La Rambla Bicycle Network



There are currently no existing bicycle facilities within the La Rambla area; however, the County plans to implement facilities on a few roadway segments in the La Rambla community. Those proposed bicycle facilities include:

Proposed Class III

- 1st Street between Harbor View Avenue and Harbor Boulevard
- Weymouth Avenue between Western Avenue and Elanita Drive

Proposed Bicycle Boulevard

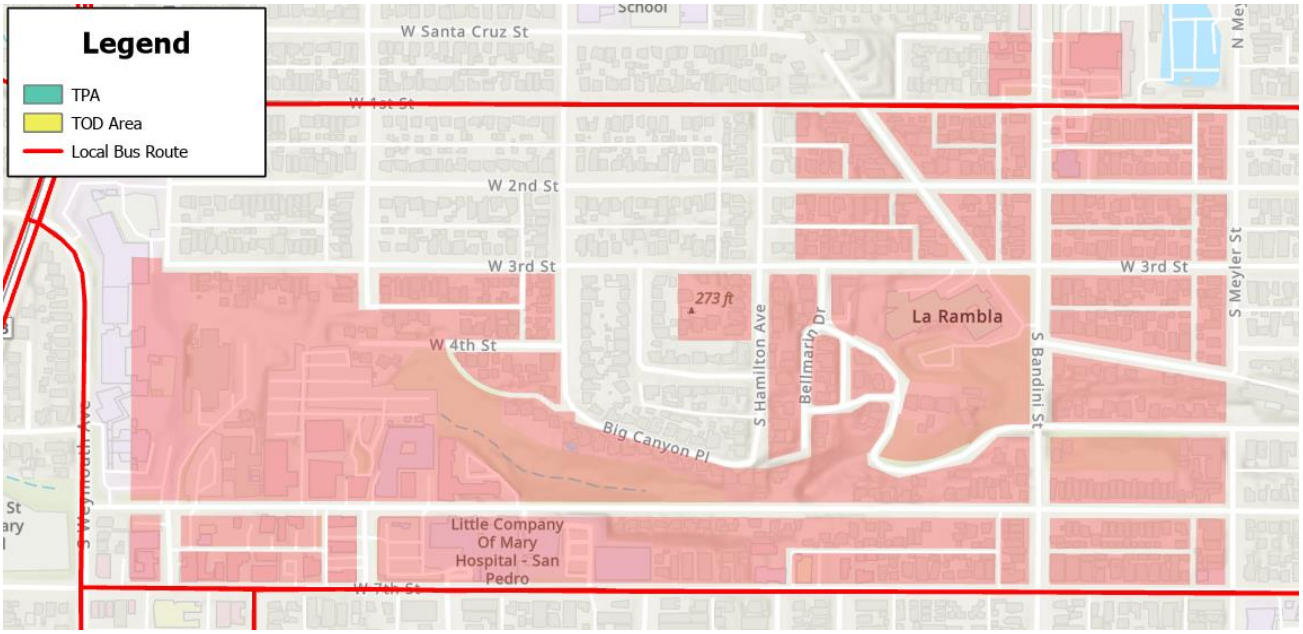
- 7th Street between Weymouth Avenue and Cabrillo Avenue

A gap in the proposed network includes a Class III facility of Bandini Street from 1st Street to 7th Street that would connect to the proposed Class III and Bicycle Boulevard facilities on those roadways, respectively.

Transit Network

Figure 35 displays the existing transit network in the La Rambla area.

Figure 35. La Rambla Transit Network



The La Rambla community is currently serviced by the following local bus routes:

- 7th Street - routes 205 and 225
- 1st Street DASH San Pedro
- Weymouth Avenue - route 225

Recommendations

The following mobility recommendations for the La Rambla community include:

- Due to the proposed upzoning on 6th Street, Bandini Street, and Meyler Street, a streetscape plan should be prepared on those corridors to determine appropriate treatments to enhance the pedestrian realm.
- Install pedestrian scaled lighting on 6th Street between the medical office buildings and Meyler Street. Pedestrian lighting is dependent on available grant funding.
- Minimizing future driveways and curb-cuts to minimize vehicular conflicts with pedestrians and bicyclists.

Appendix I-1

NAHC Sacred Land Files Results and AB 52 and SB 18 Notification Letters

NATIVE AMERICAN HERITAGE COMMISSION

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Chumash

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COMMISSIONER
Vacant

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

October 23, 2023

Jennifer De Alba
Dudek

Via Email to: jdealba@dudek.com

Re: 12597.03 South Bay Area Plan – Del Aire/Wiseburn, Alondra Park Area, Hawethorne Island, La Rambla, Lennox, West Carson, and Westfield Projects, Los Angeles County

Dear Ms. De Alba:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Los Angeles County
10/23/2023

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Ventura	
Gabrielino /Tongva Nation	N	Sandonne Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Ventura	3/28/2023
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Ventura	5/30/2023
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Ventura	5/30/2023
Santa Rosa Band of Cahuilla Indians	F	Lovina Redner, Tribal Chair	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	lsaul@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 12597.03 South Bay Area Plan – Del Aire/Wiseburn, Alondra Park Area, Hawethorne Island, La Rambla, Lennox, West Carson, and Westfield Projects, Los Angeles County.

Record: PROJ-2023-004973
Report Type: List of Tribes
Counties: Los Angeles
NAHC Group: All

Assembly Bill 52

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Charles Alvarez, Chairperson
Gabrielino-Tongva Tribe
23454 Vanowen Street
West Hills, CA, 91307

Subject: ***Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of the Proposed Project pursuant to Public Resources Code (PRC) §21080.3.1.***

Dear Chairperson Alvarez,

The County of Los Angeles (County), as Lead Agency pursuant to the California Environmental Quality Act (CEQA), is issuing this formal notification of the proposed Los Angeles County South Bay Area Plan (South Bay Area Plan or Project). Below please find a description of the proposed Project, a map showing the Project location, and our contact information along with the name of our point of contact, pursuant to PRC §21080.3.1(d).

Proposed Project:
Los Angeles County South Bay Area Plan
Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
Zone Change No. RPPL2023004725

Project Location: The South Bay Planning Area, located in the southwest portion of the County, is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The South Bay Planning Area includes the following seven unincorporated communities of the County: Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. Collectively, these seven communities are referred to as the "Project area." The South Bay Planning Area and its associated communities are identified on Figure 1, Project Location.

Project Description: The South Bay Area Plan is a new community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the Project area. The Project area is currently subject to the goals and policies of the General Plan and Title 22 (Planning and Zoning) code regulations. The Project would amend the General Plan to establish both areawide and community-specific goals and policies to address local land use concerns and issues. The Project would also implement land use and zoning updates based on recommendations from the recently approved General Plan's 6th Cycle Housing Element 2021-2029 (Housing Element) as well as new land use and zone changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. The South Bay Area Plan includes goals and policies that address topics such as sustainable development, equity and environmental justice, mobility options aside from single-occupancy vehicles, and recognition of community identity and culture. The South Bay Area Plan would execute these goals through the following three primary Project components:

General Plan Amendment No. RPPL2023004724. The General Plan Amendment would establish the South Bay Area Plan as part of the County General Plan. The South Bay Area Plan would create goals and policies for the unincorporated area communities of Alondra Park/El

Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. This new area plan includes the following:

- Areawide goals and policies with respect to the following topics, including but not limited to: Land Use, Public Space and Recreation, Mobility, Environmental Justice, Climate Adaptation and Resiliency, Cultural and Historic Resources, and Economic Development;
- Areawide Implementation Programs;
- Community chapters, as needed, with additional goals, policies, and implementation programs that are community-specific, addressing planning issues that are unique to a particular geographic community and cannot be addressed through areawide goals, policies, and programs.
- Updates to the land use policy map that utilizes the General Plan Land Use Legend, which, at the minimum, would:
  1) Incorporate the proposed land use policy changes as identified in the Housing Element;
  2) Maintain consistency between zoning and land use policy;
  3) Redesignate certain residential and commercial areas to facilitate additional housing including areas within the West Carson (Transit Oriented District) TOD Specific Plan; and
  4) Redesignate certain Light Industrial [IL] parcels in West Carson to facilitate new commercial uses and reflect changing development patterns.

Zone Change No. RPPL2023004725. The Zone Change would:

- Update the zoning map for the Project area, including zones within the West Carson TOD Specific Plan, to maintain consistency with the updated land use policy map and incorporate the proposed rezoning as identified in the Housing Element to meet the Regional Housing Needs Assessment goals for Los Angeles County. In addition, the South Bay Area Plan would rezone certain A-1 parcels that are not currently used for agricultural purposes to R-1 (Single-Family Residence), R-2 (Two-Family Residence), or OS (Open Space).

Advance Planning Case No. RPPL2022014508 and RPPL2022014509. The Advance Planning Case would:

- Amend Title 22 (Planning and Zoning) to:
  1) Establish a Planning Area Standards District to create development standards that are applicable to all unincorporated communities in the South Bay Planning Area, and include community-specific standards on an as-needed basis;
  2) Amend the West Carson TOD Specific Plan to reorganize various components of the Specific Plan so that only regulations are codified in Title 22 and the non-regulatory chapters would be streamlined with some technical clean-up;
  3) Revise existing and create new development and/or design standards, including those in the existing West Carson TOD Specific Plan, to:
     - Facilitate well-designed multi-family residential and mixed-use developments with high-quality public and recreational spaces where residents feel safe and comfortable to walk and have social interactions;
     - Preserve existing naturally-occurring affordable housing supply, such as existing apartments; and

- Encourage neighborhood scale retail and commercial, such as corner stores and neighborhood markets to promote the sale of healthy food within walking distance of residential areas.

The South Bay Area Plan anticipates a buildout horizon of 2045, meaning that the capacity for additional growth anticipated through the implementation of the South Bay Area Plan is anticipated to be fully developed by 2045. The South Bay Area Plan does not propose any project-level development that would involve ground disturbance as part of the Project. All future discretionary projects that may be proposed under the South Bay Area Plan would be subject to CEQA and project-level environmental reviews, as applicable.

Native American Heritage Commission Sacred Land Files Search: A search of the Sacred Lands File (SLF) maintained by the NAHC was requested for the Project. A search of the SLF by the NAHC to determine the presence of any reported Native American cultural resources within the Project site was negative.

Lead Agency Contact Information:

Thomas Dearborn, AICP, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012
Tel: (213) 974-6316
tdearborn@planning.lacounty.gov

Your participation in this local planning process is important and the County welcomes the opportunity to consult with the Gabrielino-Tongva Tribe, if it is so desired. Pursuant to PRC §21080.3.1(d), you have 30 days from the receipt of this letter to request consultation, in writing, with the Department of Regional Planning. Written request must be submitted to the contact information listed above.

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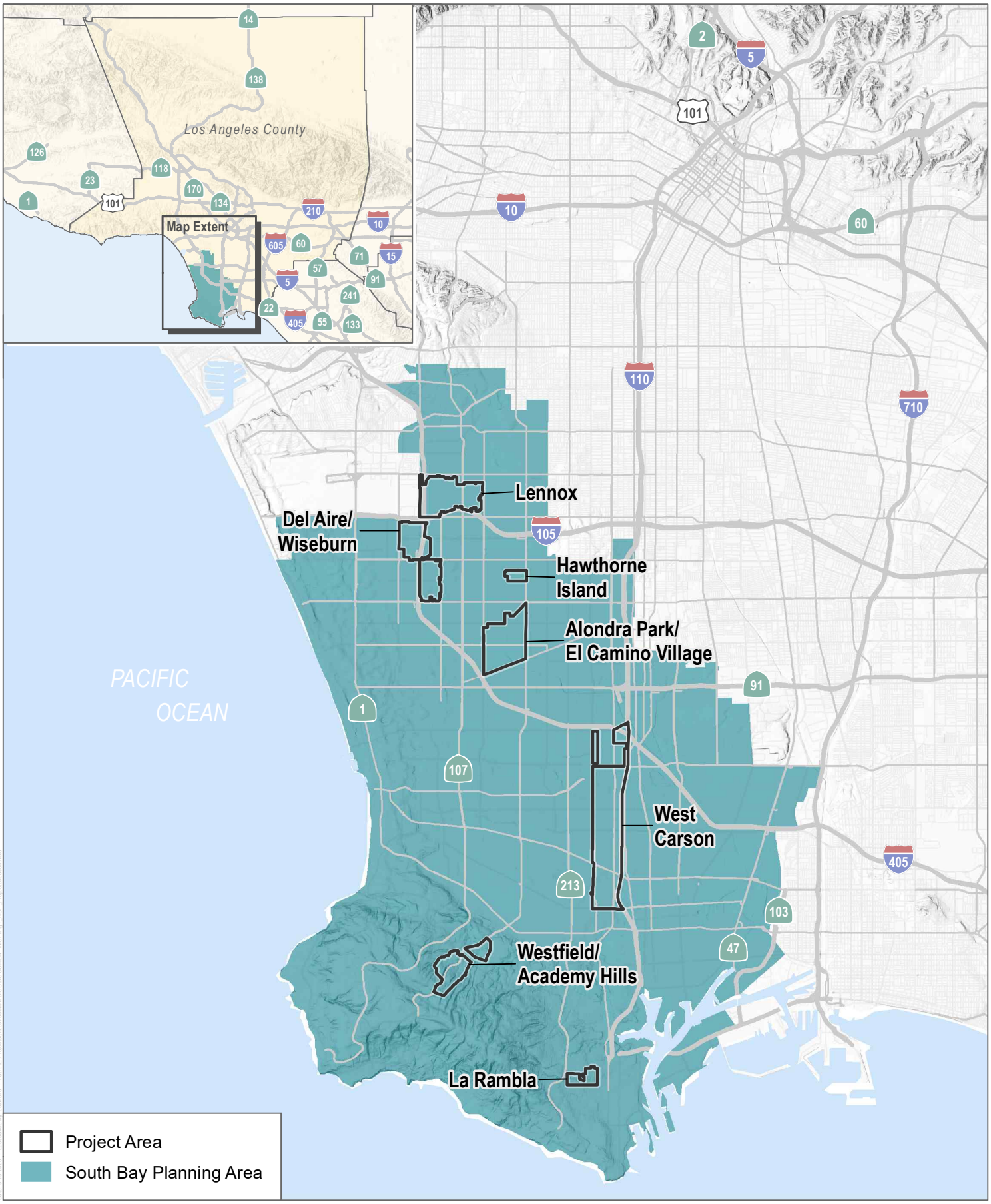
Sincerely,
DEPARTMENT OF REGIONAL PLANNING

Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

Encl: Figure 1. Project Location



SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Christina Conley, Cultural Resource Administrator
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 941078
Simi Valley, CA, 93094

Subject: ***Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of the Proposed Project pursuant to Public Resources Code (PRC) §21080.3.1.***

Dear Ms. Conley,

The County of Los Angeles (County), as Lead Agency pursuant to the California Environmental Quality Act (CEQA), is issuing this formal notification of the proposed Los Angeles County South Bay Area Plan (South Bay Area Plan or Project). Below please find a description of the proposed Project, a map showing the Project location, and our contact information along with the name of our point of contact, pursuant to PRC §21080.3.1(d).

Proposed Project:
Los Angeles County South Bay Area Plan
Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
Zone Change No. RPPL2023004725

Project Location: The South Bay Planning Area, located in the southwest portion of the County, is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The South Bay Planning Area includes the following seven unincorporated communities of the County: Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. Collectively, these seven communities are referred to as the "Project area." The South Bay Planning Area and its associated communities are identified on Figure 1, Project Location.

Project Description: The South Bay Area Plan is a new community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the Project area. The Project area is currently subject to the goals and policies of the General Plan and Title 22 (Planning and Zoning) code regulations. The Project would amend the General Plan to establish both areawide and community-specific goals and policies to address local land use concerns and issues. The Project would also implement land use and zoning updates based on recommendations from the recently approved General Plan's 6th Cycle Housing Element 2021-2029 (Housing Element) as well as new land use and zone changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. The South Bay Area Plan includes goals and policies that address topics such as sustainable development, equity and environmental justice, mobility options aside from single-occupancy vehicles, and recognition of community identity and culture. The South Bay Area Plan would execute these goals through the following three primary Project components:

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Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. This new area plan includes the following:

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- Areawide Implementation Programs;
- Community chapters, as needed, with additional goals, policies, and implementation programs that are community-specific, addressing planning issues that are unique to a particular geographic community and cannot be addressed through areawide goals, policies, and programs.
- Updates to the land use policy map that utilizes the General Plan Land Use Legend, which, at the minimum, would:
  1) Incorporate the proposed land use policy changes as identified in the Housing Element;
  2) Maintain consistency between zoning and land use policy;
  3) Redesignate certain residential and commercial areas to facilitate additional housing including areas within the West Carson (Transit Oriented District) TOD Specific Plan; and
  4) Redesignate certain Light Industrial [IL] parcels in West Carson to facilitate new commercial uses and reflect changing development patterns.

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The South Bay Area Plan anticipates a buildout horizon of 2045, meaning that the capacity for additional growth anticipated through the implementation of the South Bay Area Plan is anticipated to be fully developed by 2045. The South Bay Area Plan does not propose any project-level development that would involve ground disturbance as part of the Project. All future discretionary projects that may be proposed under the South Bay Area Plan would be subject to CEQA and project-level environmental reviews, as applicable.

Native American Heritage Commission Sacred Land Files Search: A search of the Sacred Lands File (SLF) maintained by the NAHC was requested for the Project. A search of the SLF by the NAHC to determine the presence of any reported Native American cultural resources within the Project site was negative.

Lead Agency Contact Information:

Thomas Dearborn, AICP, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012
Tel: (213) 974-6316
tdearborn@planning.lacounty.gov

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DEPARTMENT OF REGIONAL PLANNING

Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

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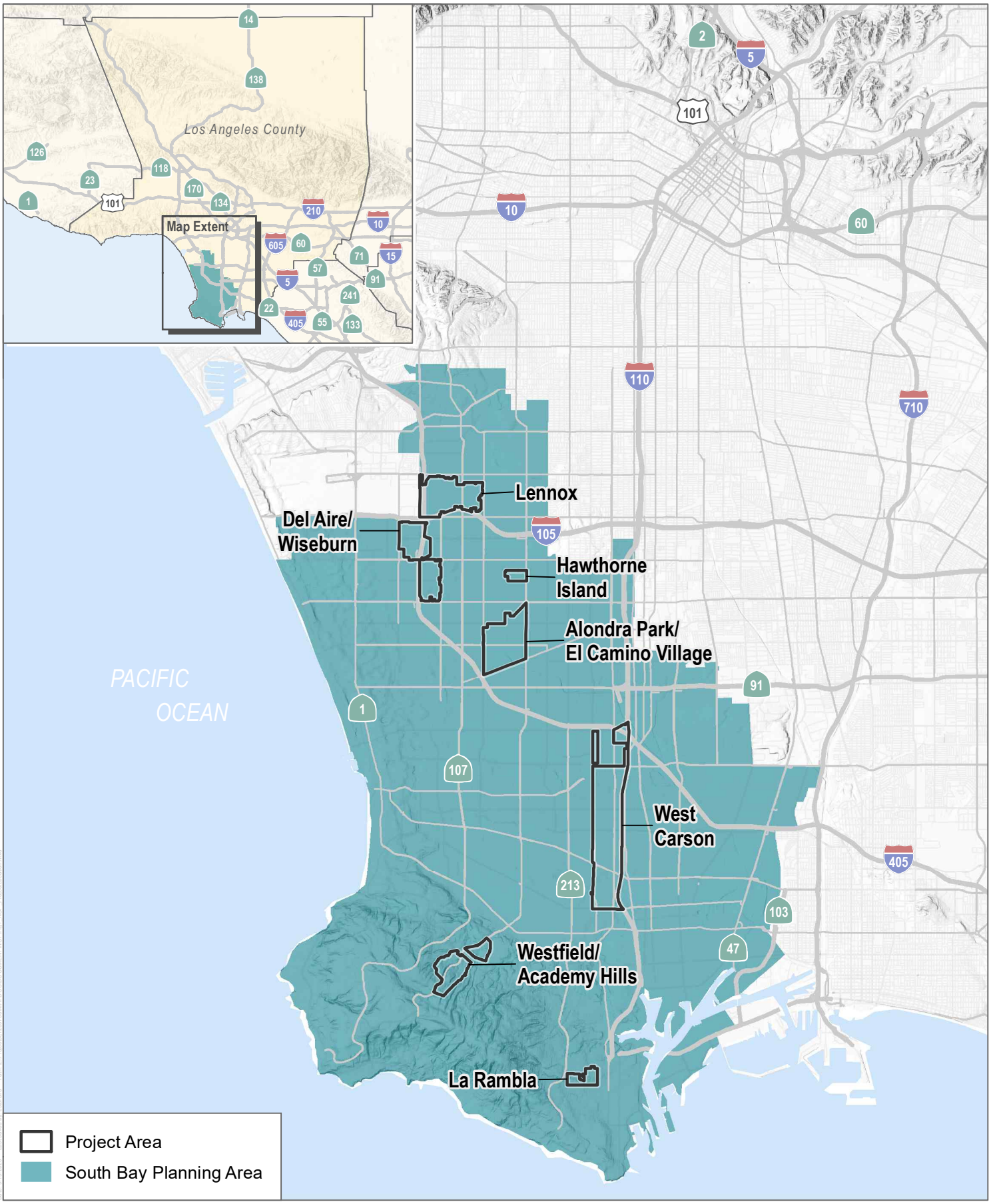

SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Robert Dorame, Chairperson
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, CA, 90707

Subject: ***Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of the Proposed Project pursuant to Public Resources Code (PRC) §21080.3.1.***

Dear Chairperson Dorame,

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Lead Agency Contact Information:

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County of Los Angeles
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DEPARTMENT OF REGIONAL PLANNING

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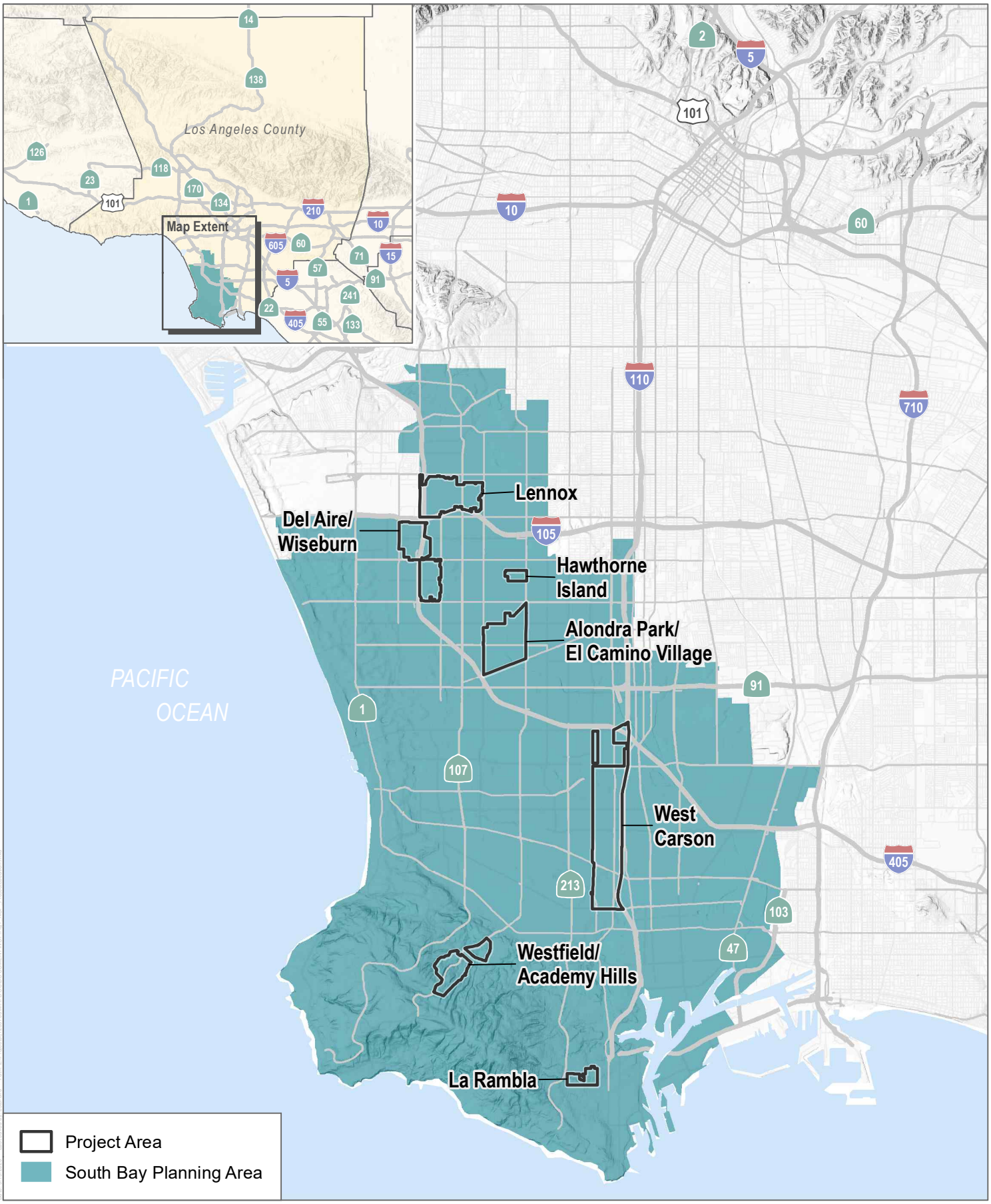
General Plan/Transit-Oriented Communities

Encl: Figure 1. Project Location



SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Sam Dunlap, Cultural Resource Director
Gabrielino-Tongva Tribe
P.O. Box 3919
Seal Beach, CA, 90740

Subject: ***Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of the Proposed Project pursuant to Public Resources Code (PRC) §21080.3.1.***

Dear Mr. Dunlap,

The County of Los Angeles (County), as Lead Agency pursuant to the California Environmental Quality Act (CEQA), is issuing this formal notification of the proposed Los Angeles County South Bay Area Plan (South Bay Area Plan or Project). Below please find a description of the proposed Project, a map showing the Project location, and our contact information along with the name of our point of contact, pursuant to PRC §21080.3.1(d).

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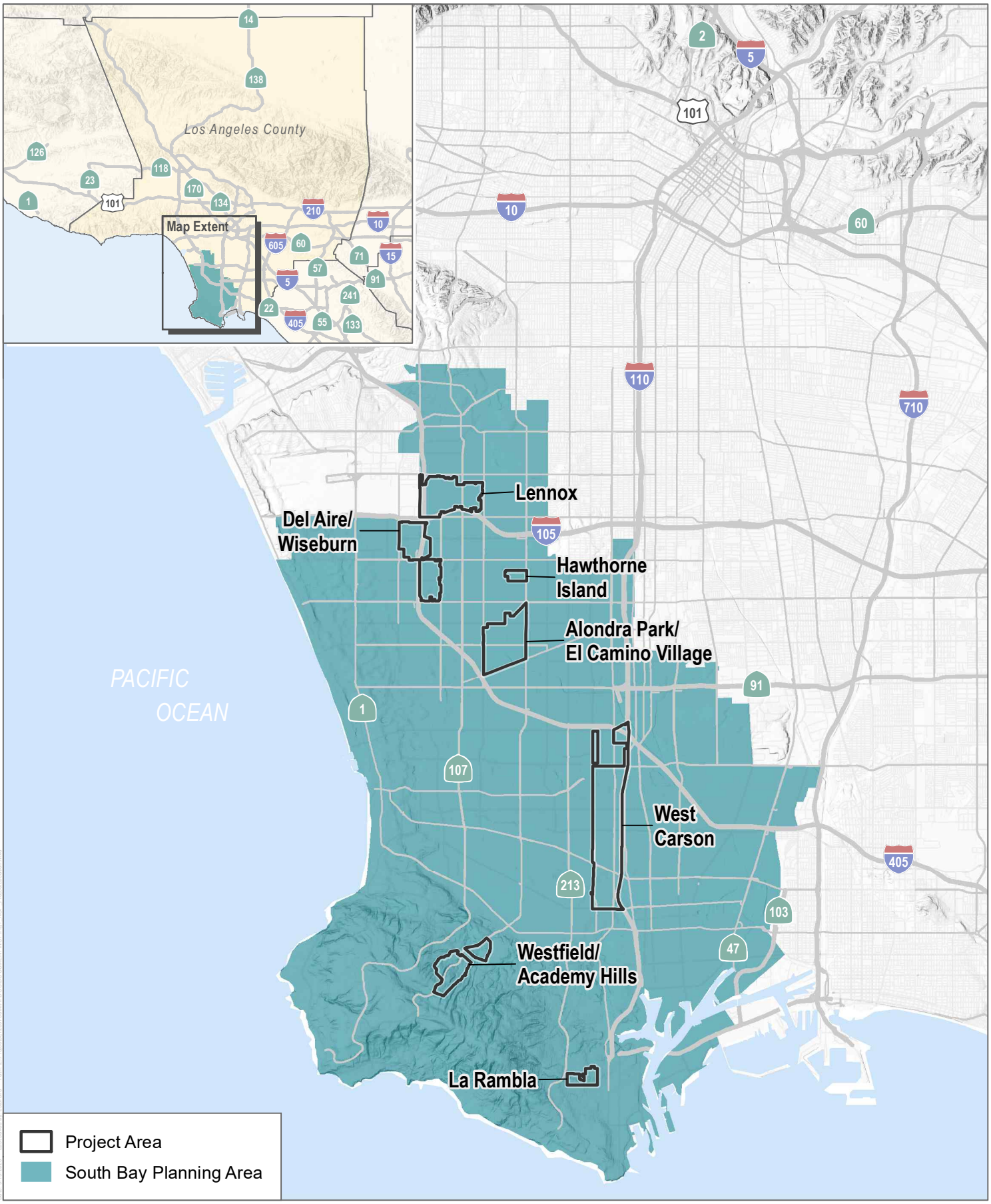
Sincerely,
DEPARTMENT OF REGIONAL PLANNING

Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

Encl: Figure 1. Project Location



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DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Sandonne Goad, Chairperson
Gabrielino/Tongva Nation
106 1/2 Judge John Aiso St., #231
Los Angeles, CA, 90012

Subject: ***Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of the Proposed Project pursuant to Public Resources Code (PRC) §21080.3.1.***

Dear Chairperson Goad,

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Native American Heritage Commission Sacred Land Files Search: A search of the Sacred Lands File (SLF) maintained by the NAHC was requested for the Project. A search of the SLF by the NAHC to determine the presence of any reported Native American cultural resources within the Project site was negative.

Lead Agency Contact Information:

Thomas Dearborn, AICP, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012
Tel: (213) 974-6316
tdearborn@planning.lacounty.gov

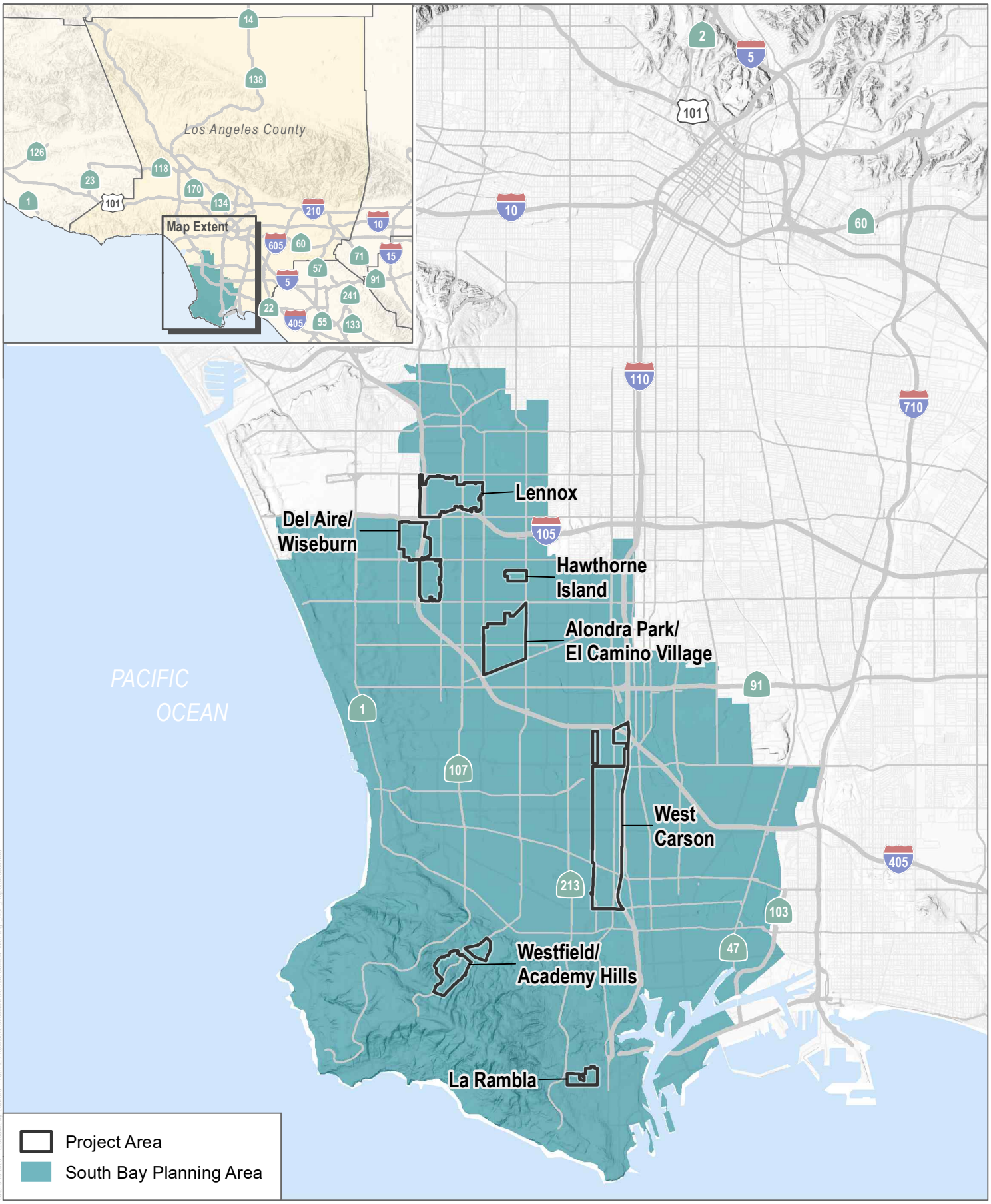
Your participation in this local planning process is important and the County welcomes the opportunity to consult with the Gabrielino/Tongva Nation, if it is so desired. Pursuant to PRC §21080.3.1(d), you have 30 days from the receipt of this letter to request consultation, in writing, with the Department of Regional Planning. Written request must be submitted to the contact information listed above.

Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING

Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

Encl: Figure 1. Project Location



SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Anthony Morales, Chairperson
Gabrieleno/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA, 91778

Subject: ***Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of the Proposed Project pursuant to Public Resources Code (PRC) §21080.3.1.***

Dear Chairperson Morales,

The County of Los Angeles (County), as Lead Agency pursuant to the California Environmental Quality Act (CEQA), is issuing this formal notification of the proposed Los Angeles County South Bay Area Plan (South Bay Area Plan or Project). Below please find a description of the proposed Project, a map showing the Project location, and our contact information along with the name of our point of contact, pursuant to PRC §21080.3.1(d).

Proposed Project:
Los Angeles County South Bay Area Plan
Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
Zone Change No. RPPL2023004725

Project Location: The South Bay Planning Area, located in the southwest portion of the County, is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The South Bay Planning Area includes the following seven unincorporated communities of the County: Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. Collectively, these seven communities are referred to as the "Project area." The South Bay Planning Area and its associated communities are identified on Figure 1, Project Location.

Project Description: The South Bay Area Plan is a new community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the Project area. The Project area is currently subject to the goals and policies of the General Plan and Title 22 (Planning and Zoning) code regulations. The Project would amend the General Plan to establish both areawide and community-specific goals and policies to address local land use concerns and issues. The Project would also implement land use and zoning updates based on recommendations from the recently approved General Plan's 6th Cycle Housing Element 2021-2029 (Housing Element) as well as new land use and zone changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. The South Bay Area Plan includes goals and policies that address topics such as sustainable development, equity and environmental justice, mobility options aside from single-occupancy vehicles, and recognition of community identity and culture. The South Bay Area Plan would execute these goals through the following three primary Project components:

General Plan Amendment No. RPPL2023004724. The General Plan Amendment would establish the South Bay Area Plan as part of the County General Plan. The South Bay Area Plan would create goals and policies for the unincorporated area communities of Alondra Park/El

Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. This new area plan includes the following:

- Areawide goals and policies with respect to the following topics, including but not limited to: Land Use, Public Space and Recreation, Mobility, Environmental Justice, Climate Adaptation and Resiliency, Cultural and Historic Resources, and Economic Development;
- Areawide Implementation Programs;
- Community chapters, as needed, with additional goals, policies, and implementation programs that are community-specific, addressing planning issues that are unique to a particular geographic community and cannot be addressed through areawide goals, policies, and programs.
- Updates to the land use policy map that utilizes the General Plan Land Use Legend, which, at the minimum, would:
  1) Incorporate the proposed land use policy changes as identified in the Housing Element;
  2) Maintain consistency between zoning and land use policy;
  3) Redesignate certain residential and commercial areas to facilitate additional housing including areas within the West Carson (Transit Oriented District) TOD Specific Plan; and
  4) Redesignate certain Light Industrial [IL] parcels in West Carson to facilitate new commercial uses and reflect changing development patterns.

Zone Change No. RPPL2023004725. The Zone Change would:

- Update the zoning map for the Project area, including zones within the West Carson TOD Specific Plan, to maintain consistency with the updated land use policy map and incorporate the proposed rezoning as identified in the Housing Element to meet the Regional Housing Needs Assessment goals for Los Angeles County. In addition, the South Bay Area Plan would rezone certain A-1 parcels that are not currently used for agricultural purposes to R-1 (Single-Family Residence), R-2 (Two-Family Residence), or OS (Open Space).

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     - Facilitate well-designed multi-family residential and mixed-use developments with high-quality public and recreational spaces where residents feel safe and comfortable to walk and have social interactions;
     - Preserve existing naturally-occurring affordable housing supply, such as existing apartments; and

- Encourage neighborhood scale retail and commercial, such as corner stores and neighborhood markets to promote the sale of healthy food within walking distance of residential areas.

The South Bay Area Plan anticipates a buildout horizon of 2045, meaning that the capacity for additional growth anticipated through the implementation of the South Bay Area Plan is anticipated to be fully developed by 2045. The South Bay Area Plan does not propose any project-level development that would involve ground disturbance as part of the Project. All future discretionary projects that may be proposed under the South Bay Area Plan would be subject to CEQA and project-level environmental reviews, as applicable.

Native American Heritage Commission Sacred Land Files Search: A search of the Sacred Lands File (SLF) maintained by the NAHC was requested for the Project. A search of the SLF by the NAHC to determine the presence of any reported Native American cultural resources within the Project site was negative.

Lead Agency Contact Information:

Thomas Dearborn, AICP, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012
Tel: (213) 974-6316
tdearborn@planning.lacounty.gov

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DEPARTMENT OF REGIONAL PLANNING

Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

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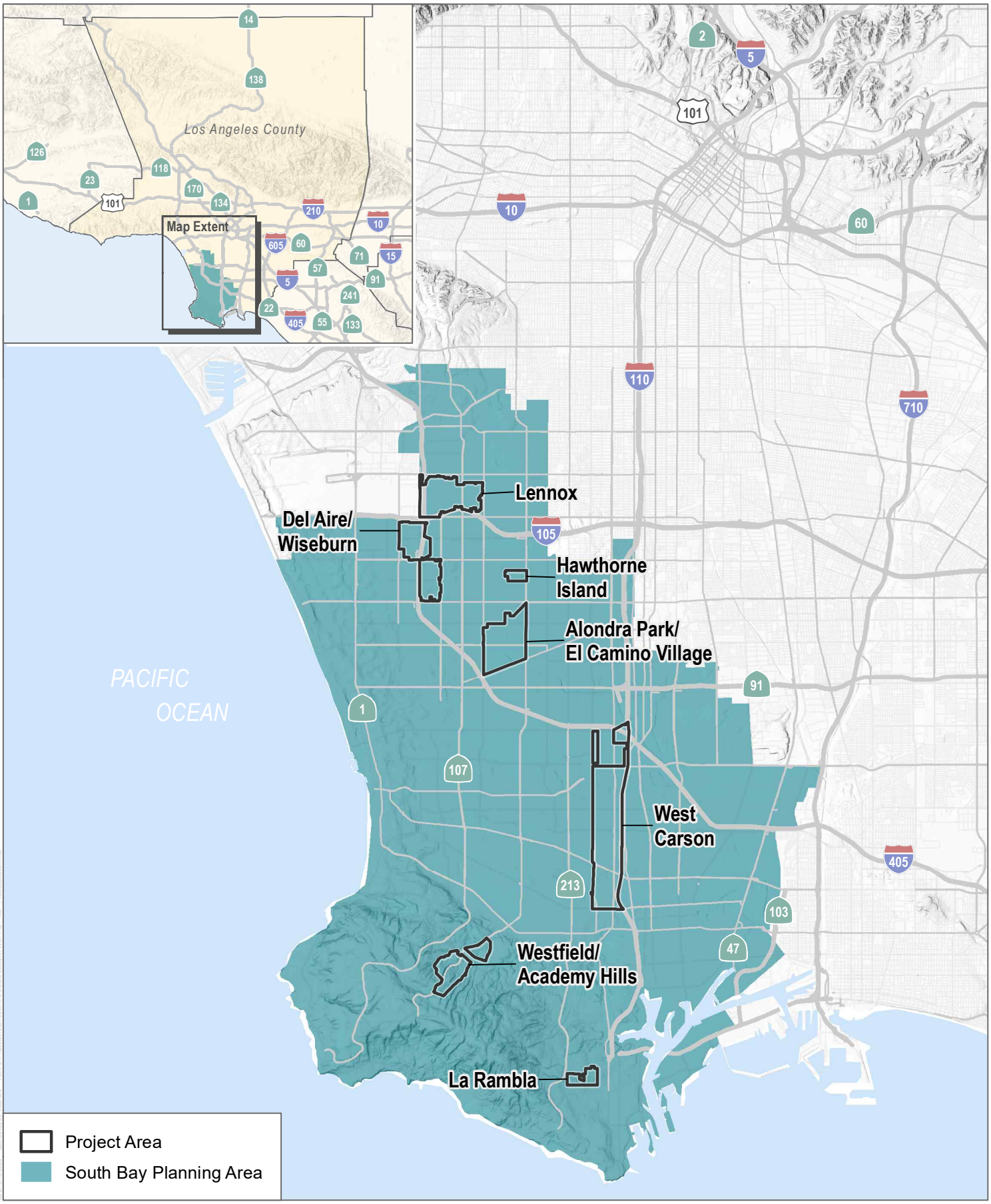

SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA, 92581

Subject: ***Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of the Proposed Project pursuant to Public Resources Code (PRC) §21080.3.1.***

Dear Mr. Ontiveros,

The County of Los Angeles (County), as Lead Agency pursuant to the California Environmental Quality Act (CEQA), is issuing this formal notification of the proposed Los Angeles County South Bay Area Plan (South Bay Area Plan or Project). Below please find a description of the proposed Project, a map showing the Project location, and our contact information along with the name of our point of contact, pursuant to PRC §21080.3.1(d).

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Project Location: The South Bay Planning Area, located in the southwest portion of the County, is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The South Bay Planning Area includes the following seven unincorporated communities of the County: Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. Collectively, these seven communities are referred to as the "Project area." The South Bay Planning Area and its associated communities are identified on Figure 1, Project Location.

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Lead Agency Contact Information:

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County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012
Tel: (213) 974-6316
tdearborn@planning.lacounty.gov

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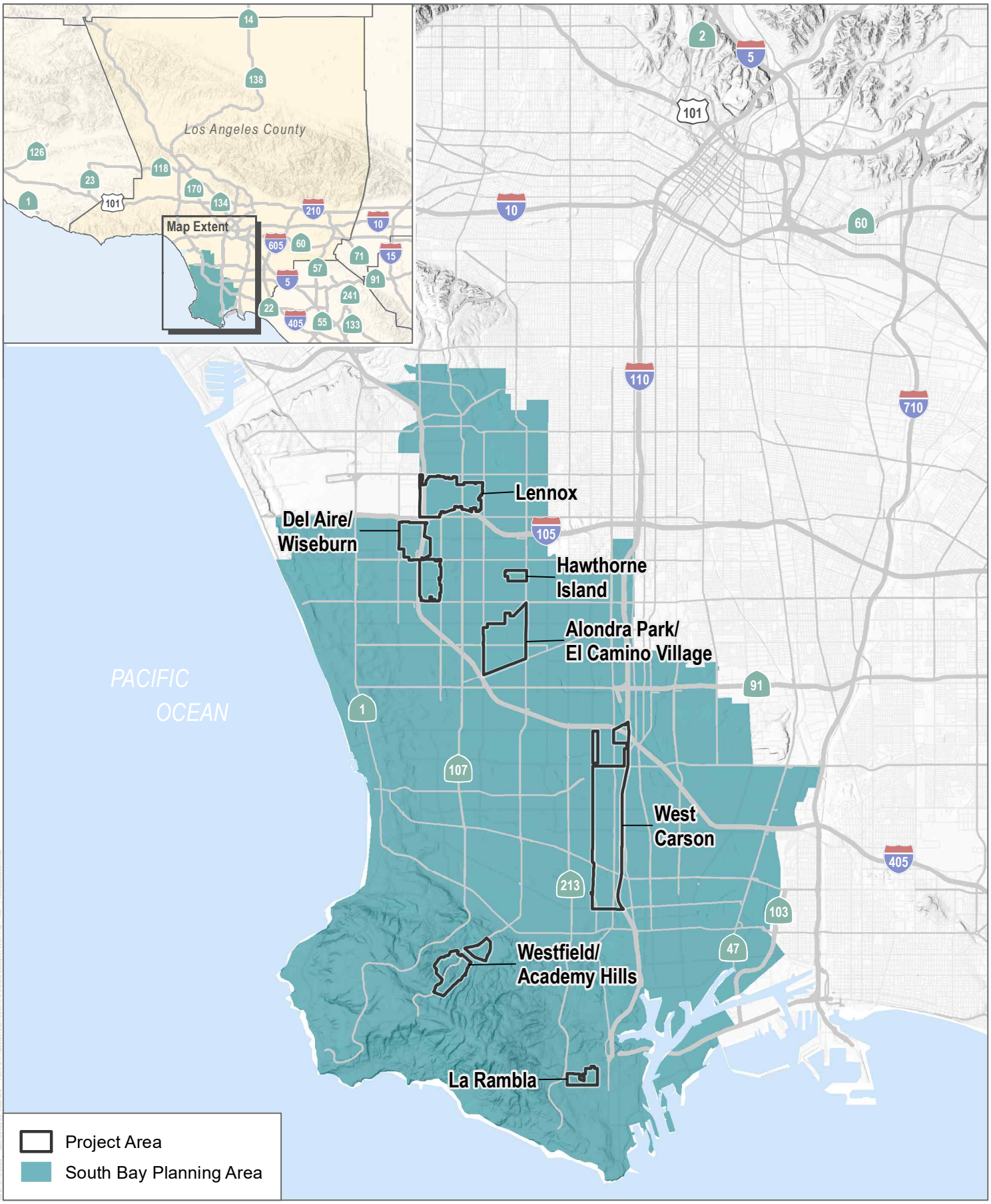
Sincerely,
DEPARTMENT OF REGIONAL PLANNING

Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

Encl: Figure 1. Project Location



SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Lovina Redner, Tribal Chair
Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA, 92539

Subject: ***Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of the Proposed Project pursuant to Public Resources Code (PRC) §21080.3.1.***

Dear Ms. Redner,

The County of Los Angeles (County), as Lead Agency pursuant to the California Environmental Quality Act (CEQA), is issuing this formal notification of the proposed Los Angeles County South Bay Area Plan (South Bay Area Plan or Project). Below please find a description of the proposed Project, a map showing the Project location, and our contact information along with the name of our point of contact, pursuant to PRC §21080.3.1(d).

Proposed Project:
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Project No. PRJ2022-004615
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Project Location: The South Bay Planning Area, located in the southwest portion of the County, is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The South Bay Planning Area includes the following seven unincorporated communities of the County: Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. Collectively, these seven communities are referred to as the "Project area." The South Bay Planning Area and its associated communities are identified on Figure 1, Project Location.

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County of Los Angeles
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Los Angeles, California 90012
Tel: (213) 974-6316
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DEPARTMENT OF REGIONAL PLANNING

Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

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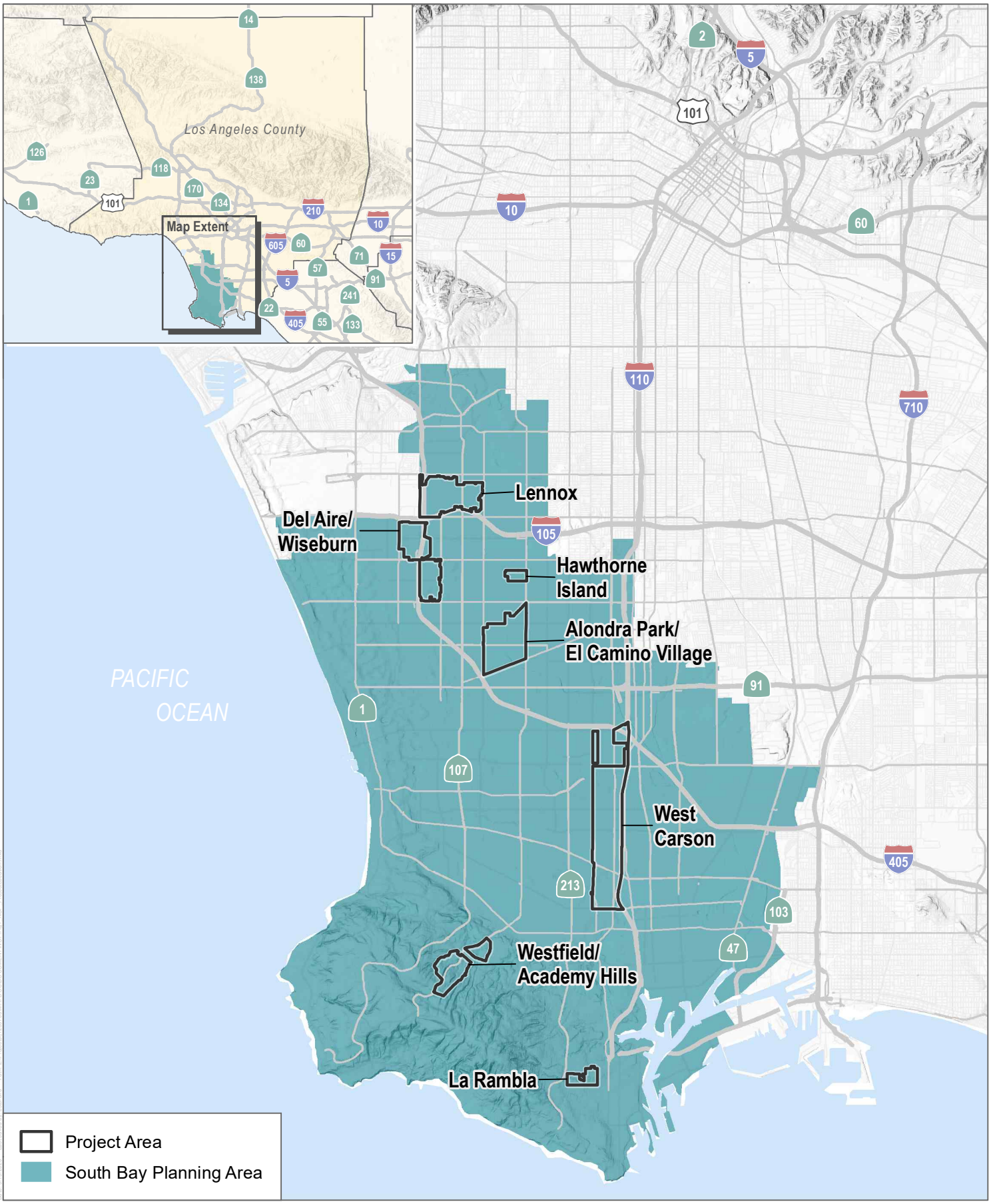

SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Andrew Salas, Chairperson
Gabrieleño Band of Mission Indians - Kizh Nation
P.O. Box 393
Covina, CA, 91723

Subject: ***Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of the Proposed Project pursuant to Public Resources Code (PRC) §21080.3.1.***

Dear Chairperson Salas,

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Native American Heritage Commission Sacred Land Files Search: A search of the Sacred Lands File (SLF) maintained by the NAHC was requested for the Project. A search of the SLF by the NAHC to determine the presence of any reported Native American cultural resources within the Project site was negative.

Lead Agency Contact Information:

Thomas Dearborn, AICP, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012
Tel: (213) 974-6316
tdearborn@planning.lacounty.gov

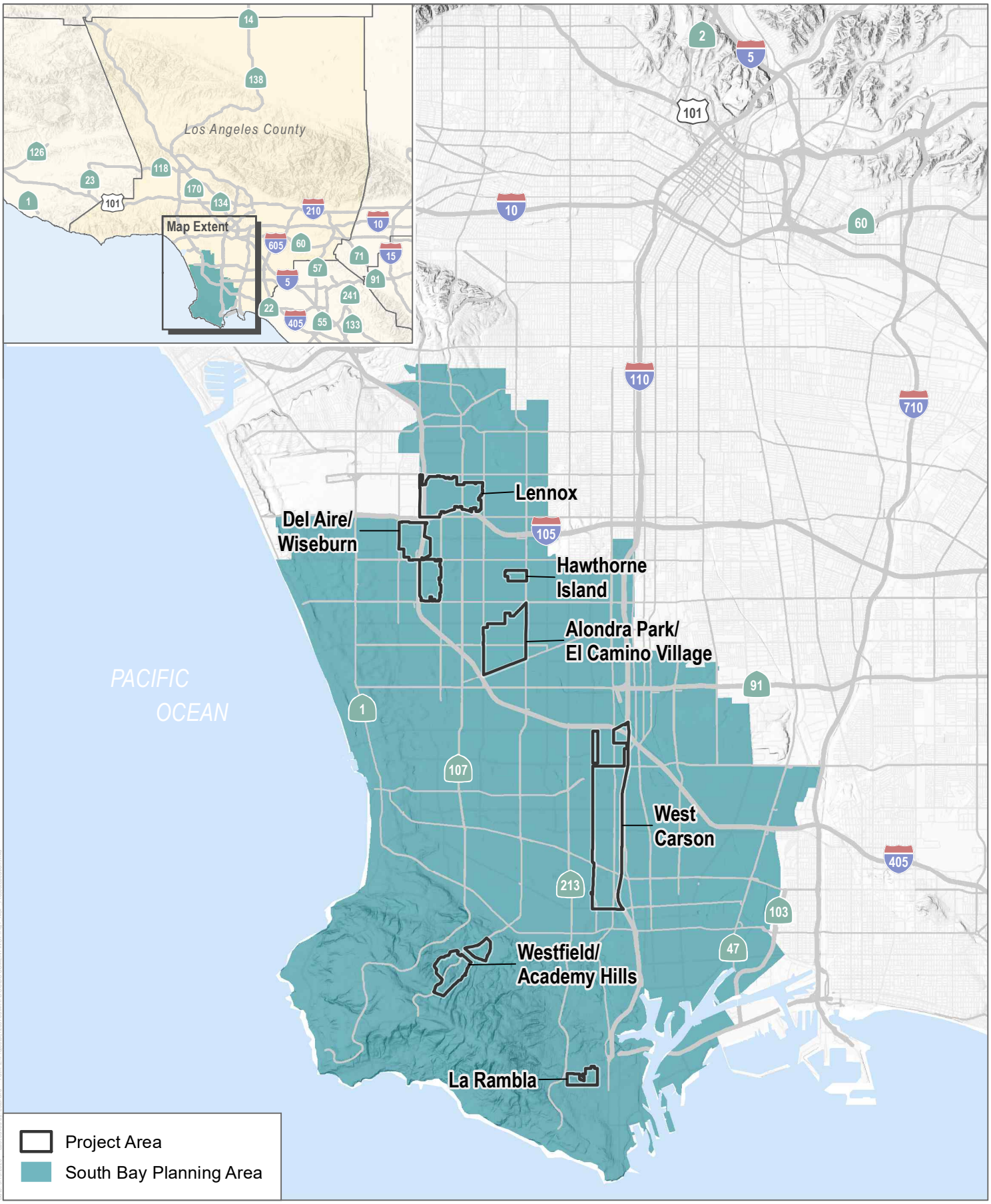
Your participation in this local planning process is important and the County welcomes the opportunity to consult with the Gabrieleño Band of Mission Indians - Kizh Nation, if it is so desired. Pursuant to PRC §21080.3.1(d), you have 30 days from the receipt of this letter to request consultation, in writing, with the Department of Regional Planning. Written request must be submitted to the contact information listed above.

Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING

Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

Encl: Figure 1. Project Location



SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Christina Swindall Martinez, Secretary
Gabrieleño Band of Mission Indians - Kizh Nation
P.O. Box 393
Covina, CA, 91723

Subject: ***Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of the Proposed Project pursuant to Public Resources Code (PRC) §21080.3.1.***

Dear Secretary Martinez,

The County of Los Angeles (County), as Lead Agency pursuant to the California Environmental Quality Act (CEQA), is issuing this formal notification of the proposed Los Angeles County South Bay Area Plan (South Bay Area Plan or Project). Below please find a description of the proposed Project, a map showing the Project location, and our contact information along with the name of our point of contact, pursuant to PRC §21080.3.1(d).

Proposed Project:
Los Angeles County South Bay Area Plan
Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
Zone Change No. RPPL2023004725

Project Location: The South Bay Planning Area, located in the southwest portion of the County, is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The South Bay Planning Area includes the following seven unincorporated communities of the County: Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. Collectively, these seven communities are referred to as the "Project area." The South Bay Planning Area and its associated communities are identified on Figure 1, Project Location.

Project Description: The South Bay Area Plan is a new community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the Project area. The Project area is currently subject to the goals and policies of the General Plan and Title 22 (Planning and Zoning) code regulations. The Project would amend the General Plan to establish both areawide and community-specific goals and policies to address local land use concerns and issues. The Project would also implement land use and zoning updates based on recommendations from the recently approved General Plan's 6th Cycle Housing Element 2021-2029 (Housing Element) as well as new land use and zone changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. The South Bay Area Plan includes goals and policies that address topics such as sustainable development, equity and environmental justice, mobility options aside from single-occupancy vehicles, and recognition of community identity and culture. The South Bay Area Plan would execute these goals through the following three primary Project components:

General Plan Amendment No. RPPL2023004724. The General Plan Amendment would establish the South Bay Area Plan as part of the County General Plan. The South Bay Area Plan would create goals and policies for the unincorporated area communities of Alondra Park/El

Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. This new area plan includes the following:

- Areawide goals and policies with respect to the following topics, including but not limited to: Land Use, Public Space and Recreation, Mobility, Environmental Justice, Climate Adaptation and Resiliency, Cultural and Historic Resources, and Economic Development;
- Areawide Implementation Programs;
- Community chapters, as needed, with additional goals, policies, and implementation programs that are community-specific, addressing planning issues that are unique to a particular geographic community and cannot be addressed through areawide goals, policies, and programs.
- Updates to the land use policy map that utilizes the General Plan Land Use Legend, which, at the minimum, would:
    1) Incorporate the proposed land use policy changes as identified in the Housing Element;
    2) Maintain consistency between zoning and land use policy;
    3) Redesignate certain residential and commercial areas to facilitate additional housing including areas within the West Carson (Transit Oriented District) TOD Specific Plan; and
    4) Redesignate certain Light Industrial [IL] parcels in West Carson to facilitate new commercial uses and reflect changing development patterns.

Zone Change No. RPPL2023004725. The Zone Change would:

- Update the zoning map for the Project area, including zones within the West Carson TOD Specific Plan, to maintain consistency with the updated land use policy map and incorporate the proposed rezoning as identified in the Housing Element to meet the Regional Housing Needs Assessment goals for Los Angeles County. In addition, the South Bay Area Plan would rezone certain A-1 parcels that are not currently used for agricultural purposes to R-1 (Single-Family Residence), R-2 (Two-Family Residence), or OS (Open Space).

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- Amend Title 22 (Planning and Zoning) to:
    1) Establish a Planning Area Standards District to create development standards that are applicable to all unincorporated communities in the South Bay Planning Area, and include community-specific standards on an as-needed basis;
    2) Amend the West Carson TOD Specific Plan to reorganize various components of the Specific Plan so that only regulations are codified in Title 22 and the non-regulatory chapters would be streamlined with some technical clean-up;
    3) Revise existing and create new development and/or design standards, including those in the existing West Carson TOD Specific Plan, to:
        - Facilitate well-designed multi-family residential and mixed-use developments with high-quality public and recreational spaces where residents feel safe and comfortable to walk and have social interactions;
        - Preserve existing naturally-occurring affordable housing supply, such as existing apartments; and

- Encourage neighborhood scale retail and commercial, such as corner stores and neighborhood markets to promote the sale of healthy food within walking distance of residential areas.

The South Bay Area Plan anticipates a buildout horizon of 2045, meaning that the capacity for additional growth anticipated through the implementation of the South Bay Area Plan is anticipated to be fully developed by 2045. The South Bay Area Plan does not propose any project-level development that would involve ground disturbance as part of the Project. All future discretionary projects that may be proposed under the South Bay Area Plan would be subject to CEQA and project-level environmental reviews, as applicable.

Native American Heritage Commission Sacred Land Files Search: A search of the Sacred Lands File (SLF) maintained by the NAHC was requested for the Project. A search of the SLF by the NAHC to determine the presence of any reported Native American cultural resources within the Project site was negative.

Lead Agency Contact Information:

Thomas Dearborn, AICP, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012
Tel: (213) 974-6316
tdearborn@planning.lacounty.gov

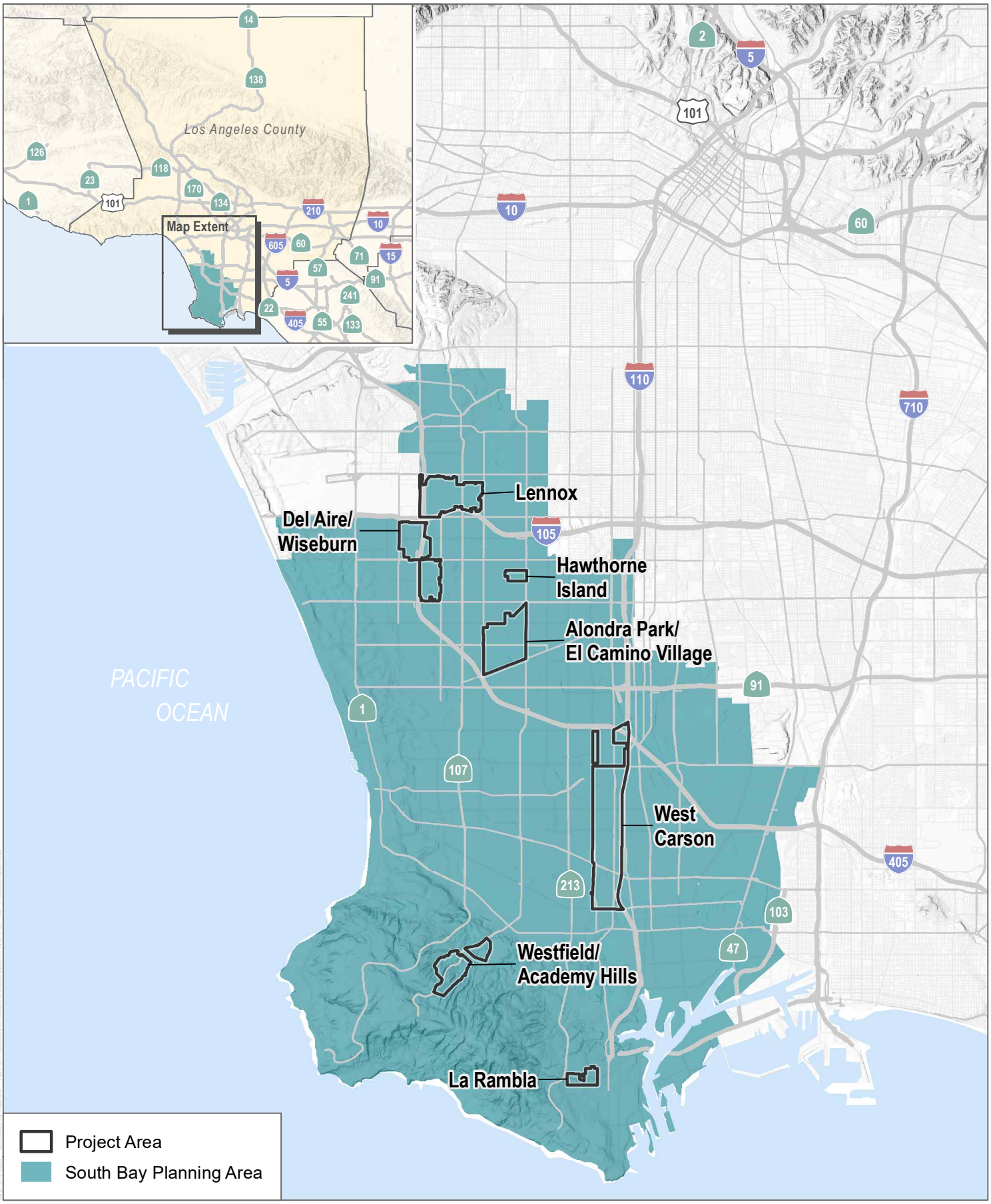
Your participation in this local planning process is important and the County welcomes the opportunity to consult with the Gabrieleño Band of Mission Indians - Kizh Nation, if it is so desired. Pursuant to PRC §21080.3.1(d), you have 30 days from the receipt of this letter to request consultation, in writing, with the Department of Regional Planning. Written request must be submitted to the contact information listed above.

Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING

_____
Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

Encl: Figure 1. Project Location



SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Jessica Valdez, Cultural Resource Specialist
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA, 92581

Subject: ***Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of the Proposed Project pursuant to Public Resources Code (PRC) §21080.3.1.***

Dear Ms. Valdez,

The County of Los Angeles (County), as Lead Agency pursuant to the California Environmental Quality Act (CEQA), is issuing this formal notification of the proposed Los Angeles County South Bay Area Plan (South Bay Area Plan or Project). Below please find a description of the proposed Project, a map showing the Project location, and our contact information along with the name of our point of contact, pursuant to PRC §21080.3.1(d).

Proposed Project:
Los Angeles County South Bay Area Plan
Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
Zone Change No. RPPL2023004725

Project Location: The South Bay Planning Area, located in the southwest portion of the County, is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The South Bay Planning Area includes the following seven unincorporated communities of the County: Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. Collectively, these seven communities are referred to as the "Project area." The South Bay Planning Area and its associated communities are identified on Figure 1, Project Location.

Project Description: The South Bay Area Plan is a new community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the Project area. The Project area is currently subject to the goals and policies of the General Plan and Title 22 (Planning and Zoning) code regulations. The Project would amend the General Plan to establish both areawide and community-specific goals and policies to address local land use concerns and issues. The Project would also implement land use and zoning updates based on recommendations from the recently approved General Plan's 6th Cycle Housing Element 2021-2029 (Housing Element) as well as new land use and zone changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. The South Bay Area Plan includes goals and policies that address topics such as sustainable development, equity and environmental justice, mobility options aside from single-occupancy vehicles, and recognition of community identity and culture. The South Bay Area Plan would execute these goals through the following three primary Project components:

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    4) Redesignate certain Light Industrial [IL] parcels in West Carson to facilitate new commercial uses and reflect changing development patterns.

Zone Change No. RPPL2023004725. The Zone Change would:

- Update the zoning map for the Project area, including zones within the West Carson TOD Specific Plan, to maintain consistency with the updated land use policy map and incorporate the proposed rezoning as identified in the Housing Element to meet the Regional Housing Needs Assessment goals for Los Angeles County. In addition, the South Bay Area Plan would rezone certain A-1 parcels that are not currently used for agricultural purposes to R-1 (Single-Family Residence), R-2 (Two-Family Residence), or OS (Open Space).

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- Amend Title 22 (Planning and Zoning) to:
    1) Establish a Planning Area Standards District to create development standards that are applicable to all unincorporated communities in the South Bay Planning Area, and include community-specific standards on an as-needed basis;
    2) Amend the West Carson TOD Specific Plan to reorganize various components of the Specific Plan so that only regulations are codified in Title 22 and the non-regulatory chapters would be streamlined with some technical clean-up;
    3) Revise existing and create new development and/or design standards, including those in the existing West Carson TOD Specific Plan, to:
        - Facilitate well-designed multi-family residential and mixed-use developments with high-quality public and recreational spaces where residents feel safe and comfortable to walk and have social interactions;
        - Preserve existing naturally-occurring affordable housing supply, such as existing apartments; and

- Encourage neighborhood scale retail and commercial, such as corner stores and neighborhood markets to promote the sale of healthy food within walking distance of residential areas.

The South Bay Area Plan anticipates a buildout horizon of 2045, meaning that the capacity for additional growth anticipated through the implementation of the South Bay Area Plan is anticipated to be fully developed by 2045. The South Bay Area Plan does not propose any project-level development that would involve ground disturbance as part of the Project. All future discretionary projects that may be proposed under the South Bay Area Plan would be subject to CEQA and project-level environmental reviews, as applicable.

Native American Heritage Commission Sacred Land Files Search: A search of the Sacred Lands File (SLF) maintained by the NAHC was requested for the Project. A search of the SLF by the NAHC to determine the presence of any reported Native American cultural resources within the Project site was negative.

Lead Agency Contact Information:

Thomas Dearborn, AICP, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012
Tel: (213) 974-6316
tdearborn@planning.lacounty.gov

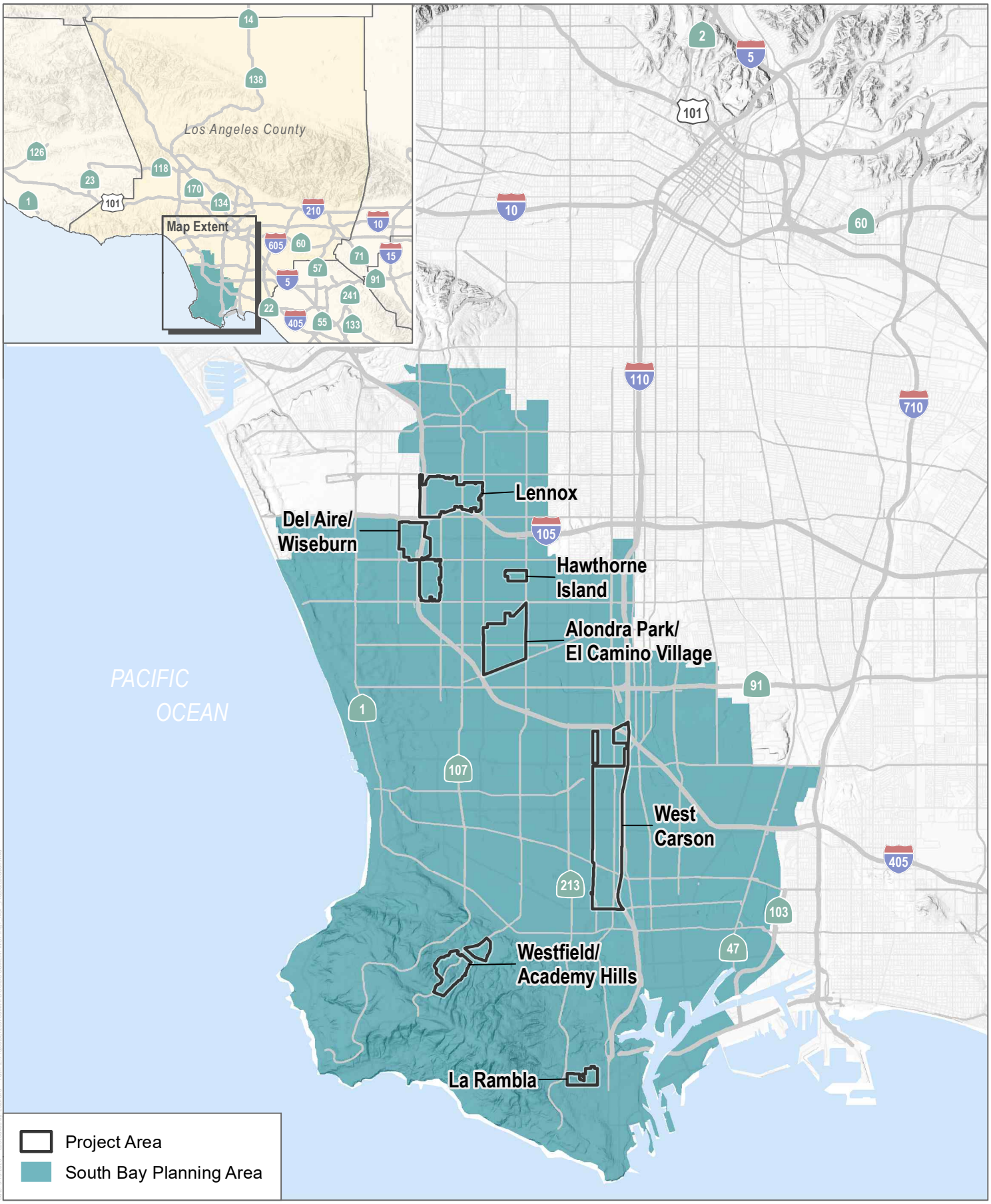
Your participation in this local planning process is important and the County welcomes the opportunity to consult with the Soboba Band of Luiseno Indians, if it is so desired. Pursuant to PRC §21080.3.1(d), you have 30 days from the receipt of this letter to request consultation, in writing, with the Department of Regional Planning. Written request must be submitted to the contact information listed above.

Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING

Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

Encl: Figure 1. Project Location



SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

Senate Bill 18

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Charles Alvarez, Chairperson
Gabrielino-Tongva Tribe
23454 Vanowen Street
West Hills, CA, 91307

Subject: ***Formal Project Notification Pursuant to Senate Bill 18.***
Los Angeles County South Bay Area Plan
Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
***Zone Change No*. RPPL2023004725**

Dear Chairperson Alvarez,

The Native American Heritage Commission (NAHC) has identified your tribe as one with traditional lands or cultural places located within the boundary of the proposed Los Angeles County South Bay Area Plan (Project or South Bay Area Plan). The proposed Project requires amendments to the County General Plan and is therefore subject to SB 18 (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the County of Los Angeles (County) on the proposed Project pursuant to SB 18.

Project Location: The South Bay Planning Area, located in the southwest portion of the County, is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The South Bay Planning Area includes the following seven unincorporated communities of the County: Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. Collectively, these seven communities are referred to as the "Project area." The South Bay Planning Area and its associated communities are identified on Figure 1, Project Location.

Project Description: The South Bay Area Plan is a new community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the Project area. The Project area is currently subject to the goals and policies of the General Plan and Title 22 (Planning and Zoning) code regulations. The Project would amend the General Plan to establish both areawide and community-specific goals and policies to address local land use concerns and issues. The Project would also implement land use and zoning updates based on recommendations from the recently approved General Plan's 6th Cycle Housing Element 2021-2029 (Housing Element) as well as new land use and zone changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. The South Bay Area Plan includes goals and policies that address topics such as sustainable development, equity and environmental justice, mobility options aside from single-occupancy vehicles, and recognition of community identity and culture. The South Bay Area Plan would execute these goals through the following three primary Project components:

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Zone Change No. RPPL2023004725. The Zone Change would:

- Update the zoning map for the Project area, including zones within the West Carson TOD Specific Plan, to maintain consistency with the updated land use policy map and incorporate the proposed rezoning as identified in the Housing Element to meet the Regional Housing Needs Assessment goals for Los Angeles County. In addition, the South Bay Area Plan would rezone certain A-1 parcels that are not currently used for agricultural purposes to R-1 (Single-Family Residence), R-2 (Two-Family Residence), or OS (Open Space).

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The South Bay Area Plan anticipates a buildout horizon of 2045, meaning that the capacity for additional growth anticipated through the implementation of the South Bay Area Plan is anticipated to be fully developed by 2045. The South Bay Area Plan does not propose any project-level development that would involve ground disturbance as part of the Project. All future discretionary projects that may be proposed under the South Bay Area Plan would be subject to the California Environmental Quality Act and project-level environmental reviews, as applicable.

Native American Heritage Commission Sacred Land Files Search: A search of the Sacred Lands File (SLF) maintained by the NAHC was requested for the Project. A search of the SLF by the NAHC to determine the presence of any reported Native American cultural resources within the Project site was negative.

Lead Agency Contact Information:

Thomas Dearborn, AICP, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012
Tel: (213) 974-6316
tdearborn@planning.lacounty.gov

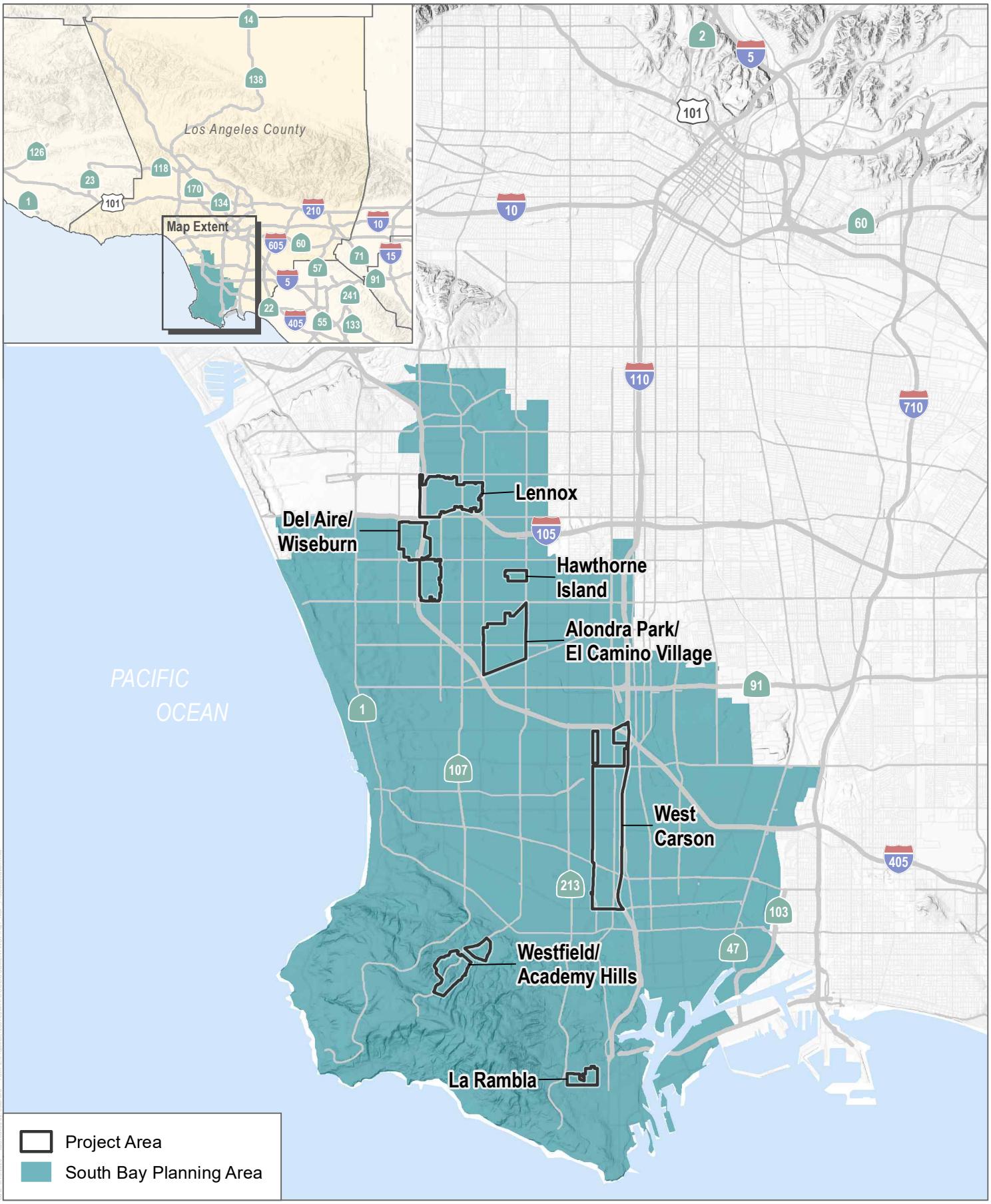
Your participation in this local planning process is important and the County welcomes the opportunity to consult with the Gabrielino-Tongva Tribe, if it is so desired. Pursuant to Government Code Section 65352.3(a)(2), you have 90 days from the receipt of this letter to request consultation with the County. Please submit your written request to the contact information listed above. The County carefully adheres to provisions of Public Resources Code section 21082.3(c)(2)(A) to maintain the confidentiality of the information provided by Tribes.

Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING

_____
Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

Encl: Figure 1. Project Location



SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Christina Conley, Cultural Resource Administrator
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 941078
Simi Valley, CA, 93094

Subject: ***Formal Project Notification Pursuant to Senate Bill 18.***
Los Angeles County South Bay Area Plan
Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
***Zone Change No*. RPPL2023004725**

Dear Ms. Conley,

The Native American Heritage Commission (NAHC) has identified your tribe as one with traditional lands or cultural places located within the boundary of the proposed Los Angeles County South Bay Area Plan (Project or South Bay Area Plan). The proposed Project requires amendments to the County General Plan and is therefore subject to SB 18 (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the County of Los Angeles (County) on the proposed Project pursuant to SB 18.

Project Location: The South Bay Planning Area, located in the southwest portion of the County, is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The South Bay Planning Area includes the following seven unincorporated communities of the County: Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. Collectively, these seven communities are referred to as the "Project area." The South Bay Planning Area and its associated communities are identified on Figure 1, Project Location.

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Native American Heritage Commission Sacred Land Files Search: A search of the Sacred Lands File (SLF) maintained by the NAHC was requested for the Project. A search of the SLF by the NAHC to determine the presence of any reported Native American cultural resources within the Project site was negative.

Lead Agency Contact Information:

Thomas Dearborn, AICP, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012
Tel: (213) 974-6316
tdearborn@planning.lacounty.gov

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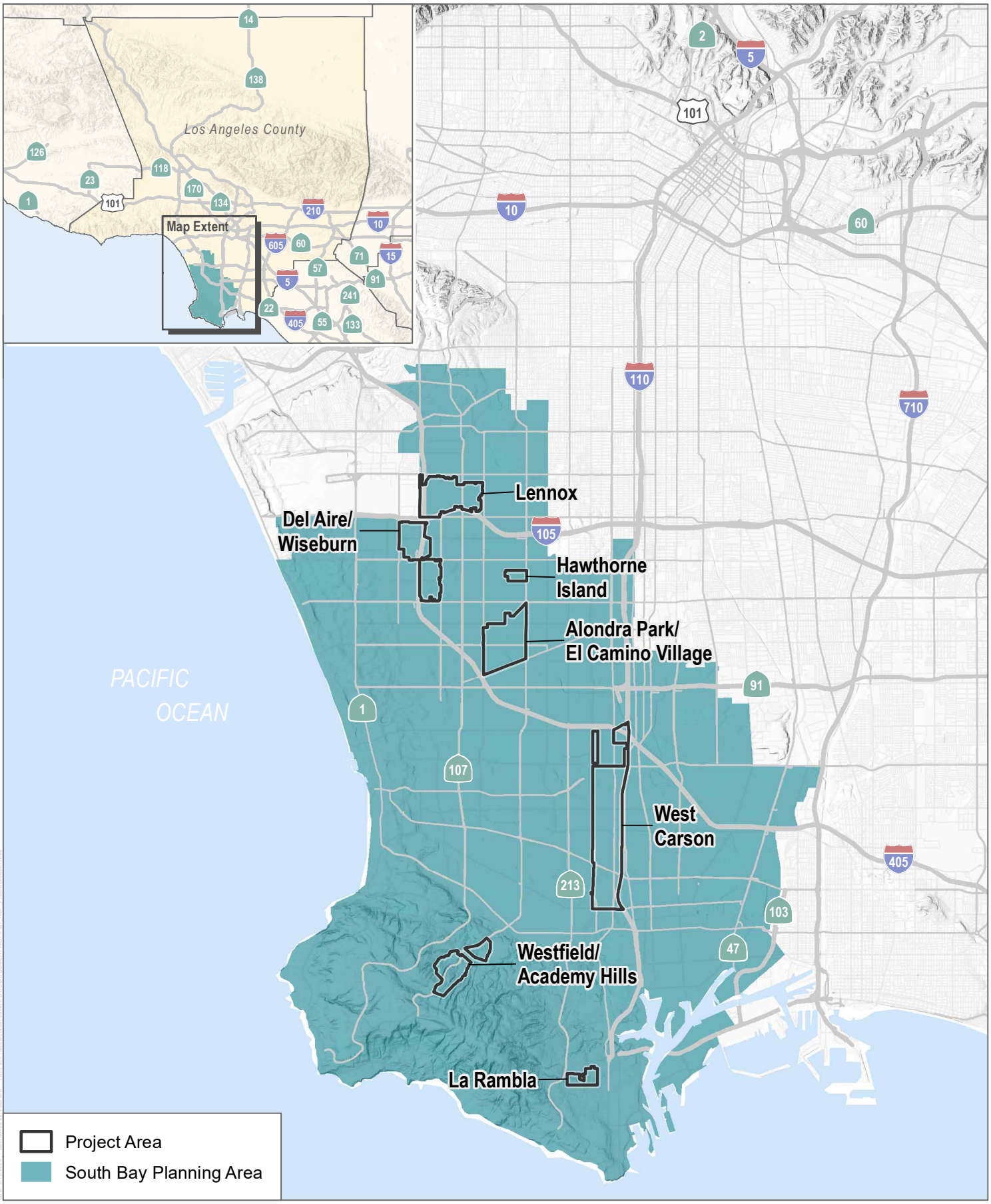
Sincerely,
DEPARTMENT OF REGIONAL PLANNING

Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

Encl: Figure 1. Project Location



SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Robert Dorame, Chairperson
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, CA, 90707

Subject: ***Formal Project Notification Pursuant to Senate Bill 18.***
Los Angeles County South Bay Area Plan
Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
***Zone Change No*. RPPL2023004725**

Dear Chairperson Dorame,

The Native American Heritage Commission (NAHC) has identified your tribe as one with traditional lands or cultural places located within the boundary of the proposed Los Angeles County South Bay Area Plan (Project or South Bay Area Plan). The proposed Project requires amendments to the County General Plan and is therefore subject to SB 18 (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the County of Los Angeles (County) on the proposed Project pursuant to SB 18.

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  1) Incorporate the proposed land use policy changes as identified in the Housing Element;
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  3) Redesignate certain residential and commercial areas to facilitate additional housing including areas within the West Carson (Transit Oriented District) TOD Specific Plan.
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Native American Heritage Commission Sacred Land Files Search: A search of the Sacred Lands File (SLF) maintained by the NAHC was requested for the Project. A search of the SLF by the NAHC to determine the presence of any reported Native American cultural resources within the Project site was negative.

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County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012
Tel: (213) 974-6316
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DEPARTMENT OF REGIONAL PLANNING

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Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

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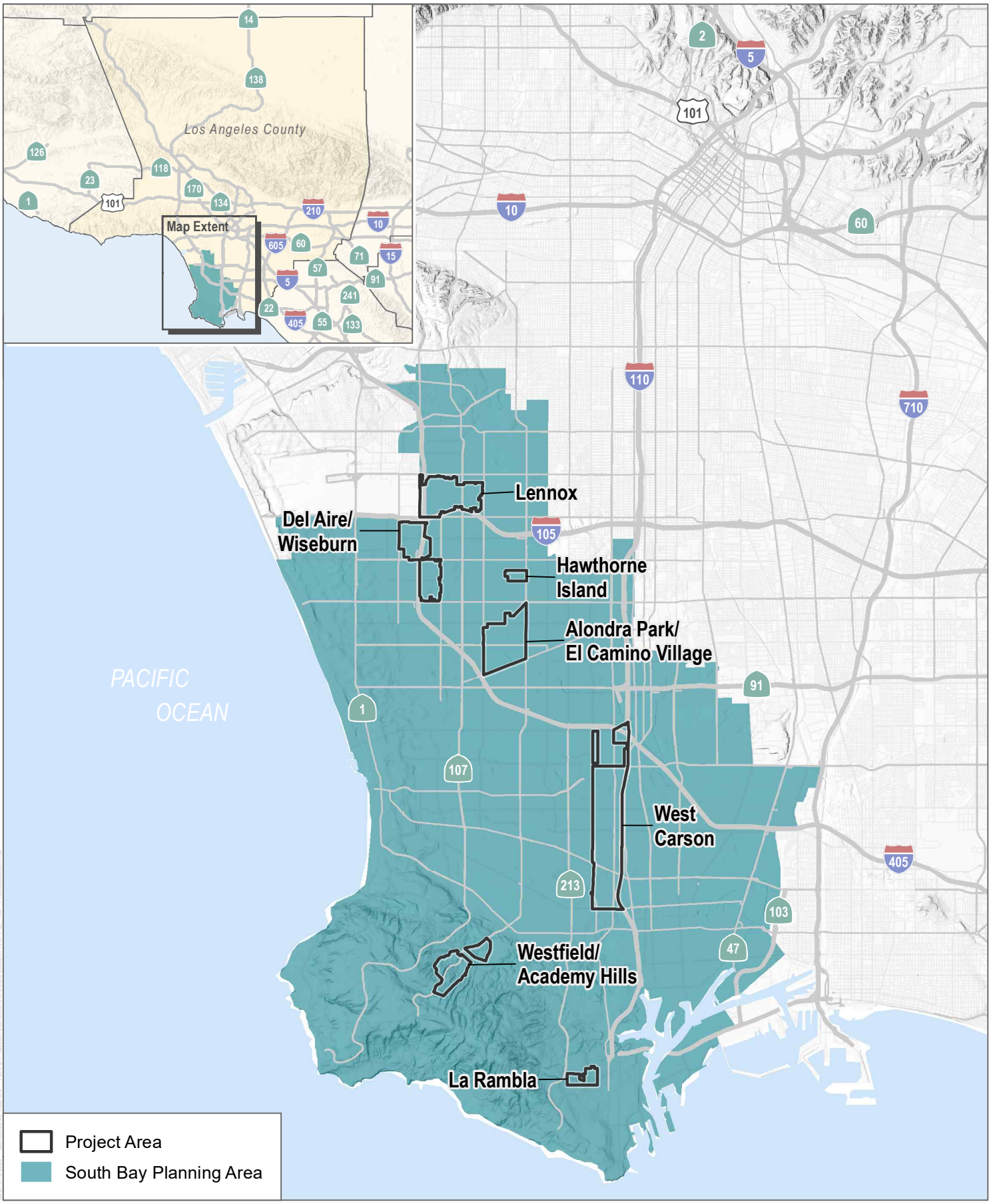

SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Sam Dunlap, Cultural Resource Director
Gabrielino-Tongva Tribe
P.O. Box 3919
Seal Beach, CA, 90740

Subject: ***Formal Project Notification Pursuant to Senate Bill 18.***
Los Angeles County South Bay Area Plan
Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
***Zone Change No*. RPPL2023004725**

Dear Mr. Dunlap,

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Department of Regional Planning
320 West Temple Street, Room 1362
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DEPARTMENT OF REGIONAL PLANNING

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Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

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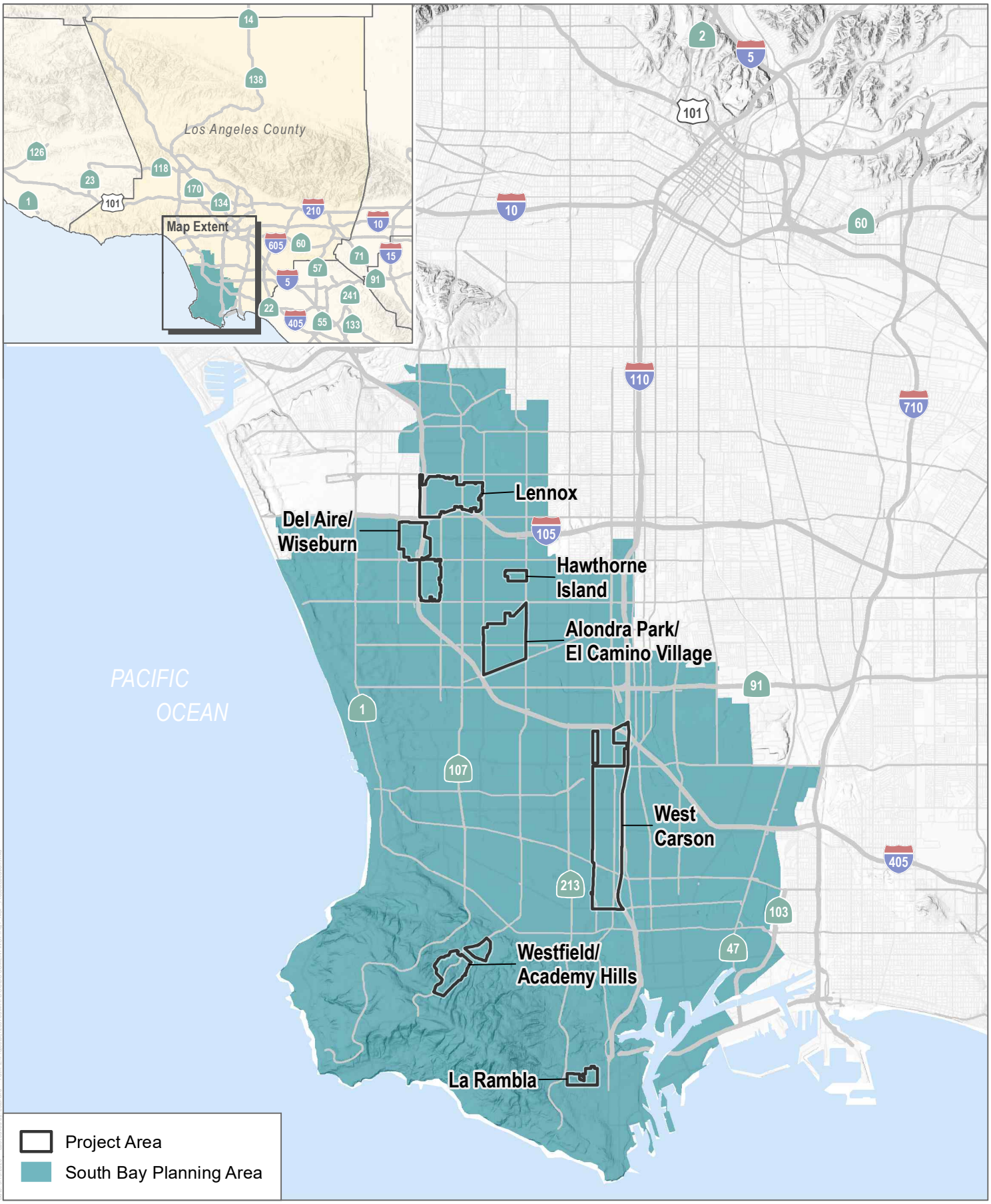

SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Sandonne Goad, Chairperson
Gabrielino/Tongva Nation
106 1/2 Judge John Aiso St., #231
Los Angeles, CA, 90012

Subject: ***Formal Project Notification Pursuant to Senate Bill 18.***
Los Angeles County South Bay Area Plan
Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
***Zone Change No*. RPPL2023004725**

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General Plan/Transit-Oriented Communities

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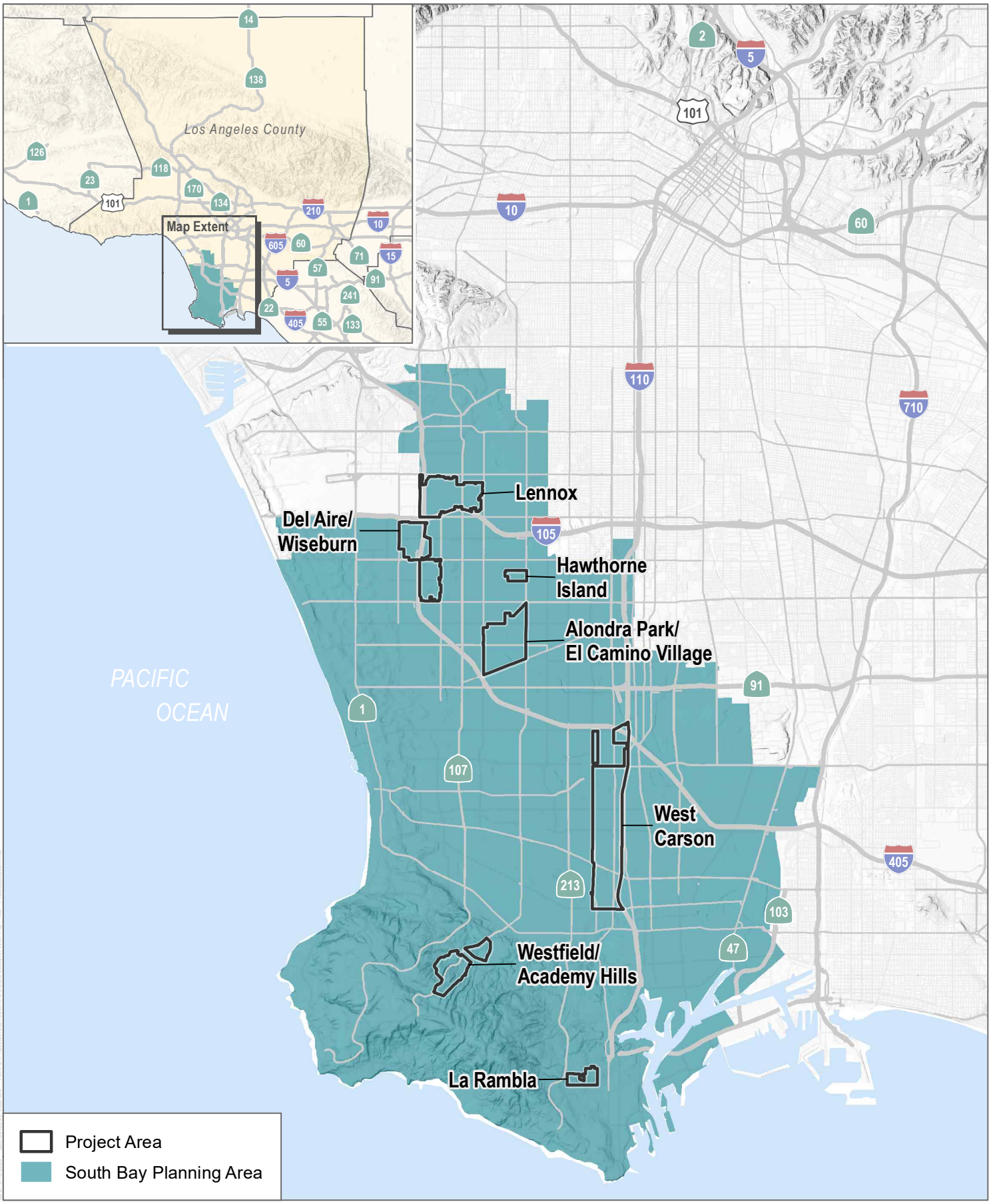

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DUDEK

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Project Location

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LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Christina Swindall Martinez, Secretary
Gabrieleño Band of Mission Indians - Kizh Nation
P.O. Box 393
Covina, CA, 91723

Subject: ***Formal Project Notification Pursuant to Senate Bill 18.***
Los Angeles County South Bay Area Plan
Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
***Zone Change No*. RPPL2023004725**

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Native American Heritage Commission Sacred Land Files Search: A search of the Sacred Lands File (SLF) maintained by the NAHC was requested for the Project. A search of the SLF by the NAHC to determine the presence of any reported Native American cultural resources within the Project site was negative.

Lead Agency Contact Information:

Thomas Dearborn, AICP, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012
Tel: (213) 974-6316
tdearborn@planning.lacounty.gov

Your participation in this local planning process is important and the County welcomes the opportunity to consult with the Gabrieleño Band of Mission Indians - Kizh Nation, if it is so desired. Pursuant to Government Code Section 65352.3(a)(2), you have 90 days from the receipt of this letter to request consultation with the County. Please submit your written request to the contact information listed above. The County carefully adheres to provisions of Public Resources Code section 21082.3(c)(2)(A) to maintain the confidentiality of the information provided by Tribes.

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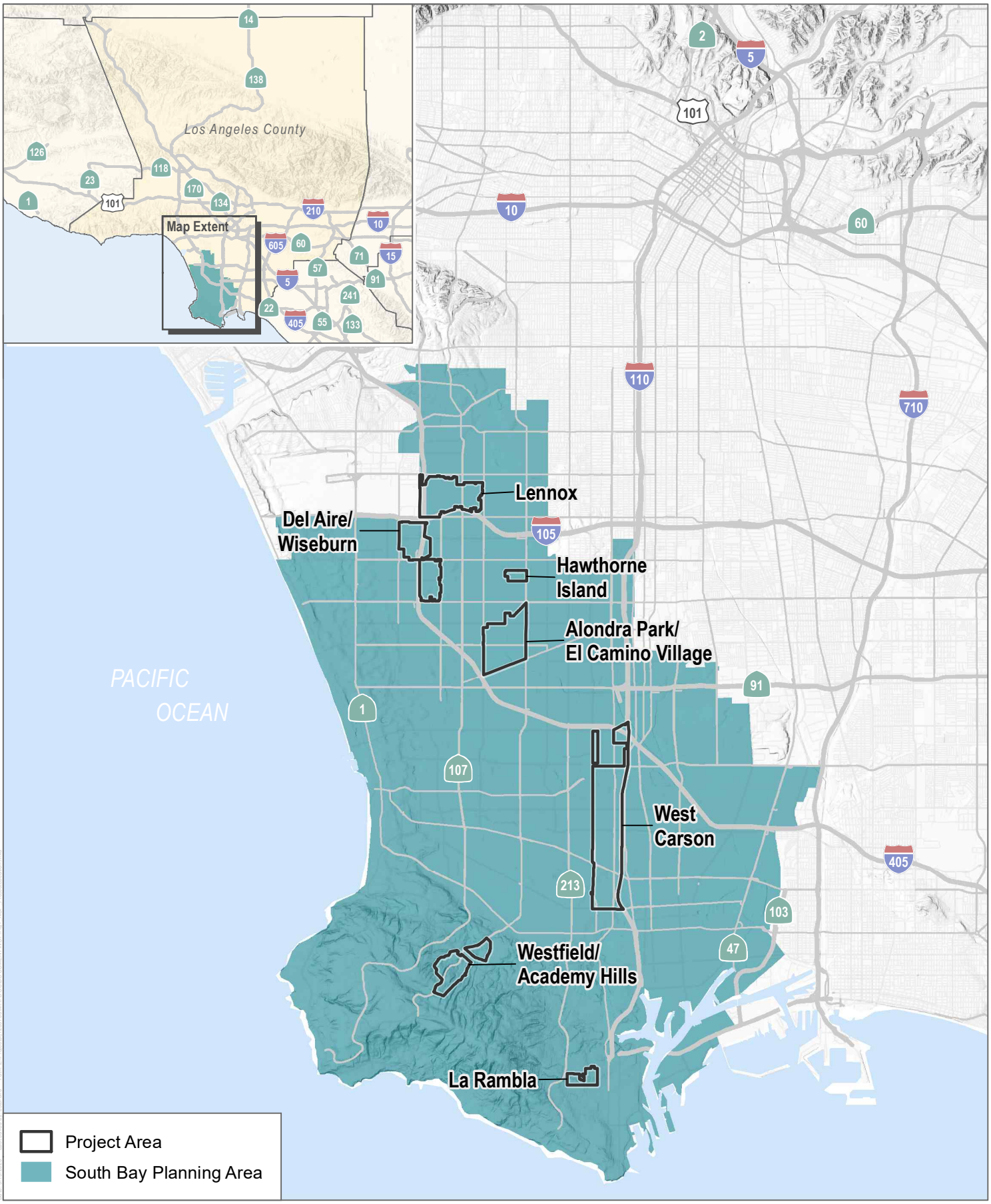
Sincerely,
DEPARTMENT OF REGIONAL PLANNING

_____
Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

Encl: Figure 1. Project Location



SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Anthony Morales, Chairperson
Gabrieleno/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA, 91778

Subject: ***Formal Project Notification Pursuant to Senate Bill 18.***
Los Angeles County South Bay Area Plan
Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
***Zone Change No*. RPPL2023004725**

Dear Chairperson Morales,

The Native American Heritage Commission (NAHC) has identified your tribe as one with traditional lands or cultural places located within the boundary of the proposed Los Angeles County South Bay Area Plan (Project or South Bay Area Plan). The proposed Project requires amendments to the County General Plan and is therefore subject to SB 18 (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the County of Los Angeles (County) on the proposed Project pursuant to SB 18.

Project Location: The South Bay Planning Area, located in the southwest portion of the County, is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The South Bay Planning Area includes the following seven unincorporated communities of the County: Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. Collectively, these seven communities are referred to as the "Project area." The South Bay Planning Area and its associated communities are identified on Figure 1, Project Location.

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- Updates to the land use policy map that utilizes the General Plan Land Use Legend, which, at the minimum, would:
  1) Incorporate the proposed land use policy changes as identified in the Housing Element;
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  3) Redesignate certain residential and commercial areas to facilitate additional housing including areas within the West Carson (Transit Oriented District) TOD Specific Plan.
  4) Redesignate certain Light Industrial [IL] parcels in West Carson to facilitate new commercial uses and reflect changing development patterns.

Zone Change No. RPPL2023004725. The Zone Change would:

- Update the zoning map for the Project area, including zones within the West Carson TOD Specific Plan, to maintain consistency with the updated land use policy map and incorporate the proposed rezoning as identified in the Housing Element to meet the Regional Housing Needs Assessment goals for Los Angeles County. In addition, the South Bay Area Plan would rezone certain A-1 parcels that are not currently used for agricultural purposes to R-1 (Single-Family Residence), R-2 (Two-Family Residence), or OS (Open Space).

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     - Facilitate well-designed multi-family residential and mixed-use developments with high-quality public and recreational spaces where residents feel safe and comfortable to walk and have social interactions;
     - Preserve existing naturally-occurring affordable housing supply, such as existing apartments; and
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Native American Heritage Commission Sacred Land Files Search: A search of the Sacred Lands File (SLF) maintained by the NAHC was requested for the Project. A search of the SLF by the NAHC to determine the presence of any reported Native American cultural resources within the Project site was negative.

Lead Agency Contact Information:

Thomas Dearborn, AICP, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012
Tel: (213) 974-6316
tdearborn@planning.lacounty.gov

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Sincerely,
DEPARTMENT OF REGIONAL PLANNING

Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

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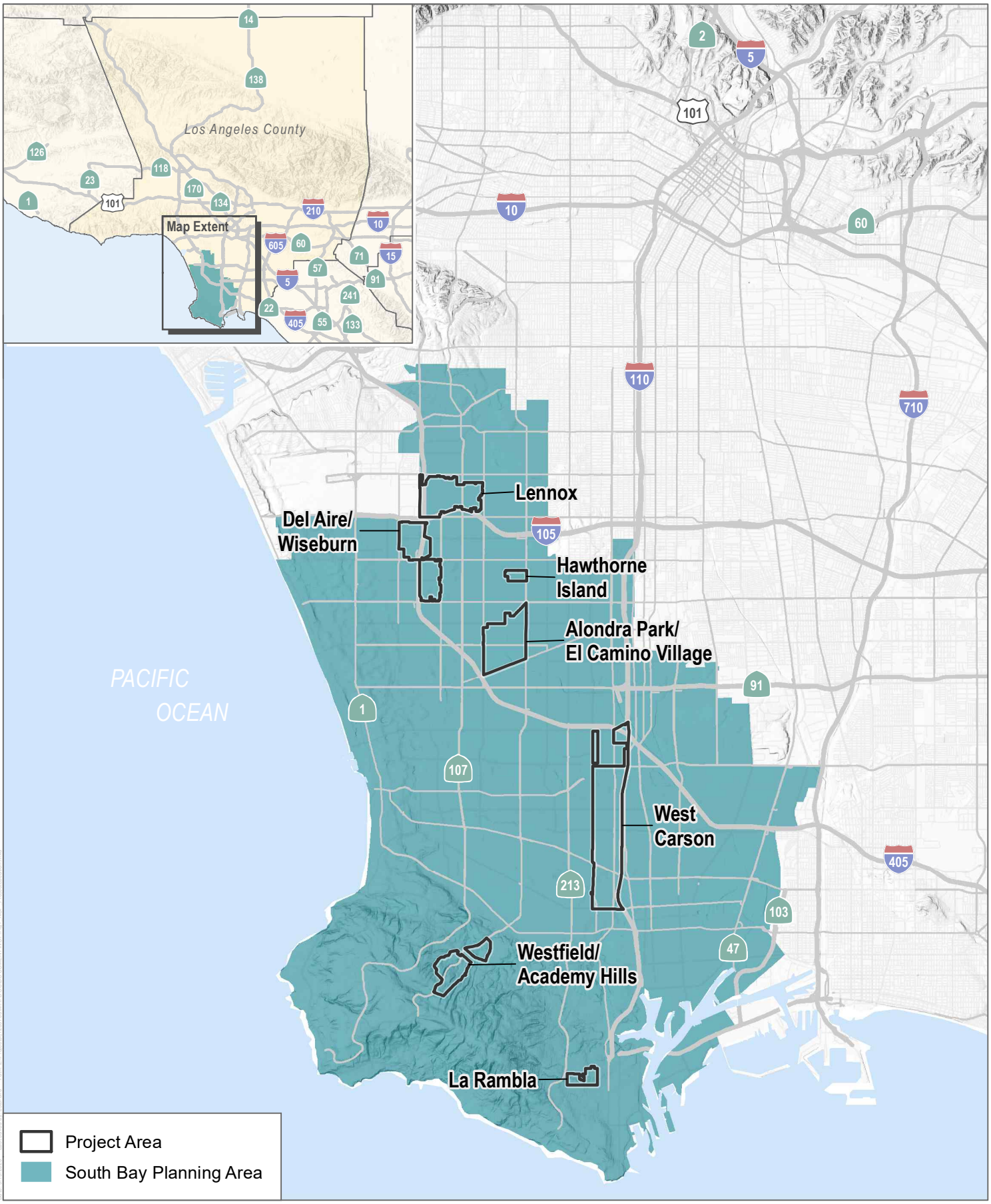

SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA, 92581

Subject: ***Formal Project Notification Pursuant to Senate Bill 18.***
Los Angeles County South Bay Area Plan
Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
***Zone Change No*. RPPL2023004725**

Dear Mr. Ontiveros,

The Native American Heritage Commission (NAHC) has identified your tribe as one with traditional lands or cultural places located within the boundary of the proposed Los Angeles County South Bay Area Plan (Project or South Bay Area Plan). The proposed Project requires amendments to the County General Plan and is therefore subject to SB 18 (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the County of Los Angeles (County) on the proposed Project pursuant to SB 18.

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County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012
Tel: (213) 974-6316
tdearborn@planning.lacounty.gov

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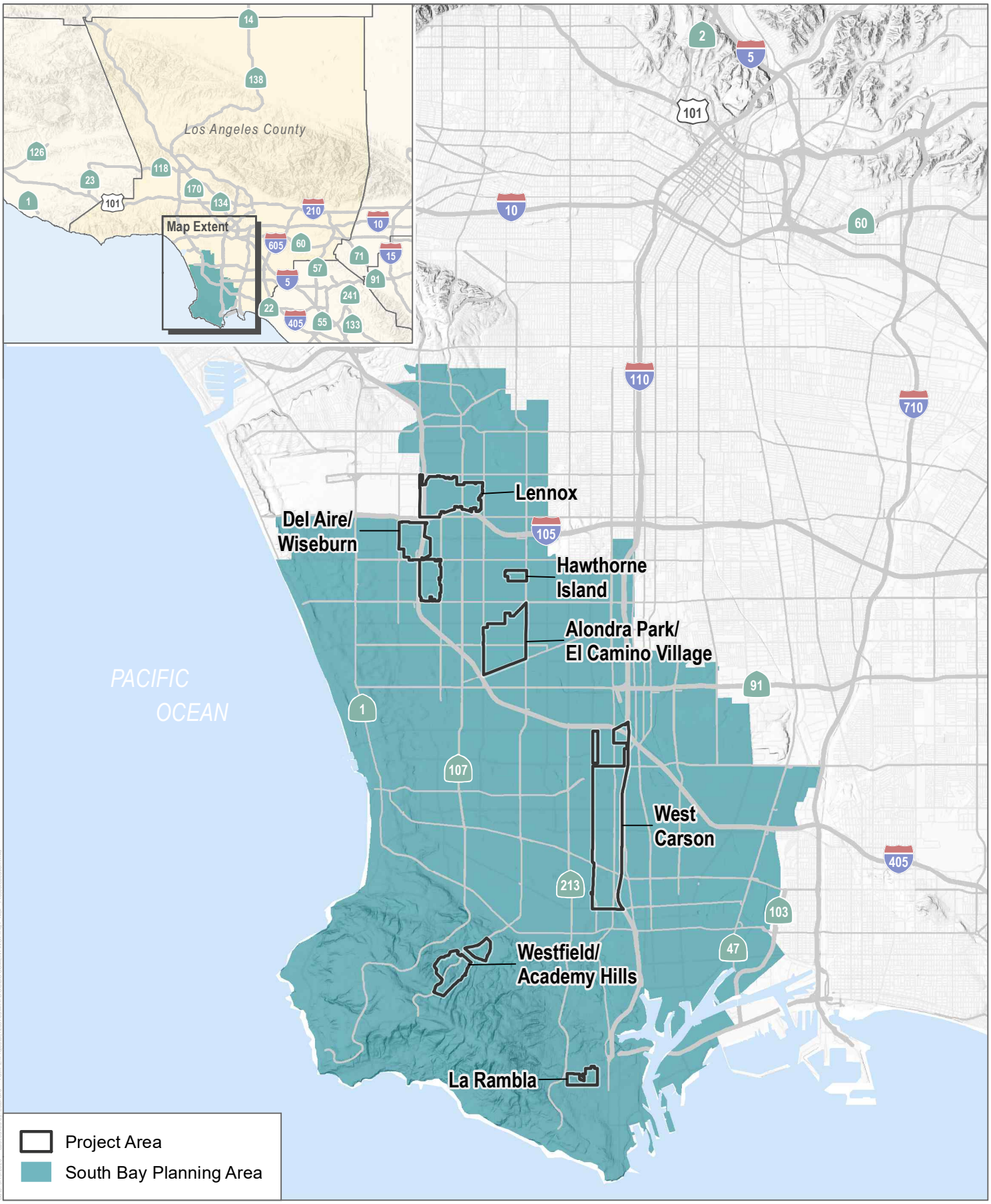
Sincerely,
DEPARTMENT OF REGIONAL PLANNING

Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

Encl: Figure 1. Project Location



SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Lovina Redner, Tribal Chair
Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA, 92539

Subject: ***Formal Project Notification Pursuant to Senate Bill 18.***
Los Angeles County South Bay Area Plan
Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
***Zone Change No*. RPPL2023004725**

Dear Ms. Redner,

The Native American Heritage Commission (NAHC) has identified your tribe as one with traditional lands or cultural places located within the boundary of the proposed Los Angeles County South Bay Area Plan (Project or South Bay Area Plan). The proposed Project requires amendments to the County General Plan and is therefore subject to SB 18 (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the County of Los Angeles (County) on the proposed Project pursuant to SB 18.

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Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

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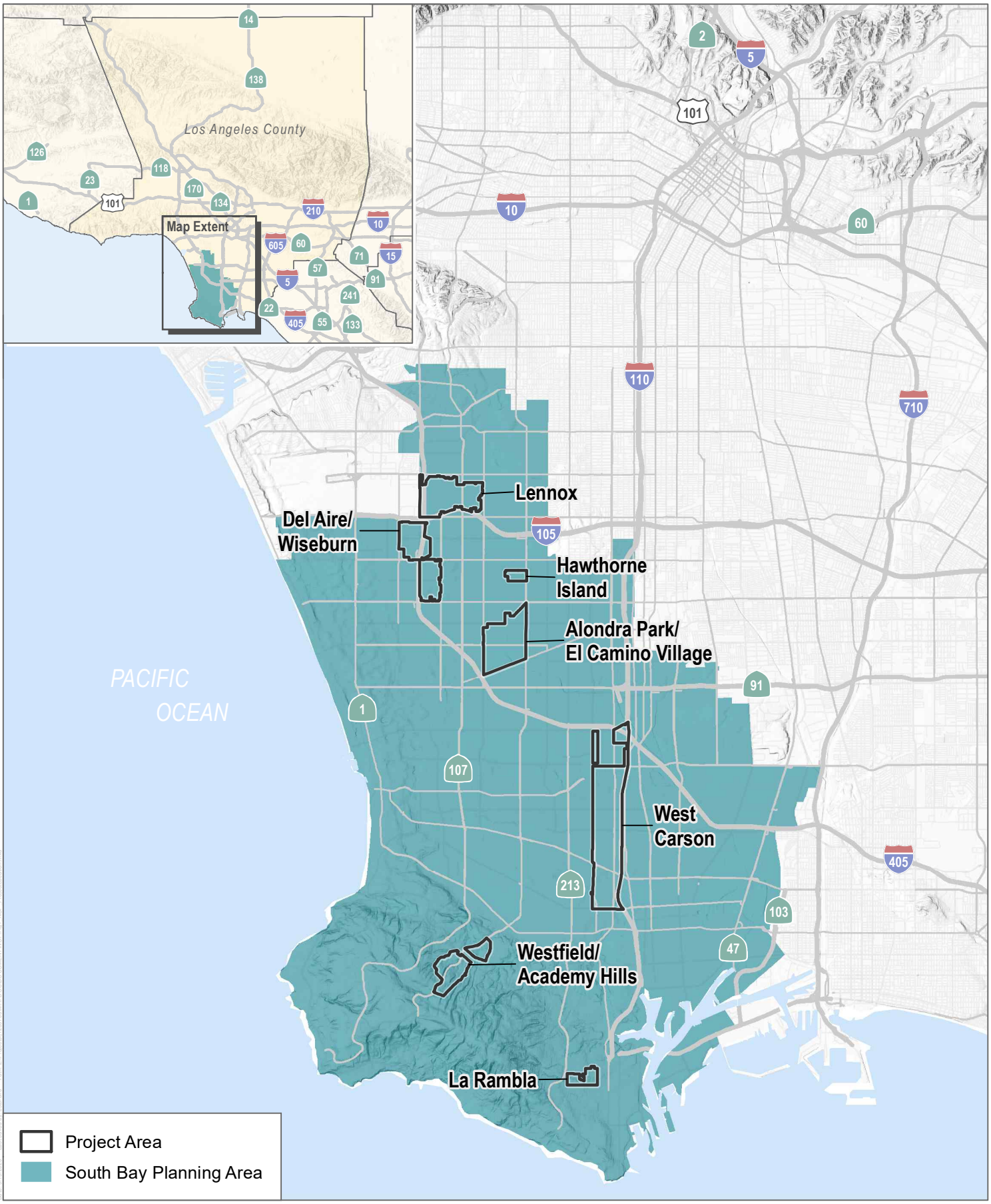

SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Andrew Salas, Chairperson
Gabrieleño Band of Mission Indians - Kizh Nation
P.O. Box 393
Covina, CA, 91723

Subject: ***Formal Project Notification Pursuant to Senate Bill 18.***
Los Angeles County South Bay Area Plan
Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
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***Zone Change No*. RPPL2023004725**

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     - Encourage neighborhood scale retail and commercial, such as corner stores and neighborhood markets to promote the sale of healthy food within walking distance of residential areas.

The South Bay Area Plan anticipates a buildout horizon of 2045, meaning that the capacity for additional growth anticipated through the implementation of the South Bay Area Plan is anticipated to be fully developed by 2045. The South Bay Area Plan does not propose any project-level development that would involve ground disturbance as part of the Project. All future discretionary projects that may be proposed under the South Bay Area Plan would be subject to the California Environmental Quality Act and project-level environmental reviews, as applicable.

Native American Heritage Commission Sacred Land Files Search: A search of the Sacred Lands File (SLF) maintained by the NAHC was requested for the Project. A search of the SLF by the NAHC to determine the presence of any reported Native American cultural resources within the Project site was negative.

Lead Agency Contact Information:

Thomas Dearborn, AICP, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012
Tel: (213) 974-6316
tdearborn@planning.lacounty.gov

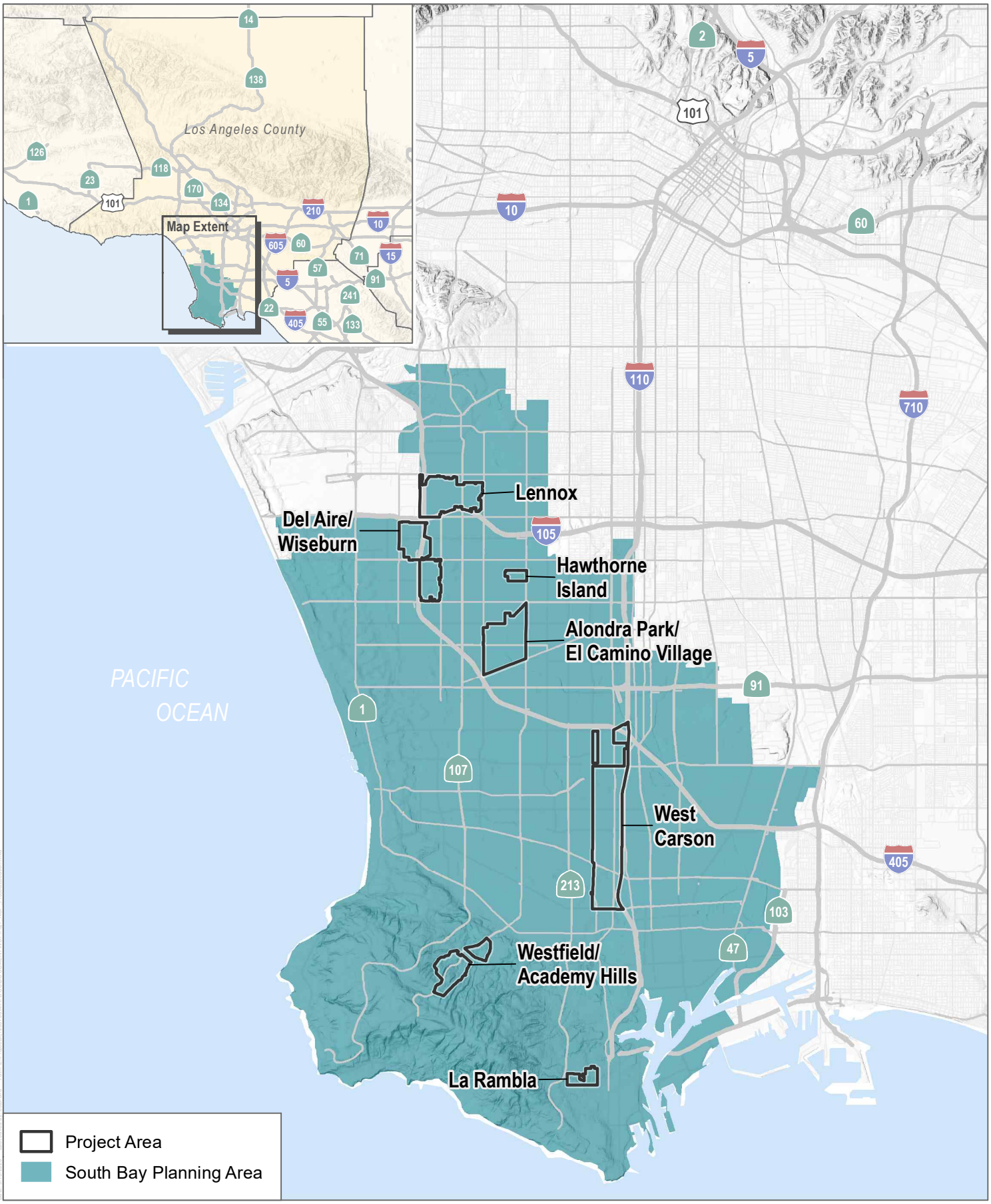
Your participation in this local planning process is important and the County welcomes the opportunity to consult with the Gabrieleño Band of Mission Indians - Kizh Nation, if it is so desired. Pursuant to Government Code Section 65352.3(a)(2), you have 90 days from the receipt of this letter to request consultation with the County. Please submit your written request to the contact information listed above. The County carefully adheres to provisions of Public Resources Code section 21082.3(c)(2)(A) to maintain the confidentiality of the information provided by Tribes.

Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING

_____
Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

Encl: Figure 1. Project Location



SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 25, 2023

Jessica Valdez, Cultural Resource Specialist
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA, 92581

Subject: ***Formal Project Notification Pursuant to Senate Bill 18.***
Los Angeles County South Bay Area Plan
Project No. PRJ2022-004615
Advance Planning Case No. RPPL2022014508
Advance Planning Case No. RPPL2022014509
Environmental Assessment No. RPPL2022014512
General Plan Amendment No. RPPL2023004724
***Zone Change No*. RPPL2023004725**

Dear Ms. Valdez,

The Native American Heritage Commission (NAHC) has identified your tribe as one with traditional lands or cultural places located within the boundary of the proposed Los Angeles County South Bay Area Plan (Project or South Bay Area Plan). The proposed Project requires amendments to the County General Plan and is therefore subject to SB 18 (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the County of Los Angeles (County) on the proposed Project pursuant to SB 18.

Project Location: The South Bay Planning Area, located in the southwest portion of the County, is one of the County's 11 Planning Areas identified in the County General Plan (General Plan). The South Bay Planning Area includes the following seven unincorporated communities of the County: Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. Collectively, these seven communities are referred to as the "Project area." The South Bay Planning Area and its associated communities are identified on Figure 1, Project Location.

Project Description: The South Bay Area Plan is a new community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the Project area. The Project area is currently subject to the goals and policies of the General Plan and Title 22 (Planning and Zoning) code regulations. The Project would amend the General Plan to establish both areawide and community-specific goals and policies to address local land use concerns and issues. The Project would also implement land use and zoning updates based on recommendations from the recently approved General Plan's 6th Cycle Housing Element 2021-2029 (Housing Element) as well as new land use and zone changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. The South Bay Area Plan includes goals and policies that address topics such as sustainable development, equity and environmental justice, mobility options aside from single-occupancy vehicles, and recognition of community identity and culture. The South Bay Area Plan would execute these goals through the following three primary Project components:

General Plan Amendment No. RPPL2023004724. The General Plan Amendment would establish the South Bay Area Plan as part of the County General Plan. The South Bay Area Plan would create goals and policies for the unincorporated area communities of Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. This new area plan includes the following:

- Areawide goals and policies with respect to the following topics, including but not limited to: Land Use, Public Space and Recreation, Mobility, Environmental Justice, Climate Adaptation and Resiliency, Cultural and Historic Resources, and Economic Development;
- Areawide Implementation Programs;
- Community chapters, as needed, with additional goals, policies, and implementation programs that are community-specific, addressing planning issues that are unique to a particular geographic community and cannot be addressed through areawide goals, policies, and programs.
- Updates to the land use policy map that utilizes the General Plan Land Use Legend, which, at the minimum, would:
  1) Incorporate the proposed land use policy changes as identified in the Housing Element;
  2) Maintain consistency between zoning and land use policy.
  3) Redesignate certain residential and commercial areas to facilitate additional housing including areas within the West Carson (Transit Oriented District) TOD Specific Plan.
  4) Redesignate certain Light Industrial [IL] parcels in West Carson to facilitate new commercial uses and reflect changing development patterns.

Zone Change No. RPPL2023004725. The Zone Change would:

- Update the zoning map for the Project area, including zones within the West Carson TOD Specific Plan, to maintain consistency with the updated land use policy map and incorporate the proposed rezoning as identified in the Housing Element to meet the Regional Housing Needs Assessment goals for Los Angeles County. In addition, the South Bay Area Plan would rezone certain A-1 parcels that are not currently used for agricultural purposes to R-1 (Single-Family Residence), R-2 (Two-Family Residence), or OS (Open Space).

Advance Planning Case No. RPPL2022014508 and RPPL2022014509. The Advance Planning Case would:

- Amend Title 22 (Planning and Zoning) to:
  1) Establish a Planning Area Standards District to create development standards that are applicable to all unincorporated communities in the South Bay Planning Area, and include community-specific standards on an as-needed basis;
  2) Amend the West Carson TOD Specific Plan to reorganize various components of the Specific Plan so that only regulations are codified in Title 22 and the non-regulatory chapters would be streamlined with some technical clean-up;
  3) Revise existing and create new development and/or design standards, including those in the existing West Carson TOD Specific Plan, to:
     - Facilitate well-designed multi-family residential and mixed-use developments with high-quality public and recreational spaces where residents feel safe and comfortable to walk and have social interactions;
     - Preserve existing naturally-occurring affordable housing supply, such as existing apartments; and
     - Encourage neighborhood scale retail and commercial, such as corner stores and neighborhood markets to promote the sale of healthy food within walking distance of residential areas.

The South Bay Area Plan anticipates a buildout horizon of 2045, meaning that the capacity for additional growth anticipated through the implementation of the South Bay Area Plan is anticipated to be fully developed by 2045. The South Bay Area Plan does not propose any project-level development that would involve ground disturbance as part of the Project. All future discretionary projects that may be proposed under the South Bay Area Plan would be subject to the California Environmental Quality Act and project-level environmental reviews, as applicable.

Native American Heritage Commission Sacred Land Files Search: A search of the Sacred Lands File (SLF) maintained by the NAHC was requested for the Project. A search of the SLF by the NAHC to determine the presence of any reported Native American cultural resources within the Project site was negative.

Lead Agency Contact Information:

Thomas Dearborn, AICP, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1362
Los Angeles, California 90012
Tel: (213) 974-6316
tdearborn@planning.lacounty.gov

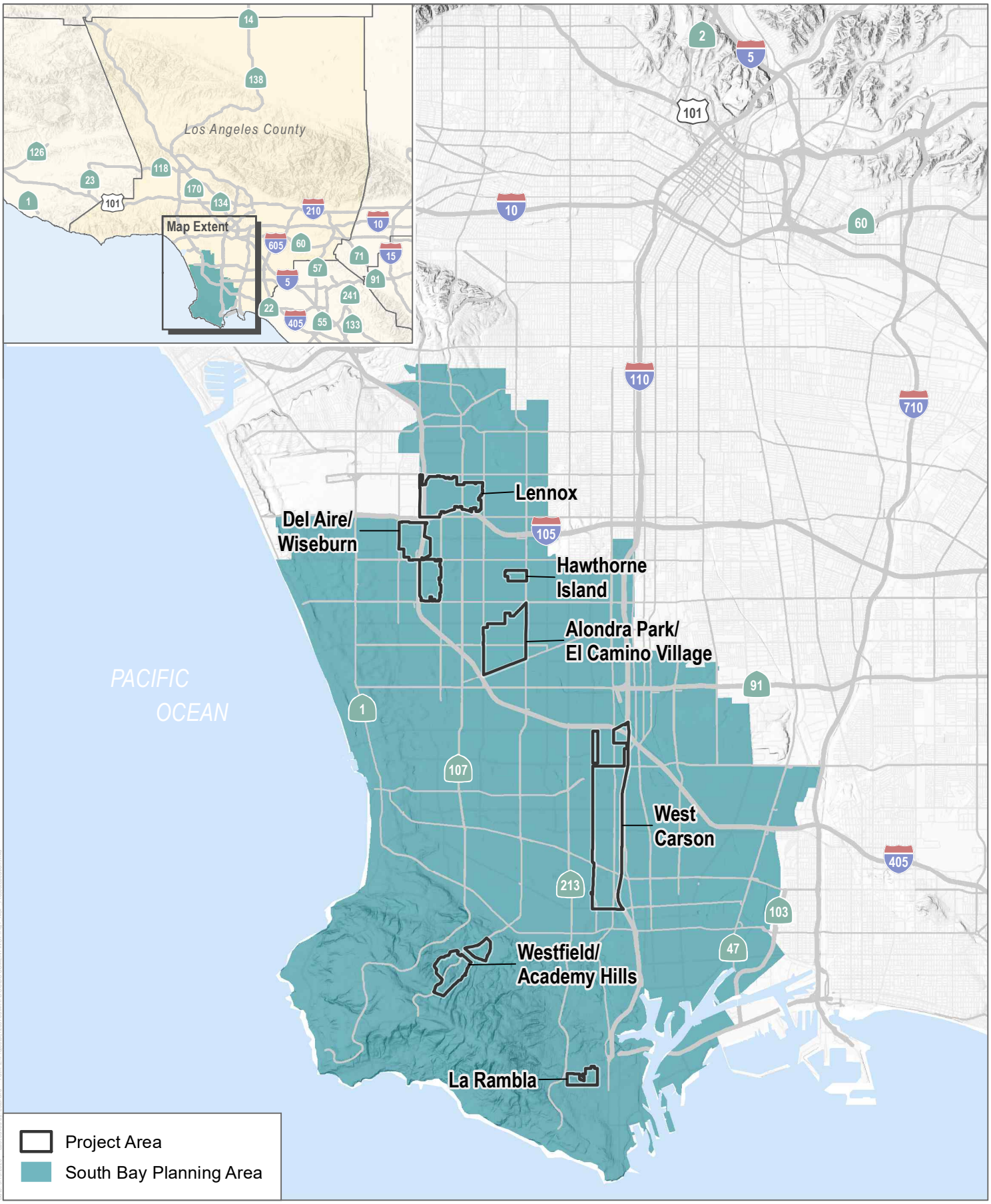
Your participation in this local planning process is important and the County welcomes the opportunity to consult with the Soboba Band of Luiseno Indians, if it is so desired. Pursuant to Government Code Section 65352.3(a)(2), you have 90 days from the receipt of this letter to request consultation with the County. Please submit your written request to the contact information listed above. The County carefully adheres to provisions of Public Resources Code section 21082.3(c)(2)(A) to maintain the confidentiality of the information provided by Tribes.

Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING

Thomas Dearborn, AICP, Senior Planner
General Plan/Transit-Oriented Communities

Encl: Figure 1. Project Location



SOURCE: Open Street Map 2019

DUDEK

0 1.5 3 Miles

FIGURE 1

Project Location

Los Angeles County South Bay Area Plan Project

Appendix J

Public Services Correspondence

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

ANTHONY C. MARRONE
FIRE CHIEF
FORESTER & FIRE WARDEN

"Proud Protectors of Life, the Environment, and Property"

BOARD OF SUPERVISORS
JANICE HAHN, CHAIR
FOURTH DISTRICT

HILDA L. SOLIS
FIRST DISTRICT

HOLLY J. MITCHELL
SECOND DISTRICT

LINDSEY P. HORVATH
THIRD DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

December 14, 2023

Thomas Dearborn, Senior Regional Planner
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Dear Mr. Dearborn:

The County of Los Angeles Fire Department's Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division have reviewed the following case **RPPL2022014512.**

Program EIR for the South Bay Area Plan (SBAP)
11/22/23 BATCH 1 contains Intro, Setting, Description, Analysis, Housing, Agriculture, Wildfire, Biology, Geology/Soils, Hazards.
12/11/23 BATCH 2 contains Hydrology, Mineral, Recreation, Tribal, Air, Cultural, Energy, Greenhouse gas

The following are their comments:

PLANNING DIVISION:

1. Please provide a list of all Fire Department stations that may serve the Project area, and a summary of existing staffing and equipment at each station.

   The South Bay Planning Area comprised of seven unincorporated communities, and they are: Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills.

   The following tables list the jurisdictional station(s) and the corresponding staffing and equipment that serve these communities.

Table 1 - Alondra Park/El Camino Village			
Station	*Location*	*Equipment*	*Daily Staffing*
Station 21	*4312 W. 147th Street Lawndale, CA 90260*	*Engine 21 (3 person)* *Squad 21 (2 person)*	*-1 Captain, 1 Firefighter Specialist, 1 Firefighter -2 Firefighter Paramedics*
Station 158	*1650 W. 162nd Street Gardena, CA 90247*	*Quint 158 (4 person)* *Squad 158 (2 person)*	*-1 Captain, 1 Firefighter Specialist, 2 Firefighters -2 Firefighter Paramedics*

Table 2 - Del Aire/Wiseburn			
Station	*Location*	*Equipment*	*Daily Staffing*
Station 18	*4518 Lennox Blvd. Lennox, CA 90304*	*Paramedic Engine 18 (4 person)*	*-1 Captain, 1 Firefighter Specialist, 2 Firefighter Paramedics*
Station 160	*5323 W. Rosecrans Ave. Hawthorne, CA 90250*	*Engine 160 (3 person)*	*-1 Captain, 1 Firefighter Specialist,1 Firefighter*
Station 161	*4475 W. El Segundo Blvd. Hawthorne, CA 90250*	*Quint 161 (4 person)* *Squad 161 (2 person)*	*-1 Captain, 1 Firefighter Specialist, 2 Firefighters -2 Firefighter Paramedics*

Table 3 - Hawthorne Island			
Station	*Location*	*Equipment*	*Daily Staffing*
Station 162	*12151 S. Crenshaw Blvd. Hawthorne, CA 90250*	*Engine 162 (3 person)*	*-1 Captain, 1 Firefighter Specialist,1 Firefighter*

Table 4 - La Rambla			
Station	*Location*	*Equipment*	*Daily Staffing*
Station 83	*83 Miraleste Plaza Rancho Palos Verdes, CA 90275*	*Assessment Engine 83 (4 person)*	*-1 Captain, 1 Firefighter Specialist, 1 Firefighter Paramedic,1 Firefighter*

Table 5 - Lennox			
Station	*Location*	*Equipment*	*Daily Staffing*
Station 18	*4518 Lennox Blvd. Lennox, CA 90304*	*Paramedic Engine 18 (4 person)*	*-1 Captain, 1 Firefighter Specialist, 2 Firefighter Paramedics*

Table 6 - West Carson			
Station	*Location*	*Equipment*	*Daily Staffing*
Station 36	*127 W. 223rd Street Carson, CA 90745*	*Engine 36 (4 person)* *Engine 236 (4 person)* *Squad 36 (2 person)*	*-1 Captain, 1 Firefighter Specialists, 2 Firefighters* *-1 Captain, 1 Firefighter Specialists, 2 Firefighters* *-2 Firefighter Paramedics*
Station 116	*755 E. Victoria Street Carson, CA 90746*	*Engine 116 (3 person)* *Quint 116 (4 person)* *Squad 116 (2 person)*	*-1 Captain, 1 Firefighter Specialist, 1 Firefighter* *-1 Captain, 1 Firefighter Specialist, 2 Firefighters* *-2 Firefighter Paramedics*

Table 7 - Westfield/Academy Hills			
Station	*Location*	*Equipment*	*Daily Staffing*
Station 6	*25517 S. Narbonne Ave. Lomita, CA 90717*	*Engine 6 (3 person)* *Squad 6 (2 person)*	*-1 Captain, 1 Firefighter Specialist, 1 Firefighter* *-2 Firefighter Paramedics*
Station 106	*27413 Indian Peak Rd. Rolling Hills Estates, CA 90274*	*Engine 106 (3 person)* *Quint 106 (4 person)* *Squad 106 (2 person*	*-1 Captain, 1 Firefighter Specialist, 1 Firefighter* *-1 Captain, 1 Firefighter Specialist, 2 Firefighters* *-2 Firefighter Paramedics*

2. Are there established performance standards/objectives for maintaining acceptable service ratios or response times? If so, please provide established performance standards/objectives.

The Fire Department does not calculate service-to-population ratios. However, the Fire Department uses the national guideline of a 5-minute response time for basic life support for the 1st arriving unit and an 8-minute response time for advanced life support (paramedic) in urban areas.

a. Are these established performance standards/objectives being achieved? Please provide data on current response times/service ratios, if available.

The Fire Department's performance standards are within acceptable limits. During Fiscal Year 2022-23, the Fire Department's average response time for emergency incidents is 5:25 minutes for urban areas.

b. Please describe funding mechanisms to maintain response times/service ratios.

The Fire Department is primarily funded by property taxes, special taxes, and developer fees in certain designated high growth areas. Application of these revenues generated by new development will help ensure adequate service levels and response times.

3. Are existing fire protection facilities sufficient to provide service to the proposed Project? If not, please see Question 4.

The impact of SBAP on fire protection services is unknown at this time. It would depend on the amount of new development arising from implementation of the SBAP. The effects of cumulative impact by new development are evaluated on a case-by-case basis.

4. Would development of the proposed Project create capacity or service level problems, or result in the need for new facilities and/or physically altered facilities in order to maintain acceptable service ratios, response times, or other performance objectives of the Fire Department?

Unknown. Additional information will be needed to fully evaluate the impact arising from implementation of SBAP.

a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

b. If new facilities are required, please describe funding mechanisms to support the construction or acquisition of new facilities.

For any questions regarding this response, please contact Kien Chin, at (323) 267-7225 or Kien.Chin@fire.lacounty.gov.

LAND DEVELOPMENT UNIT:

The County of Los Angeles Fire Department, Land Development Unit has no comments regarding DEIR Batch 1 for the South Bay Area Plan at this time. Should any questions arise, please contact Juan Padilla at (323) 890-4243 or juan.padilla@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, brush clearance, vegetation management, fuel modification for Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance.

The County of Los Angeles Fire Department, Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Matthew Ermino at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

Please contact HHMD Hazardous Materials Specialist III, Jennifer Levenson at (323) 890-4114 or Jennifer.Levenson@fire.lacounty.gov if you have any questions.

Very truly yours,

RONALD M. DURBIN, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

RMD:pg

OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF

December 7, 2023

Mr. Thomas Dearborn, Senior Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Dear Mr. Dearborn:

LOS ANGELES COUNTY SOUTH BAY AREA PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT - NOTICE OF PREPARATION INFORMATION REQUEST

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to provide information and responses to specific questions to be addressed under the California Environmental Quality Act in preparing a Program Environmental Impact Report (PEIR) for the South Bay Area Plan (Project).

The proposed Project is located within the service area of the Department's South Los Angeles, Carson, and Lomita Sheriff's Stations (Station). Due to cumulative project impacts in the immediate area, the proposed Project will impact the current level of service provided by the Stations for the potential increase in resident and employee population at the time a project is contemplated.

The Project Applicant may be required to pay all development fees associated with the project, such as a law enforcement facilities mitigation fee and/or developer fees. The Department will provide further comments for the PEIR during the public review period when further analysis is available. Accordingly, the Stations reviewed your request and provided the attached responses (see correspondence dated December 5, 2023, from Captain Damon A. Jones, Captain Nicole Palomino and Captain Kimberly Guerrero).

For future reference, the Department provides the following updated address and contact information for all requests for reviews comments, law documents, and other related correspondence:

Tracey Jue, Director
Facilities Planning Bureau
Los Angeles County Sheriff's Department
211 West Temple Street
Los Angeles, California 90012

Attention: Planning Section

Should you have any questions regarding this matter, please contact me at (323) 526-5657, or your staff may contact Mr. Kyu Ho Lee, of my staff, at (323) 526-5561.

Sincerely,

ROBERT G. LUNA, SHERIFF

Tracey Jue, Director
Facilities Planning Bureau

SH-AD-32A (3/23)

COUNTY OF LOS ANGELES

SHERIFF'S DEPARTMENT

"A Tradition of Service Since 1850"

DATE: December 4, 2023
FILE NO:

OFFICE CORRESPONDENCE

FROM: DAMON A. JONES, CAPTAIN
CARSON STATION

TO: TRACEY JUE, DIRECTOR
FACILITIES PLANNING BUREAU

SUBJECT: RESPONSE TO REQUEST FOR SHERIFF'S DEPARTMENT SERVICE INFORMATION FOR THE PROPOSED SOUTH BAY AREA PLAN (PROJECT)

Carson Sheriff's Station (Station) is providing the following information in response to a request received from the Los Angeles County Department of Regional Planning and Dudek regarding the preparation of a Program Environmental Impact Report (PEIR) for the proposed South Bay Area Plan (Project). The Project is a new community-based plan focusing on land use and policy issues specific to its communities including Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills, collectively referred to as the "Project area." The Project would amend the County General Plan and Title 22 code regulations to establish area-wide and community-specific goals and policies, addressing local land use concerns, such as sustainable development, equity, environmental justice, mobility, and community identity.

The questionnaire below is formatted to correspond with the written request:

1. ***Provide a list of all Sheriff's Department stations that may serve the Project area, and a summary of existing staffing and community services at each station.***

    - Carson Station services West Carson.
    - The Station is currently staffed by 151 sworn personnel and 33 professional staff.
    - Community services: Routine patrol, Community Relations, Gang Suppression, Homeless Outreach, Narcotics, Homicide, Detective Bureau, Traffic and Dignity Health Sports Park.

2. ***Are there established performance standards/objectives for maintaining acceptable service ratios (e.g., officer-to-resident ratio) or response times? If so, please provide established performance standards/objectives.***

   The Department generally adheres to the following widely accepted industry standard among law enforcement agencies for responses categorized as emergent, priority, and routine calls for service: 10 minutes, 20 minutes, and 60 minutes, respectively.

   The Department does not currently have a standard law enforcement service ratio because staffing level needs vary from Station to Station due to criteria such as service call volume and type, patrol and travel time by priority, personnel workload, performance levels, and modeling the flow of calls for service ratio.

   a. ***Are these established performance standards/objectives being achieved? Please provide data on current response times/service ratios, if available.***

      Per Fiscal Year 2022-2023, the Station's average, or anticipated response times for emergent, priority, and routine calls for service received from the proposed Project are 4.4, 7.75, and 39.45 minutes, respectively. (Please note these are approximate time ranges only and could be affected by traffic conditions and these response times are variable because the responding unit may be elsewhere within the Station's service area and not necessarily dispatched from the Station itself.)

   b. ***Please describe funding mechanisms to maintain response times/service ratios.***

The primary resources of funding for LASD operations and improvements are through contracts with the unincorporated communities and the County of Los Angeles.

The operational funding for the Department serving the Project area also comes from various types of tax revenue but it is not guaranteed. Annual evaluations are conducted, and funding would need to be allocated to the Department and approved by the BOS based upon recommendations by the CEO.

3. ***Are existing Sheriff's Department station facilities sufficient to provide service to the proposed Project? If not, please see Question 4.***

   No, see Item #4 response.

4. ***Would development of the proposed Project create capacity or service level problems, or result in the need for new facilities and/or physically altered facilities in order to maintain acceptable service ratios, response times, or other performance objectives of the Sheriff's Department?***

   New developments in the Project area will increase residents, employees and the daytime population of the Station's service area, which will generate an increased demand for law enforcement services. The Station expects the PEIR to assess the population increase, describe potential impacts to our resources and operations, and identify measures that will mitigate these impacts to a level of insignificance.

   The Station is currently understaffed. Assigning additional personnel to the Station to meet an acceptable service ratio will intensify the current shortage of facility space and

supporting equipment. Any expansion of the Station, or construction of new facilities, should not only account for any current shortage, but should also accommodate additional personnel and equipment that will become necessary as our service area continues to experience growth and intensification of land uses.

a. ***If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.***

   Currently, the Department has no plans for expansion of the Station, Substation, or construction of new facilities. However, with cumulative growth impacts from various developments in the area, a facility expansion may be required. The County should take this into consideration when evaluating projects and discuss with LASD's Contract Law Enforcement Bureau to determine the needs.

b. ***If new facilities are required, please describe funding mechanisms to support the construction or acquisition of new facilities.***

   The County would need to evaluate each development and identify funding for facilities, personnel and/or associated operational equipment required to mitigate the impacts. The developer/project applicant will be required to pay all law enforcement mitigation services fees or County required developer fees associated with any proposed new development. These fees will help the Station to acquire additional law enforcement service personnel and equipment to conduct patrol operations for the project area and all the other developments that were recently approved in the Station's service area.

Thank you for including the Station in the environmental review process for the proposed Project. Should you have any questions regarding this matter, please contact Kyu Ho Lee, with Facilities Planning Bureau at (323) 526-5561.

DAJ:mw

SH-AD-32A (8/17)

COUNTY OF LOS ANGELES

SHERIFF'S DEPARTMENT

"A Tradition of Service Since 1850"

DATE: December 5, 2023
FILE:

OFFICE CORRESPONDENCE

FROM: KIMBERLY GUERRERO, CAPTAIN
LOMITA STATION

TO: TRACEY JUE, DIRECTOR
FACILITIES PLANNING BUREAU

SUBJECT: RESPONSE TO REQUST FOR SHERIFF'S DEPARTMENT SERVICE INFORMATION FOR PROPOSED SOUTH BAY AREA (PROJECT), FOCUSING ON LAND USE AND POLICY ISSUES SPECIFIC TO THE UNIQUE CHARACTERISTICS OF LA RAMBA, WESTFIELD, ACADEMY HILL.

The Lomita Sheriff's Station is providing the following information as a response to a request received from Facilities Planning Bureau for the South Bay Area Plan Project. The South Bay Area Plan (Project) focuses on land use and policy issues that are specific to the unique characteristics and needs of the project area La Rambla, Westfield, and Academy Hill. The Project would amend the County General Plan and Title 22 code regulations to establish area-wide and community-specific goals and policies, addressing local land use concerns, such as sustainable development, equity, environmental justice, mobility, and community identity. The questionnaire below is formatted to correspond with the format of the request:

1. ***Provide a list of all Sheriff's Department stations that may serve the Project area, and a summary of existing staffing and community services at each station.***

   Lomita Station services the unincorporated areas of Academy Hill, La Rambla, and Westfield.

   Lomita Station is currently staffed by 80 sworn personnel and 17 professional staff.

2. ***Are there established performance standards/objectives for maintaining acceptable service ratios (e.g., officer-to-resident ratio) or response times? If so, please provide established performance standards/objectives.***

The Department generally adheres to the following widely accepted industry standard among law enforcement agencies for responses categorized as emergent, priority, and routine calls for service: 10 minutes, 20 minutes, and 60 minutes, respectively.

The Department generally adheres to the following widely accepted industry standard among law enforcement agencies for responses categorized as emergent, priority, and routine calls for service: 10 minutes, 20 minutes, and 60 minutes, respectively.

a. ***Are these established performance standards/objectives being achieved? Please provide data on current response times/service ratios, if available.***

Per Fiscal Year 2021-2022, the Station's average, or anticipated response times for emergent, priority, and routine calls for service received from the proposed Project are 5, 10, and 30 minutes, respectively. (Please note these are approximate time ranges only and could be affected by traffic conditions and these response times are variable because the responding unit may be elsewhere within the Station's service area and not necessarily dispatched from the Station itself).

Over the past six years, there has been a slight decrease in emergent and priority call response times, and an increase in routine call response times. All response times indicated are averages for the indicated 12-month time span.

b. ***Please describe funding mechanisms to maintain response times/service ratios.***

The primary resources of funding are for LASD operations and improvement are through the County of Los Angeles.

1. **Are existing Sheriff's Department station facilities sufficient to provide service to the proposed Project? If not, please see Question 4.**

No, see Item #4 response.

2. ***Would development of the proposed Project create capacity or service level problems, or result in the need for new facilities and/or physically altered facilities in order to***

maintain acceptable service ratios, response times, or other performance objectives of the Sheriff's Department?

The Station is currently understaffed. Assigning additional personnel to the Station to meet an acceptable service ratio will intensify the current shortage of facility space and supporting equipment. Any expansion of the Station, or construction of new facilities, should not only account for any current shortage, but should also accommodate additional personnel and equipment that will become necessary as our service area continues to experience growth and intensification of land uses.

The proposed Project will increase employees and daytime population of the Station's service area, which will generate an increased demand for law enforcement services. The Station expects the PEIR to quantify the population increases, describe potential impacts to our resources and operations, and identify measures that will mitigate these impacts to a level of insignificance.

a. ***If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.***

Currently, the Department has no plans for expansion of the Lomita Station or construction of new facilities. mitigate the impact.

b. ***If new facilities are required, please describe funding mechanisms to support the construction or acquisition of new facilities.***

If new facilities are required, then operational funding for the Department serving the Project comes from various types of tax revenue but it is not guaranteed. Annual evaluations are conducted, and funding would need to be allocated to the Department and approved by the BOS based upon recommendations by the CEO. The Project area will directly increase population growth and it is recommended the City evaluate each development and identify funding for facilities, personnel and/or associated operational equipment required to

mitigate the impacts and discuss with LASD's Contract Law Enforcement Bureau to determine the needs.

The primary resources of funding for LASD operations and improvements are through contracts with the unincorporated communities and the County of Los Angeles. The Project Applicant will be required to pay all law enforcement mitigation services fees or City required developer fees associated with the proposed Project. These fees will help the Station to acquire additional law enforcement service personnel and equipment to conduct patrol operations for this Project and all the other developments that were recently approved in the Station's service area.

KG:mw

SH-AD-32A (8/17)

COUNTY OF LOS ANGELES

SHERIFF'S DEPARTMENT

"A Tradition of Service Since 1850"

DATE: December 5, 2023
FILE NO:

OFFICE CORRESPONDENCE

FROM: NICOLE N. PALOMINO, CAPTAIN
SOUTH LOS ANGELES STATION

TO: TRACEY JUE, DIRECTOR
FACILITIES PLANNING BUREAU

SUBJECT: RESPONSE TO REQUEST FOR SHERIFF'S DEPARTMENT SERVICE INFORMATION FOR THE PROPOSED SOUTH BAY AREA PLAN (PROJECT)

South Los Angeles Sheriff's Station (Station) is providing the following information in response to a request received from the Los Angeles County Department of Regional Planning and Dudek regarding the preparation of a Program Environmental Impact Report (PEIR) for the proposed South Bay Area Plan (Project). The Project is a new community-based plan focusing on land use and policy issues specific to its communities including Alondra Park/El Camino Village, Del Aire/Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills, collectively referred to as the "Project area." The Project would amend the County General Plan and Title 22 code regulations to establish area-wide and community-specific goals and policies, addressing local land use concerns, such as sustainable development, equity, environmental justice, mobility, and community identity.

The questionnaire below is formatted to correspond with the written request:

1. ***Provide a list of all Sheriff's Department stations that may serve the Project area, and a summary of existing staffing and community services at each station.***

    - South Los Angeles Station services Del Aire/Wiseburn, Lennox, Hawthorne Island, Alondra Park/El Camino Village.
    - The Station is currently staffed by 140 sworn personnel and 42 professional staff.
    - Community Services: provide law enforcement services to residents within Los Angeles County and the communities served by the station.

2. ***Are there established performance standards/objectives for maintaining acceptable service ratios (e.g., officer-to-resident ratio) or response times? If so, please provide established performance standards/objectives.***

   The Department generally adheres to the following widely accepted industry standard among law enforcement agencies for responses categorized as emergent, priority, and routine calls for service: 10 minutes, 20 minutes, and 60 minutes, respectively.

   The Department does not currently have a standard law enforcement service ratio because staffing level needs vary from Station to Station due to criteria such as service call volume and type, patrol and travel time by priority, personnel workload, performance levels, and modeling the flow of calls for service ratio.

   a. ***Are these established performance standards/objectives being achieved? Please provide data on current response times/service ratios, if available.***

   Per Fiscal Year 2022-2023, the Station's average or anticipated response times for emergent, priority, and routine calls for service received from the proposed Project area are 4.1 minutes, 8.6 minutes, and 47.3 minutes, respectively. (Please note these are approximate time ranges only and could be affected by traffic conditions and these response times are variable because the responding unit may be elsewhere within the Station's service area and not necessarily dispatched from the Station itself.)

   b. ***Please describe funding mechanisms to maintain response times/service ratios.***

   The primary resources of funding for LASD operations and improvements are through contracts with the unincorporated communities and the County of Los Angeles.

   The operational funding for the Department serving the Project area also comes from various types of tax revenue but it is not guaranteed. Annual evaluations are conducted, and funding would need to be allocated to the Department and approved by the BOS based upon recommendations by the CEO.

3. ***Are existing Sheriff's Department station facilities sufficient to provide service to the proposed Project? If not, please see Question 4.***

   No, see Item #4 response.

4. ***Would development of the proposed Project create capacity or service level problems, or result in the need for new facilities and/or physically altered facilities in order to maintain acceptable service ratios, response times, or other performance objectives of the Sheriff's Department?***

   New developments in the Project area will increase residents, employees and the daytime population of the Station's service area, which will generate an increased demand for law enforcement services. The Station expects the PEIR to assess the population increase, describe potential impacts to our resources and operations, and identify measures that will mitigate these impacts to a level of insignificance.

   The Station is currently understaffed. Assigning additional personnel to the Station to meet an acceptable service ratio will intensify the current shortage of facility space and supporting equipment. Any expansion of the Station, or construction of new facilities, should not only account for any current shortage, but should also accommodate additional personnel and equipment that will become necessary as our service area continues to experience growth and intensification of land uses.

   a. ***If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.***

      Currently, the Department has no plans for expansion of the Station, Substation, or construction of new facilities. However, with cumulative growth impacts from various developments in the area, additional law enforcement service personnel and equipment may be required. The County should take this into consideration when evaluating projects and discuss with LASD's Contract Law Enforcement Bureau to determine the needs.

   b. ***If new facilities are required, please describe funding mechanisms to support the construction or acquisition of new facilities.***

      The County would need to evaluate each development and identify funding for facilities, personnel and/or associated operational equipment required to mitigate the impacts. The developer/project applicant will be required to pay all law enforcement mitigation services fees or County required developer fees associated with any proposed new development. These fees will help the Station to acquire additional law enforcement service personnel and equipment to conduct patrol operations for the project area and all the other developments that were recently approved in the Station's service area.

Thank you for including the Station in the environmental review process for the proposed Project. Should you have any questions regarding this matter, please contact Kyu Ho Lee, with Facilities Planning Bureau at (323) 526-5561.

NNP:MB:mb

Samantha Robinson

From: Howard Ho <howard_ho@lawndalesd.net>
Sent: Sunday, December 10, 2023 6:24 AM
To: Samantha Robinson
Subject: Fwd: [Outside Email Alert] Los Angeles County South Bay Area Plan - Public Services Information Request
Attachments: SBAP_Public Services Information Request_LawndaleESD.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Samantha, please view my response below . .

We are okay with following the Office of Public School Construction's standard rate of 0.5 students per dwelling unit since we are an elementary school district.

The following schools are within the district's boundaries for the project area:

- Mark Twain Elementary, current enrollment: 565 students
- Will Rogers Middle School (maybe), current enrollment: 799 students
- Anderson Elementary (maybe), current enrollment: 590 students

Below are the following student to teach ratios as established between the district and labor partners:

- TK: 1 teacher for every 12 students
- K-3: 1 teacher for every 24 students
- 4-5: 1 teacher for every 32 students
- 6-8: 1 teacher for every 31 students

The development of the proposed project would result in the need for new facilities to maintain acceptable performance objectives such as additional classrooms and student restrooms. However, it is worth noting that the district's enrollment is declining.

Dr. Howard Ho
Asst. Superintendent of Business Services
Lawndale Elementary School District
4161 W. 147th Street, Lawndale, CA 90260
P: 310.973.1300 Ext 50026
@LESDschools

---------- Forwarded message ---------
From: **Tracy Pumilia** <tracy_pumilia@lawndalesd.net>
Date: Wed, Dec 6, 2023 at 1:25 PM
Subject: Fwd: [Outside Email Alert] Los Angeles County South Bay Area Plan - Public Services Information Request
To: Howard Ho <howard_ho@lawndalesd.net>

Hi Howard, does this go to you?

---------- Forwarded message ---------
From: **Samantha Robinson** <srobinson@dudek.com>
Date: Wed, Dec 6, 2023 at 12:57 PM
Subject: [Outside Email Alert] Los Angeles County South Bay Area Plan - Public Services Information Request
To: tracy_pumilia@lawndalesd.net <tracy_pumilia@lawndalesd.net>
Cc: Thomas Dearborn <TDearborn@planning.lacounty.gov>

Hello Ms. Pumilia,

Dudek is working with the Los Angeles County Department of Regional Planning (County Planning) on the Program Environmental Impact Report (PEIR) for the proposed South Bay Area Plan (Project). We are hoping you can assist us in following up on a letter sent to the Lawndale Elementary School District in October 2023. We are seeking information to help us analyze potential impacts of the Project to public services. Please find attached a list of specific questions for your response. If possible, please provide your response to the attached questionnaire by Friday 12/15/23, as this information is time sensitive. A description of the proposed Project and a map showing the Project location are also included in the attachment.

Thank you for your time and please respond to this email if you have any questions regarding this matter.

Sincerely,

Samantha Robinson *(she/her)*

Environmental Planner

DUDEK

38 North Marengo Avenue, Pasadena, CA 91101

O: 626.204.9849

www.dudek.com

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Best regards,

Tracy Pumilia
Asst. Superintendent, Educational Services
Lawndale Elementary School District
P: 310.973.1300 Ext 50035 | F: 310.263.6497
@LESDschools
New student registration www.lawndalesd.net/enroll
LESD careers at www.edjoin.org/lesd

Los Angeles County South Bay Area Plan

1. Public School Construction's [OPSC's] standard rate, below) that can be used to estimate the potential increase in enrollment that would be associated with the Project.

   OPSC's standard rate from their form SAB50-01:
   Elementary School District …… 0.5 students per dwelling unit
   High School District …… 0.2 student per dwelling unit
   Unified School District ……. 0.7 student per dwelling unit

   SGF: 4,975.5 increase enrollment (9,951x0.5) with new development of dwelling units.

2. What school are within the district's service boundaries for the Project area? What is the 2023 student enrollment as well as the student enrollment capacity for each of the schools?

School Name	Enrollment	School Capacity
Buford Elementary	**529**	**1,392**
Felton Elementary	**396**	**1,247**
Jefferson Elementary	**742**	**1,131**
Dolores Huerta Elementary	**543**	**986**
Moffett Elementary	**659**	**1,305**
Lennox Middle School	**1,193**	**2,349**
Total:	**4,062**	

3. Are there established performance standards/objectives for maintaining acceptable service ratios (e.g., student-to-teacher ratios)?

   Yes. Grades
   TK-K=20:1
   1-3=24:1
   4-5=27:1

   a. If so, please provide established performance standards/objectives.
      i. **Service ratios/student-to-teacher ratios are negotiated with bargaining unit members.**
   b. Are these established performance standards/objectives being achieved? Please provide data on current service ratios, if available.
      n/a

4. Would development of the proposed Project result in the need for new facilities and/or physically altered facilities in order to maintain acceptable performance objectives?
   a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.
      i. **Unknown**

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

November 21, 2023

Thomas Dearborn, AICP
Los Angeles County – Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: Los Angeles County South Bay Area Plan

Dear Mr. Dearborn,

Included please find a ***LAUSD Schools Enrollments and Capacities Report*** for the schools and programs serving the West Carson and La Rambla project areas within the Los Angeles County South Bay Area Plan. Only these two project areas are located within the boundaries of the Los Angeles Unified School District (LAUSD). Approximately 9,951 additional dwelling units could potentially result in approximately 31,051 additional Project area residents, as outlined for the larger Plan Area.

This report reports on all LAUSD resident schools serving all or a portion of the Plan areas and includes the most recent data available on operating capacities and enrollments. It is designed to address questions pertaining to overcrowding and factors related to school capacity. Schools which do not have a resident attendance area may be shown on the attached map but will not be included in the Enrollments and Capacities Report. In some cases, school sites related to a resident attendance area may not show on the attached map. All schools operate on single track calendar.

Please note that the data in this report *take into account* portable classrooms on site, student permits and transfers, programs serving choice areas, and any other operational activities or educational programming affecting the operating capacities and enrollments among LAUSD schools. The District is currently engaged in capital improvements of exiting school sites, including replacement of portable classroom with permanent rooms. Additional information on LAUSD's Capital Improvement programs can be found on the Facilities Services Division webpage.

Listings of resident schools and other programs serving the larger plan area can be found using LAUSD's Resident School Finder.

Student generation rates can be found in the Developer Fee Justification Study.

MASTER PLANNING AND DEMOGRAPHICS RESPONSE TO SPECIFIC QUESTIONS

Question: 1 — Please contact the LAUSD Developer Fee Program Office (DFPO) at (213) 241-6266 if more information regarding fees and student generation rates is needed.

Question: 2 — West Carson and La Rambla are the two specific sites in the Plan area served by the LAUSD. All other specific Plan Areas are situated outside of the LAUSD boundary. The attached LAUSD Schools Enrollments and Capacities Report identifies all schools which serve the West Carson and La Rambla areas, as outlined in the original Program Environmental Impact Report (PEIR).

Question: 3 — "Service ratios" such as student to teacher ratios are administered by Budget Services of the LAUSD and based on annual enrollment. For further information please refer to the Budget Services & Financial Planning webpage.

Question: 4 — Proposed increases in residential housing units as outlined in the Plan should be assumed to have an impact on school enrollment and may affect capital improvement project planning at schools serving the West Carson and La Rambla plan areas. Due to the multiple year planning and building schedules at both the County and LAUSD, it's our recommendation that County staff periodically contact LAUSD with Plan area updates and to request updated LAUSD

reporting. The current and future need for school services and seats are reviewed annually and incorporate the most current data and planning assumptions.

ATTACHMENTS

1. LAUSD SCHOOLS ENROLLMENTS AND CAPACITIES REPORT
2. MAP OF SCHOOL SITES AND BOUNDARIES FOR SCHOOLS SERVING THE LOS ANGELES COUNTY SOUTH BAY AREA PLAN
3. BOUNDARY DESCRIPTIONS FOR SCHOOLS SERVING THE LOS ANGELES COUNTY SOUTH BAY AREA PLAN

Sincerely,

Vincent Maffei, Director
School Management Services and Demographics

PROJECT SERVED: Schools and programs serving the West Carson and La Rambla project areas within the Los Angeles County South Bay Area Plan. Only these two project areas are located within the boundaries of the Los Angeles Unified School District (LAUSD).

SCHOOL YEAR: 2022-2023

1	2	3	4	5	6	7	8	9	10
Cost Center Code	School Name	Capacity	Resident Enrollment	Actual Enrollment	**Current seating overage/(shortage)**	Overcrowded **Now**?	Projected Enrollment	**Projected seating overage/(shortage)**	Overcrowding Projected in **Future**?
	West Carson								
1575301	186th St El	650	572	633	78	**No**	488	162	**No**
1208901	Ambler Ave El	602	249	480	353	**No**	214	388	**No**
1252701	Broad Ave El	560	522	477	38	**No**	437	123	**No**
1283601	Carson St El	651	565	625	86	**No**	576	75	**No**
1281501	Caroldale LC	816	630	679	186	**No**	492	324	**No**
1434201	Halldale El	447	414	432	33	**No**	385	62	**No**
1734201	Meyler St El	669	633	606	36	**No**	694	(25)	**Yes**
1564401	Normont El	317	349	279	(32)	**Yes**	319	(2)	**Yes**
1614801	President Ave El	495	260	385	235	**No**	218	277	**No**
1741901	Van Deene Ave El	327	283	295	44	**No**	237	90	**No**
1812701	Fleming MS	1190	1030	1090	160	**No**	907	283	**No**
1848701	White MS	1538	946	1378	592	**No**	841	697	**No**
1849001	Wilmington STEAM Mag *	1353	1470	1274	(117)	**Yes**	1171	182	**No**
1852901	Banning SH	2606	3018	2495	(412)	**Yes**	2661	(55)	**Yes**
1866401	Gardena SH	1691	1955	1558	(264)	**Yes**	1841	(150)	**Yes**
a	**SCHOOL CHOICE AREA TOTALS** (schools listed below) **NARBONNE HS ZONE OF CHOICE**	**2543**	**2295**	**2109**	**248**	**No**	**2030**	**513**	**No**
1877901	Narbonne SH	2089	-	1737	-	-	-	-	-
1883801	Narbonne SH HArts LA	454	-	372	-	-	-	-	-
a	**SCHOOL CHOICE AREA TOTALS** (schools listed below) **CARSON HS ZONE OF CHOICE**	**2592**	**2116**	**2378**	**476**	**No**	**1828**	**764**	**No**
1765601	Carson Acad Med Arts	518	-	464	-	-	-	-	-
1765701	Carson Acad Ed Emp	528	-	507	-	-	-	-	-
1857501	Carson SH	1546	-	1407	-	-	-	-	-
	(see next page)								

	La Rambla									
1661601	7th St El Al Mag *	377	194	302	183	No		229	148	No
1228801	Bandini St El	284	226	229	58	No		318	(34)	Yes
1268501	Cabrillo Ave El	424	383	329	41	No		318	106	No
1810401	Dana MS	1560	1445	1432	115	No		1245	315	No
1811001	Dodson MS	1522	401	1286	1121	No		359	1163	No
1885001	San Pedro SH	3011	2780	2597	231	No		2542	469	No

[a] Schools & programs that are part of a "school choice area" pull enrollments from the area school(s) that have resident attendance boundaries.

Seating overage/shortage and overcrowding is calculated and reported for the school choice area as a whole; capacity and actual enrollment is reported for each individual school and/or program listed in the shaded cells.

Schools Planned to Relieve Known Overcrowding

NONE

see next page

NOTES:

[1] School's ID code.

[2] School's name

[3] School's operating capacity. The maximum number of students the school can serve with the school's classroom utilization. Excludes capacity allocated to charter co-locations. Includes capacity for dual language and magnet programs.

[4] The total number of students living in the school's attendance area and who are eligilble to be served by school programs as of the start of the school year. Includes resident students enrolled at any dual language or on-site magnet centers.

[5] The number of all students actually attending all programs at the school at the start of the reported school year. Includes all dual language and magnet students.

[6] Reported school year seating overage or (shortage): equal to (capacity) - (resident enrollment).

[7] Reported school year overcrowding status of school. The school is overcrowded if any of these conditions exist:
-There is a seating shortage.
-There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats.

[8] Projected 5-year total number of students living in the school's attendance area and who are eligible to be served by school programs as of the start of the school year. Includes resident students enrolled at any dual language or on-site magnet centers.

[9] Projected seating overage or (shortage): equal to (capacity) - (projected enrollment).

[10] Projected overcrowding status of school. The school will be considered overcrowded in the future if any of these conditions exist:
-There is a seating shortage in the future.
-There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats in the future.

o Magnet Schools with Resident Kindergarten Enrollment: Resident enrollment is reported for Kindergarten only. Actual enrollment is reported for all grades in school. Projected data not reported.

* Enrollment is by application only.

2324 LA COUNTY SOUTH BAY AREA PLAN

South Bay Project Areas

SOUTH BAY PROJECT AREAS:

- La Rambla
- Del Aire / Wiseburn (North)
- Del Aire / Wiseburn (South)
- Hawthorne Island
- Westfield / Academy Hills (North)
- Westfield / Academy Hills (South)
- Lennox
- West Carson (North)
- West Carson
- Alondra Park / El Camino Village

- Elementary School Level Attendance Boundary
- Middle School Level Attendance Boundary
- High School Level Attendance Boundary
- LAUSD Boundary
- Elementary School
- Middle School
- High School
- Span School
- Self Contained Magnet School
  Fill color indicates grade level
- Self Contained Charter School
  Fill color indicates grade level
- Area Outside of LAUSD Boundary

All data displayed is correct as of
2022-23 school year, unless otherwise noted.
School Management Services / Master Planning & Demographics
Facilities Services Division

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2324_LA_COUNTY_SOUTH_BAY_AREA_PLAN

Produced on 11/21/2023

LOS ANGELES UNIFIED SCHOOL DISTRICT
Information **T**echnology **D**ivision

LOC. CODE: 2089 **COST CENTER:** 1208901

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR AMBLER AVENUE SCHOOL EFFECTIVE SEPTEMBER 1, 1984 (CLARIFIED 7-1-1985) (UPDATED 7-1-1995).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on September 1, 1984 (clarified 7-1-1985). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES K - 5)

ALONDRA BOULEVARD * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * VICTORIA STREET * MAIN STREET TO 19500 MAIN STREET * MAIN STREET (BOTH SIDES INCLUDING 19500 MAIN STREET) * SAN DIEGO FREEWAY * KNOX STREET AND EXTENSION * VERMONT AVENUE TO 190TH STREET * VERMONT AVENUE TO ELECTRIC STREET (BOTH SIDES EXCLUDED) * A LINE EXTENDED EASTERLY TO THE TERMINUS OF 184TH STREET * 184TH STREET AND EXTENSION * FIGUEROA STREET * ARTESIA FREEWAY * MAIN STREET.

For assistance, please call Demographic and Boundary Unit, Information Technology Division, at (213) 625-6181.

APPROVED: JOHN K. NAGATA, Assistant Superintendent, Information Technology Division

DISTRIBUTION:
School
Heritage School
Pupil Statistics
Transportation Branch
Demographic and Boundary Unit
School Traffic and Safety Education Section
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 2288 **COST CENTER:** 1228801

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR BANDINI STREET SCHOOL EFFECTIVE JULY 1, 2007 (UPDATED 7-1-2010).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2007. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES K - 6)

NORTHERLY BOUNDARY OF PECK PARK * MIRAFLORES AVENUE (BOTH SIDES EXCLUDED, INCLUDING ALL OF GOLDENROSE STREET, EVENING SHADE DRIVE, CARA PLACE, AND CABRILLO AVENUE) * GAFFEY STREET * FIRST STREET * BANDINI STREET * CANON DRIVE AND EXTENSION, SOUTH OF BELMARIN DRIVE * A LINE TO THE INTERSECTION OF HAMILTON AVENUE AND BIG CANYON PLACE * BIG CANYON PLACE * WALKER AVENUE * FIRST STREET * PATTON AVENUE * SUMMERLAND AVENUE * WESTERN AVENUE.

(GRADES K - 5)

OPTIONAL: BANDINI STREET AND SEVENTH STREET SCHOOLS

SUMMERLAND AVENUE * PATTON AVENUE * FIRST STREET * WALKER AVENUE * BIG CANYON PLACE EXTENDED WESTERLY, SOUTHERLY OF FOURTH STREET AND THE INTERSECTION OF THIRD STREET AND HARBOR VIEW AVENUE, TO WEYMOUTH AVENUE * WEYMOUTH AVENUE * WESTERN AVENUE.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: JAMES SOHN, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics
Office of Environmental Health and Safety
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Information **T**echnology **D**ivision

LOC. CODE: 2527 **COST CENTER:** 1252701

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR BROAD AVENUE SCHOOL EFFECTIVE JULY 1, 1993 (UPDATED 7-1-1995).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 1993. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES K - 5)

SEPULVEDA BOULEVARD * MARBELLA AVENUE (BOTH SIDES EXCLUDED) * REALTY STREET (BOTH SIDES EXCLUDED) * RAVENNA AVENUE AND EXTENSION (BOTH SIDES EXCLUDED) * SEPULVEDA BOULEVARD * WILMINGTON AVENUE * LOMITA BOULEVARD * McFARLAND AVENUE EXTENDED * PACIFIC COAST HIGHWAY * AVALON BOULEVARD * Q STREET * WILMINGTON BOULEVARD * LOMITA BOULEVARD * VERMONT AVENUE.

OPTIONAL: BROAD AVENUE AND CATSKILL AVENUE SCHOOLS

SEPULVEDA BOULEVARD * RAVENNA AVENUE AND EXTENSION (BOTH SIDES) * REALTY STREET (BOTH SIDES) * MARBELLA AVENUE (BOTH SIDES).

For assistance, please call Demographic and Boundary Unit, Information Technology Division, at (213) 625-6181.

APPROVED: JOHN K. NAGATA, Assistant Superintendent, Information Technology Division

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Pupil Statistics
Transportation Branch
Demographic and Boundary Unit
School Traffic and Safety Education Section
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 2685 **COST CENTER:** 1268501

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR CABRILLO AVENUE SCHOOL EFFECTIVE JULY 1, 2007.

The area described below has been approved by the superintendent as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective July 1, 1992 (updated 7-1-1995).

This is an official copy for your file.

(GRADES K – 5)

FIRST STREET * GAFFEY STREET * THIRD STREET AND EXTENSION * MAIN CHANNEL * TENTH STREET AND EXTENSION * PACIFIC AVENUE * ELEVENTH STREET * GAFFEY STREET * 15TH STREET AND EXTENSION * ALMA STREET (TO SEVENTH STREET) * BANDINI STREET.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 893-6850.

APPROVED: JOSEPH A. MEHULA, Chief Facilities Executive, Facilities Services Division

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Master Planning and Demographics
School Traffic and Safety Education Section
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Information **T**echnology **D**ivision

LOC. CODE: 2836 **COST CENTER:** 1283601

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR CARSON STREET SCHOOL EFFECTIVE JULY 28, 1986 (UPDATED 7-1-1995).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 28, 1986. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES K - 5)

KNOX STREET AND EXTENSION * SAN DIEGO FREEWAY * MAIN STREET (BOTH SIDES EXCLUDED, INCLUDING 19500 MAIN STREET) * EASTERLY EXTENSION OF KNOX STREET * AVALON BOULEVARD * SAN DIEGO FREEWAY * LOS ANGELES COUNTY FLOOD CONTROL CHANNEL * GRACE AVENUE AND EXTENSION * 220TH STREET * MAIN STREET (BOTH SIDES) * CARSON STREET * FIGUEROA STREET * DOMINGUEZ STREET EXTENDED * MAIN STREET * DEL AMO BOULEVARD * VERMONT AVENUE.

For assistance, please call Demographic and Boundary Unit, Information Technology Division, at (213) 625-6181.

APPROVED: JOHN K. NAGATA, Assistant Superintendent, Information Technology Division

DISTRIBUTION:
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Heritage School
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Transportation Branch
Demographic and Boundary Unit
School Traffic and Safety Education Section
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 4342 **COST CENTER:** 1434201

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR HALLDALE AVENUE SCHOOL EFFECTIVE SEPTEMBER 1, 1963 (UPDATED 7-1-1995) (CLARIFIED 2-22-1991; 10-1-2007).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on September 1, 1963 (clarified 2-22-1991; updated 7-1-1995). (Changes have been highlighted by "strikeout" and/or boldface type.) The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES K - 5)

TORRANCE BOULEVARD * ~~TORRANCE PLACE~~ **UNION PACIFIC RAILROAD RIGHT-OF-WAY** * NORMANDIE AVENUE * 212TH STREET (BOTH SIDES EXCLUDED) * ROYAL BOULEVARD AND EXTENSION * LOS ANGELES COUNTY FLOOD CONTROL CHANNEL * JAFFREY AVENUE (BOTH SIDES EXCLUDED) AND EXTENSION * 214TH STREET (BOTH SIDES EXCLUDED) * VERMONT AVENUE * CARSON STREET * NORMANDIE AVENUE * 219TH STREET * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 893-6850.

APPROVED: JOSEPH A. MEHULA, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION:
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School Traffic and Safety Education Section
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Information **T**echnology **D**ivision

LOC. CODE: 5644 **COST CENTER:** 1564401

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR NORMONT SCHOOL
EFFECTIVE SEPTEMBER 1, 1971 (CLARIFIED 2-22-1991) (UPDATED 7-1-1995).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on September 1, 1971 (clarified 2-22-1991). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES K - 5)

245TH STREET (BOTH SIDES EXCLUDED) * MARIPOSA AVENUE (BOTH SIDES EXCLUDED) * 245TH STREET AND EXTENSION (BOTH SIDES EXCLUDED, INCLUDING 24508 MARIPOSA AVENUE) * VERMONT AVENUE * LOMITA BOULEVARD * HARBOR FREEWAY * PACIFIC COAST HIGHWAY * PACIFIC ELECTRIC RAILWAY * LOMITA BOULEVARD * NORMANDIE AVENUE.

For assistance, please call Demographic and Boundary Unit, Information Technology Division, at (213) 625-6181.

APPROVED: JOHN K. NAGATA, Assistant Superintendent, Information Technology Division

DISTRIBUTION: School
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Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 5753 **COST CENTER:** 1575301

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR ONE HUNDRED EIGHTY-SIXTH STREET SCHOOL EFFECTIVE SEPTEMBER 1, 1984 (UPDATED 7-1-1995) (CLARIFIED 10-1-2007).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on September 1, 1963 (updated 7-1-1995). (Changes have been highlighted by "strikeout" and/or boldface type.) The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES K - 5)

ARTESIA BOULEVARD * VERMONT AVENUE TO ELECTRIC STREET * VERMONT AVENUE (BOTH SIDES) TO 190TH STREET * VERMONT AVENUE * DEL AMO BOULEVARD * NORMANDIE AVENUE * ~~TORRANCE PLACE~~ **UNION PACIFIC RAILROAD RIGHT-OF-WAY** * TORRANCE BOULEVARD * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 893-6850.

APPROVED: JOSEPH A. MEHULA, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION:
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School Traffic and Safety Education Section
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 6148 **COST CENTER:** 1614801

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR PRESIDENT AVENUE SCHOOL EFFECTIVE JUNE 13, 1980 (CLARIFIED 2-22-1991) (UPDATED 7-1-1995; 7-1-2011).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on June 13, 1980 (clarified 2-22-1991; updated 7-1-1995). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES K - 6)

SEPULVEDA BOULEVARD * VERMONT AVENUE * 245TH STREET AND EXTENSIONS (BOTH SIDES) TO AND INCLUDING 24508 MARIPOSA AVENUE * MARIPOSA AVENUE (BOTH SIDES) * 245TH STREET (BOTH SIDES) * NORMANDIE AVENUE * LOMITA BOULEVARD * WESTERN AVENUE TO 246TH STREET * 246TH STREET (BOTH SIDES EXCLUDED) TO THE LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

(GRADES 1 - 6)

LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * 246TH STREET (BOTH SIDES) TO WESTERN AVENUE * WESTERN AVENUE * LOMITA BOULEVARD * WALNUT STREET * 252ND STREET * ESHELMAN AVENUE * 250TH STREET * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: KELLY SCHMADER, Interim Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 6616 **COST CENTER:** 1661601

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR SEVENTH STREET SCHOOL EFFECTIVE JULY 1, 1992 (UPDATED 7-1-1995) (CLARIFIED 7-1-2007).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 1992 (updated 7-1-1995). (Changes have been highlighted by "strikeout" and/or boldface type.) The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES K - 5)

EL REY ROAD (BOTH SIDES) AND EXTENSIONS * WESTERN AVENUE * WEYMOUTH AVENUE * BIG CANYON PLACE AND EXTENSIONS, **SOUTHERLY OF FOURTH STREET AND THE INTERSECTION OF THIRD STREET AND HARBOR VIEW AVENUE, FROM WEYMOUTH AVENUE**, TO THE INTERSECTION OF BIG CANYON PLACE AND HAMILTON AVENUE * CANON DRIVE AND EXTENSION, SOUTH OF BELMARIN DRIVE * BANDINI STREET (TO SEVENTH STREET) * ALMA STREET * 15TH STREET * PATTON AVENUE * 17TH STREET * WEYMOUTH AVENUE * 19TH STREET * WESTERN AVENUE * MORSE DRIVE (BOTH SIDES EXCLUDED) * MANTIS AVENUE (BOTH SIDES EXCLUDED) * CUMBRE DRIVE (BOTH SIDES EXCLUDED) AND EXTENSION, NORTH OF AMIRANTE DRIVE * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

OPTIONAL: SEVENTH STREET AND BANDINI STREET SCHOOLS

SUMMERLAND AVENUE * PATTON AVENUE * FIRST STREET * WALKER AVENUE * BIG CANYON PLACE EXTENDED WESTERLY, **SOUTHERLY OF FOURTH STREET AND THE INTERSECTION OF THIRD STREET AND HARBOR VIEW AVENUE,** TO WEYMOUTH AVENUE * WEYMOUTH AVENUE * WESTERN AVENUE.

OPTIONAL: SEVENTH STREET AND CRESTWOOD STREET SCHOOLS

FIRST STREET (BOTH SIDES) * WESTERN AVENUE * EL REY ROAD AND EXTENSION (BOTH SIDES EXCLUDED) * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 893-6850.

APPROVED: JOSEPH A. MEHULA, Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Information **T**echnology **D**ivision

LOC. CODE: 7342 **COST CENTER:** 1734201

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR MEYLER STREET SCHOOL EFFECTIVE SEPTEMBER 1, 1963 (CLARIFIED 2-19-1991) (UPDATED 7-1-1995).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on September 1, 1963 (clarified 2-19-1991). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES K - 5)

219TH STREET * NORMANDIE AVENUE * CARSON STREET * HARBOR FREEWAY * 223RD STREET * VERMONT AVENUE * SEPULVEDA BOULEVARD * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

For assistance, please call Demographic and Boundary Unit, Information Technology Division, at (213) 625-6181.

APPROVED: JOHN K. NAGATA, Assistant Superintendent, Information Technology Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 7419 **COST CENTER:** 1741901

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR VAN DEENE AVENUE SCHOOL EFFECTIVE SEPTEMBER 1, 1966 (UPDATED 7-1-1995; 7-1-2010).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on September 1, 1966 (updated 7-1-1995). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES K - 6)

DEL AMO BOULEVARD * MAIN STREET * DOMINGUEZ STREET EXTENDED * FIGUEROA STREET * CARSON STREET * VERMONT AVENUE * 214TH STREET (BOTH SIDES) * JAFFREY AVENUE (BOTH SIDES) AND EXTENSION * FLOOD CONTROL CHANNEL * ROYAL BOULEVARD AND EXTENSION * 212TH STREET (BOTH SIDES) * NORMANDIE AVENUE.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: JAMES SOHN, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
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Office of Environmental Health and Safety
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Information **T**echnology **D**ivision

LOC. CODE: 2815 **COST CENTER:** 1281501

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR CAROLDALE LEARNING COMMUNITY EFFECTIVE JULY 1, 1996.

The area described below has been approved by the superintendent as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective July 1, 1995.

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(GRADES K - 5)

CARSON STREET * MAIN STREET (BOTH SIDES EXCLUDED) TO 220TH STREET * MAIN STREET * 228TH STREET * HARBOR FREEWAY * SEPULVEDA BOULEVARD * VERMONT AVENUE * 223RD STREET * HARBOR FREEWAY.

OPTIONAL: CAROLDALE LEARNING COMMUNITY AND WHITE MIDDLE SCHOOL

(GRADES 6 – 8)

CARSON STREET * MAIN STREET (BOTH SIDES EXCLUDED) TO 220TH STREET * MAIN STREET * 228TH STREET * HARBOR FREEWAY * SEPULVEDA BOULEVARD * VERMONT AVENUE * 223RD STREET * HARBOR FREEWAY.

For assistance, please call Demographic and Boundary Unit, Information Technology Division, at (213) 625-5454.

APPROVED: JOHN K. NAGATA, Assistant Superintendent, Information Technology Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8009 **COST CENTER:** 1800901

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR JOHN QUINCY ADAMS MIDDLE SCHOOL EFFECTIVE JULY 1, 2006 (UPDATED 7-1-2009; 7-1-2013).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2006 (updated 7-1- 2009). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES 6 - 8)

WASHINGTON BOULEVARD * BURLINGTON AVENUE * VENICE BOULEVARD * HILL STREET * PICO BOULEVARD * MAIN STREET * SEVENTH STREET * STANFORD AVENUE * 14TH STREET * GRIFFITH AVENUE * WASHINGTON BOULEVARD * GRIFFITH AVENUE * UNION PACIFIC RAILROAD * SAN PEDRO STREET * 32ND STREET (BOTH SIDES) TO MAPLE AVENUE * 32ND STREET * MAIN STREET * 31ST STREET AND EXTENSION * HARBOR FREEWAY * JEFFERSON BOULEVARD * VERMONT AVENUE.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8058 **COST CENTER:** 1805801

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR JOHN LIECHTY MIDDLE SCHOOL EFFECTIVE JULY 1, 2009 (UPDATED 7-1-2010).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2009. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES 6 - 8)

THIRD STREET TO UNION PLACE * THIRD STREET (BOTH SIDES EXCLUDED) * LOMA DRIVE (BOTH SIDES EXCLUDED) * SIXTH STREET * WITMER STREET (BOTH SIDES EXCLUDED) * WILSHIRE BOULEVARD * HARBOR FREEWAY * THIRD STREET * MAIN STREET * PICO BOULEVARD * HILL STREET * VENICE BOULEVARD * HARBOR FREEWAY * 14TH STREET AND EXTENSION (BOTH SIDES EXCLUDED) * VALENCIA STREET (BOTH SIDES EXCLUDED) * PICO BOULEVARD (BOTH SIDES) TO UNION AVENUE * PICO BOULEVARD * BONNIE BRAE STREET (BOTH SIDES EXCLUDED) * TWELFTH STREET * ALVARADO STREET * SIXTH STREET * CORONADO STREET (BOTH SIDES).

(GRADES 7 - 8)

AREA I

THIRD STREET * HARBOR FREEWAY * WILSHIRE BOULEVARD * WITMER STREET (BOTH SIDES) * SIXTH STREET * LOMA DRIVE (BOTH SIDES) * THIRD STREET TO UNION PLACE (SOUTH SIDE INCLUDED).

AREA II

PICO BOULEVARD (BOTH SIDES EXCLUDED) * VALENCIA STREET (BOTH SIDES) * 14TH STREET AND EXTENSION (BOTH SIDES) * HARBOR FREEWAY * VENICE BOULEVARD * UNION AVENUE.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: JAMES SOHN, Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8104 **COST CENTER:** 1810401

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR RICHARD HENRY DANA MIDDLE SCHOOL EFFECTIVE JULY 1, 1975 (UPDATED 7-1-1995; 7-1-2010; 7-1-2016) (CLARIFIED 7-1-2017).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 1975 (updated 7-1-1995, 7-1-2010, 7-1-2016). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES 6 - 8)

FIRST STREET (BOTH SIDES EXCLUDED, INCLUDING ALL OF MIRACOSTA STREET, MIRABEAU AVENUE AND ELLERY DRIVE) * WESTERN AVENUE * FIRST STREET * WALKER AVENUE * BIG CANYON PLACE AND EXTENSIONS, SOUTHERLY OF FOURTH STREET AND THE INTERSECTION OF THIRD STREET AND HARBOR VIEW AVENUE, FROM WEYMOUTH AVENUE, TO THE INTERSECTION OF BIG CANYON PLACE AND HAMILTON AVENUE * CANON DRIVE AND EXTENSION, SOUTH OF BELMARIN DRIVE * BANDINI STREET * FIRST STREET * GAFFEY STREET * THIRD STREET AND EXTENSION * MAIN CHANNEL * 22ND STREET AND EXTENSIONS (BOTH SIDES) * CRESCENT AVENUE AND EXTENSION * 19TH STREET * GAFFEY STREET * 15TH STREET * PATTON AVENUE * 17TH STREET * WEYMOUTH AVENUE * 19TH STREET * WESTERN AVENUE * 25TH STREET (INCLUDING ALL OF PORTSMOUTH HOMES) * 25TH STREET * LELAND STREET * 27TH STREET * ALMA STREET * 36TH STREET * ROXBURY STREET AND EXTENSION * PACIFIC OCEAN * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

(GRADES 7 - 8)

AREA I

FIRST STREET * BANDINI STREET * CANON DRIVE AND EXTENSION, SOUTH OF BELMARIN DRIVE * A LINE TO THE INTERSECTION OF HAMILTON AVENUE AND BIG CANYON PLACE * BIG CANYON PLACE * WALKER AVENUE.

AREA II

EXTENSION EASTERLY OF WESTMONT DRIVE TO WEST BASIN * WEST BASIN * TURNING BASIN * MAIN CHANNEL * THIRD STREET AND EXTENSION * GAFFEY STREET * BATTERY STREET AND EXTENSION * HARBOR FREEWAY.

(OVER)

AREA III

15TH STREET AND EXTENSION * GAFFEY STREET * 19TH STREET * CRESCENT AVENUE AND EXTENSION * 22ND STREET AND EXTENSION (BOTH SIDES EXCLUDED) * MAIN CHANNEL * OUTER HARBOR * PACIFIC OCEAN * ROXBURY STREET AND EXTENSION * 36TH STREET * ALMA STREET * 27TH STREET * LELAND STREET * 25TH STREET (ALL OF PORTSMOUTH HOMES EXCLUDED) * WESTERN AVENUE * 19TH STREET * WEYMOUTH AVENUE * 17TH STREET * PATTON AVENUE.

OPTIONAL: DANA AND WILMINGTON STEAM CEM MIDDLE SCHOOLS

(GRADES 6 - 8)

STUDENTS LIVING ON TERMINAL ISLAND.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8110 **COST CENTER:** 1811001

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR RUDECINDA SEPULVEDA DODSON MIDDLE SCHOOL EFFECTIVE JULY 1, 2017.

The area described below has been approved as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective August 4, 1989 (updated 7-1-1995, 7-1-2010, 7-1-2011, 7-1-2016).

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(GRADES 6 - 8)

SOUTH BOUNDARY OF GREEN HILLS MEMORIAL PARK CEMETERY * WESTERN AVENUE * AGAJANIAN DRIVE AND EXTENSIONS * GAFFEY STREET (BOTH SIDES) TO AND EXCLUDING 2110 GAFFEY STREET * GAFFEY STREET * MIRAFLORES AVENUE (BOTH SIDES, INCLUDING ALL OF CABRILLO AVENUE, EVENING SHADE DRIVE, CARA PLACE, AND GOLDENROSE STREET) * NORTHERLY BOUNDARY OF PECK PARK * WESTERN AVENUE * SUMMERLAND AVENUE * PATTON AVENUE * FIRST STREET TO WESTERN AVENUE * FIRST STREET (BOTH SIDES) INCLUDING ALL OF ELLERY DRIVE, MIRABEAU AVENUE AND MIRACOSTA STREET * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

(GRADES 7 - 8)

AREA I

NORTHERLY BOUNDARY OF PECK PARK * MIRAFLORES AVENUE (BOTH SIDES EXCLUDED, INCLUDING ALL OF GOLDENROSE STREET, CARA PLACE, EVENING SHADE DRIVE, AND CABRILLO AVENUE) * GAFFEY STREET * FIRST STREET * PATTON AVENUE * SUMMERLAND AVENUE * WESTERN AVENUE.

AREA II

A LINE EXTENDED EASTERLY FROM AND INCLUDING 2110 GAFFEY STREET * UNION PACIFIC RAILROAD AND EXTENSION * WESTMONT DRIVE AND EXTENSION (BOTH SIDES) * HARBOR FREEWAY * BATTERY STREET AND EXTENSION * GAFFEY STREET.

(OVER)

OPTIONAL: DODSON AND FLEMING MIDDLE SCHOOLS

(GRADES 6 - 8)

VIA MADONNA AND EXTENSIONS (BOTH SIDES) TO NORTH BOUNDARY OF HARBOR HILLS HOUSING PROJECT, TO AND INCLUDING 26401 WESTERN AVENUE * WESTERN AVENUE * SOUTH BOUNDARY OF GREEN HILLS MEMORIAL PARK CEMETERY * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8123 **COST CENTER:** 1812301

SUBJECT: NAME CHANGE OF RALPH WALDO EMERSON MIDDLE SCHOOL TO RALPH WALDO EMERSON COMMUNITY CHARTER MIDDLE SCHOOL EFFECTIVE JULY 1, 2014 (NAME CHANGE 7-2-2014).

This name change does not change the intent of the attendance area boundary as it was approved for July 1, 2014. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

RALPH WALDO EMERSON COMMUNITY CHARTER MIDDLE SCHOOL

(GRADES 6 - 8)

AREA I

MULHOLLAND DRIVE TO AND INCLUDING 8600 MULHOLLAND DRIVE * A LINE SOUTHERLY AND EAST OF BRIARCREST LANE, BRIARCREST ROAD, ALTO CEDRO DRIVE, AND MEREDITH PLACE TO THE LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * SANTA MONICA BOULEVARD * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * WILSHIRE BOULEVARD * SEPULVEDA BOULEVARD * A LINE NORTHWESTERLY FROM THE INTERSECTION OF SKIRBALL CENTER DRIVE AND SEPULVEDA BOULEVARD TO EXTENSION OF CANYONBACK ROAD * EXTENSION OF CANYONBACK ROAD TO 17000 MULHOLLAND DRIVE.

AREA II

WILSHIRE BOULEVARD * CURSON AVENUE * SAN VICENTE BOULEVARD * HIGHLAND AVENUE * VENICE BOULEVARD * LA BREA AVENUE * WASHINGTON BOULEVARD * REDONDO BOULEVARD * 21ST STREET * DUNSMUIR AVENUE * WASHINGTON BOULEVARD * CARMONA AVENUE (BOTH SIDES EXCLUDED) * BALLONA CREEK * THURMAN AVENUE (BOTH SIDES EXCLUDED) AND EXTENSION * VENICE BOULEVARD * SPAULDING AVENUE (BOTH SIDES EXCLUDED) * PICO BOULEVARD * BEDFORD STREET * WHITWORTH DRIVE * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

Note: Transportation provided only for students residing in Area II.

OPTIONAL: EMERSON COMMUNITY CHARTER AND VAN NUYS MIDDLE SCHOOLS

SERVICE ROAD (BOTH SIDES) * MULHOLLAND DRIVE.

OPTIONAL: EMERSON COMMUNITY CHARTER AND WEBSTER MIDDLE SCHOOLS

SANTA MONICA BOULEVARD * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * HEATH AVENUE AND EXTENSION EXCLUDING BOTH SIDES OF HILLGREEN DRIVE * PICO BOULEVARD * SEPULVEDA BOULEVARD.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT

Facilities **S**ervices **D**ivision

LOC. CODE: 8127 **COST CENTER:** 1812701

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR ALEXANDER FLEMING MIDDLE SCHOOL EFFECTIVE AUGUST 25, 1988 (UPDATED 7-1-1995; 7-1-2011) (CLARIFIED 2-25-1991; 7-1-2017).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on August 25, 1988 (clarified 2-25-1991; updated 7-1-1995, 7-1-2011). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES 6 - 8)

AREA I

LOS ANGELES COUNTY FLOOD CONTROL CHANNEL * NORMANDIE AVENUE * SEPULVEDA BOULEVARD * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

AREA II

250TH STREET * ESHELMAN AVENUE * 252ND STREET * WALNUT STREET * LOMITA BOULEVARD * NORMANDIE AVENUE * 245TH STREET (BOTH SIDES EXCLUDED) TO AND EXCLUDING 24508 MARIPOSA AVENUE * MARIPOSA AVENUE (BOTH SIDES EXCLUDED) * 245TH STREET AND EXTENSIONS (BOTH SIDES EXCLUDED) * VERMONT AVENUE * LOMITA BOULEVARD * HARBOR FREEWAY * PACIFIC COAST HIGHWAY TO CAÑADA DE PALOS VERDES CREEK * A LINE SOUTHERLY ALONG CAÑADA DE PALOS VERDES CREEK AND THROUGH HARBOR LAKE TO ANAHEIM STREET * ANAHEIM STREET (BOTH SIDES) * GAFFEY STREET (BOTH SIDES) * AGAJANIAN DRIVE AND EXTENSIONS * WESTERN AVENUE TO AND EXCLUDING 26401 WESTERN AVENUE * NORTH BOUNDARY OF HARBOR HILLS HOUSING PROJECT WESTERLY FROM 26401 WESTERN AVENUE TO EXTENSION OF VIA MADONNA * VIA MADONNA AND EXTENSIONS (BOTH SIDES EXCLUDED) * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

(GRADES 7 – 8)

SEPULVEDA BOULEVARD * VERMONT AVENUE * 245TH STREET AND EXTENSIONS (BOTH SIDES) TO AND INCLUDING 24508 MARIPOSA AVENUE * MARIPOSA AVENUE (BOTH SIDES) * 245TH STREET (BOTH SIDES) * NORMANDIE AVENUE * LOMITA BOULEVARD * WALNUT STREET * 252ND STREET * ESHELMAN AVENUE * 250TH STREET * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

OPTIONAL: FLEMING AND DODSON MIDDLE SCHOOLS

(GRADES 6 - 8)

VIA MADONNA AND EXTENSIONS (BOTH SIDES) TO NORTH BOUNDARY OF HARBOR HILLS HOUSING PROJECT * NORTH BOUNDARY OF HARBOR HILLS HOUSING PROJECT, TO AND INCLUDING 26401 WESTERN AVENUE * WESTERN AVENUE * SOUTH BOUNDARY OF GREEN HILLS MEMORIAL PARK CEMETERY * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8142 **COST CENTER:** 1814201

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR FULTON COLLEGE PREPARATORY SCHOOL EFFECTIVE JULY 1, 2008.

The area described below has been approved by the superintendent as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective July 1, 2004 (name change 9-28-2004; clarified 2-28-2006).

This is an official copy for your file.

(GRADES 6 - 8)

ROSCOE BOULEVARD * SAN DIEGO FREEWAY * UNION PACIFIC RAILROAD * WILLIS AVENUE AND EXTENSION * BLYTHE STREET (BOTH SIDES) * VAN NUYS BOULEVARD * CHASE STREET * WOODMAN AVENUE * VENTURA CANYON AVENUE * UNION PACIFIC RAILROAD RIGHT-OF-WAY * RANCHITO AVENUE AND EXTENSION * SHERMAN WAY * HAZELTINE AVENUE * VANOWEN STREET * SEPULVEDA BOULEVARD * VICTORY BOULEVARD * SAN DIEGO FREEWAY * SHERMAN WAY * VAN NUYS AIRPORT RUNWAY AND EXTENSION * UNION PACIFIC RAILROAD.

OPTIONAL: FULTON COLLEGE PREPARATORY SCHOOL AND MADISON MIDDLE SCHOOL

UNION PACIFIC RAILROAD * VENTURA CANYON AVENUE * WOODMAN PLACE * WOODMAN AVENUE * SHERMAN WAY * RANCHITO AVENUE AND EXTENSION.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 893-6850.

APPROVED: JOSEPH A. MEHULA, Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8208 **COST CENTER:** 1820801

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR THOMAS STARR KING MIDDLE SCHOOL FILM & MEDIA STUDIES MAGNET EFFECTIVE JULY 1, 2011 (UPDATE 7-1-2012; 7-1-2014) (NAME CHANGE 7-1-2013) (CLARIFIED 12-5-2018).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 2011 (update 7-1-2012, 7-1-2014; name change 7-1-2013). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES 6 - 8)

LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * LOS ANGELES RIVER * SILVER LAKE BOULEVARD EXTENDED SOUTHERLY, THEN SOUTHWESTERLY, EAST OF WAVERLY DRIVE AND LOCKSLEY PLACE * SILVER LAKE BOULEVARD AND EXTENSION * SILVER RIDGE AVENUE * GLENDALE BOULEVARD * SILVER LAKE BOULEVARD * FANNING STREET * EFFIE STREET * SILVERWOOD TERRACE (BOTH SIDES EXCLUDED) * ANGELUS AVENUE AND EXTENSIONS (BOTH SIDES EXCLUDED), THROUGH AND EXCLUDING 2810 RESERVOIR STREET, TO AND INCLUDING 2807 SUNSET BOULEVARD * SUNSET BOULEVARD * RAMPART BOULEVARD * MARATHON STREET * MICHELTORENA STREET * BELLEVUE AVENUE * SILVER LAKE BOULEVARD * TEMPLE STREET * BEVERLY BOULEVARD * VERMONT AVENUE * MONROE STREET * HOOVER STREET * ADRIAN STREET AND EXTENSION * LUCILE AVENUE (BOTH SIDES) * DEL MAR AVENUE AND EXTENSION * SANBORN AVENUE * SUNSET BOULEVARD * MANZANITA STREET AND EXTENSION * FOUNTAIN AVENUE * TALMADGE STREET * PROSPECT AVENUE * HILLHURST AVENUE * MELBOURNE AVENUE * RODNEY DRIVE * FRANKLIN AVENUE * RODNEY DRIVE * FINLEY AVENUE * RODNEY DRIVE * AMBROSE AVENUE * RODNEY DRIVE AND EXTENSION TO THE INTERSECTION OF GAINSBOROUGH AVENUE AND HILLHURST AVENUE * HILLHURST AVENUE (BOTH SIDES EXCLUDED) * VERMONT AVENUE (BOTH SIDES EXCLUDED) TO GRIFFITH PARK BOUNDARY * A LINE NORTHERLY FROM GRIFFITH PARK BOUNDARY AT VERMONT AVENUE TO RIVERSIDE DRIVE AT ZOO DRIVE * RIVERSIDE DRIVE.

(GRADES 7 - 8)

AREA I

SOUTH BOUNDARY OF GRIFFITH PARK * VERMONT AVENUE (BOTH SIDES) * HILLHURST AVENUE (BOTH SIDES) TO THE INTERSECTION OF HILLHURST AVENUE AND GAINSBOROUGH AVENUE * RODNEY DRIVE AND EXTENSION FROM THE INTERSECTION OF GAINSBOROUGH AVENUE AND HILLHURST AVENUE * AMBROSE AVENUE * RODNEY DRIVE * FINLEY AVENUE * RODNEY DRIVE * FRANKLIN AVENUE * RODNEY DRIVE * MELBOURNE AVENUE * HILLHURST AVENUE * PROSPECT AVENUE * TALMADGE STREET * FOUNTAIN AVENUE * MANZANITA STREET AND EXTENSION * SUNSET BOULEVARD * SANBORN AVENUE * DEL MAR AVENUE * HYPERION AVENUE (BOTH SIDES) * ADRIAN STREET * HOOVER STREET * MONROE STREET * VERMONT AVENUE * MONROE STREET* EDGEMONT STREET * SUNSET BOULEVARD * NORMANDIE AVENUE * HOLLYWOOD BOULEVARD * KINGSLEY DRIVE AND EXTENSION * DE MILLE DRIVE (BOTH SIDES) * LOS FELIZ BOULEVARD (BOTH SIDES) TO LAUGHLIN PARK DRIVE * LOS FELIZ BOULEVARD * FERN DELL DRIVE (BOTH SIDES EXCLUDED).

(OVER)

AREA II

SILVER LAKE BOULEVARD * TEVIOT STREET TO BRIER AVENUE * TEVIOT STREET (BOTH SIDES EXCLUDED) * BANCROFT AVENUE TO HIDALGO AVENUE * BANCROFT AVENUE (BOTH SIDES) * EARL STREET AND EXTENSION (BOTH SIDES) * GLENDALE FREEWAY * OAK GLEN PLACE * ALLESANDRO AVENUE * OAK GLEN PLACE AND EXTENSION (BOTH SIDES EXCLUDED) * LAKESHORE AVENUE (BOTH SIDES) TO THE SOUTH INTERSECTION OF LAKESHORE AVENUE AND RAVINE ROAD * RAVINE ROAD (BOTH SIDES EXCLUDED) * FELLOWSHIP PARK WAY AND EXTENSION (BOTH SIDES) * LANDA STREET AND EXTENSION (BOTH SIDES) INCLUDING ALL OF TWIN OAK STREET * GOLDEN STATE FREEWAY * ELYSIAN PARK (WEST BOUNDARY) * EFFIE STREET EXTENSION EXCLUDING 1698 AND 1699 SARGENT PLACE * MORTON AVENUE (BOTH SIDES) * ECHO PARK AVENUE (BOTH SIDES) * LUCRETIA AVENUE AND EXTENSION WESTERLY EXCLUDING 1698 AND 1699 LUCRETIA AVENUE, 1698 AND 1699 LEMOYNE STREET AND 1872 EFFIE STREET * EFFIE STREET * ALVARADO STREET * SUNSET BOULEVARD TO AND EXCLUDING 2807 SUNSET BOULEVARD * ANGELUS AVENUE (BOTH SIDES) AND EXTENSIONS, INCLUDING 2810 RESERVOIR STREET * SILVERWOOD TERRACE (BOTH SIDES) * EFFIE STREET * FANNING STREET * SILVER LAKE BOULEVARD TO GLENDALE BOULEVARD * GLENDALE BOULEVARD.

OPTIONAL: KING MIDDLE SCHOOL FILM & MEDIA STUDIES MAGNET AND CAMINO NUEVO CHARTER ACADEMY No. 4 SPAN SCHOOL

(GRADES 7 – 8)

SUNSET BOULEVARD * PARK AVENUE * GLENDALE BOULEVARD * MONTROSE STREET * ALVARADO STREET.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8245 **COST CENTER:** 1824501

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR JOHNNIE L. COCHRAN, JR., MIDDLE SCHOOL EFFECTIVE JULY 1, 2010.

The area described below has been approved as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective July 1, 1997 (name change 1-24-2006).

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(GRADES 6 - 8)

OLYMPIC BOULEVARD * CRENSHAW BOULEVARD * PICO BOULEVARD * FIFTH AVENUE * 17TH STREET * FOURTH AVENUE AND EXTENSION (BOTH SIDES EXCLUDED) * SANTA MONICA FREEWAY * NORMANDIE AVENUE * 29TH STREET * ARLINGTON AVENUE * JEFFERSON BOULEVARD * EIGHTH AVENUE AND EXTENSION * UNION PACIFIC RAILROAD RIGHT-OF-WAY * RIMPAU BOULEVARD AND EXTENSION * WESTHAVEN STREET (BOTH SIDES EXCLUDED) * DUNSMUIR AVENUE AND EXTENSIONS * 21ST STREET * REDONDO BOULEVARD * WASHINGTON BOULEVARD * LA BREA AVENUE * VENICE BOULEVARD * HIGHLAND AVENUE * SAN VICENTE BOULEVARD * PICO BOULEVARD * RIMPAU BOULEVARD.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: JAMES SOHN, Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8387 **COST CENTER:** 1838701

SUBJECT: NAME CHANGE OF ROBERT LOUIS STEVENSON MIDDLE SCHOOL TO ROBERT LOUIS STEVENSON COLLEGE and CAREER PREPARATORY MIDDLE SCHOOL EFFECTIVE SEPTEMBER 1, 1974 (UPDATED 7-1-1994; 7-1-1995; 7-1-1997; 7-1-2008; 7-1-2010; 7-1-2015) (NAME CHANGE 7-1-2018).

This name change does not change the intent of the attendance area boundary as it was approved for September 1, 1974 (updated 7-1-1994, 7-1-1995, 7-1-1997, 7-1-2008, 7-1-2010, 7-1-2015). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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ROBERT LOUIS STEVENSON COLLEGE and CAREER PREPARATORY SCHOOL

(GRADES 6 - 8)

FIRST STREET * DITMAN AVENUE * THIRD STREET * EASTERN AVENUE * UNION PACIFIC RAILROAD * LOS ANGELES CITY BOUNDARY * GRANDE VISTA AVENUE * LORENA STREET * EIGHTH STREET * ANGELES CITY BOUNDARY * GRANDE VISTA AVENUE * LORENA STREET * EIGHTH STREET * GRANDE VISTA AVENUE AND EXTENSION (BOTH SIDES EXCLUDED) * SANTA ANA FREEWAY * FRESNO STREET AND EXTENSIONS (BOTH SIDES EXCLUDED) * WHITTIER BOULEVARD * EUCLID AVENUE * FOURTH STREET * LORENA STREET.

(GRADES 7 - 8)

AREA I

FIRST STREET * LORENA STREET * FOURTH STREET * EVERGREEN AVENUE.

AREA II

WHITTIER BOULEVARD * FRESNO STREET AND EXTENSIONS (BOTH SIDES) * SANTA ANA FREEWAY * GRANDE VISTA AVENUE AND EXTENSION (BOTH SIDES) * EIGHTH STREET * LORENA STREET * GRANDE VISTA AVENUE TO EIGHTH STREET * EIGHTH STREET * EUCLID AVENUE.

OPTIONAL: STEVENSON COLLEGE and CAREER PREPARATORY AND HOLLENBECK MIDDLE SCHOOLS

(GRADES 7 - 8)

SANTA MONICA FREEWAY * POMONA FREEWAY * EIGHTH STREET AND EXTENSION * GRANDE VISTA AVENUE * LOS ANGELES CITY BOUNDARY * LOS ANGELES RIVER.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8487 **COST CENTER:** 1848701

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR STEPHEN M. WHITE MIDDLE SCHOOL EFFECTIVE JULY 1, 1995 (CLARIFIED 3-14-2003; 10-1-2007; 7-1-2016) (UPDATED 7-1-1996; 7-1-2010).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 1995 (clarified 3-14-2003, 10-1-2007; updated 7-1-1996, 7-1-2010). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES 6 - 8)

190TH STREET * HARBOR FREEWAY * SAN DIEGO FREEWAY * LOS ANGELES COUNTY FLOOD CONTROL CHANNEL * DOLORES STREET AND EXTENSION * 231ST STREET AND EXTENSION (BOTH SIDES EXCLUDED, INCLUDING 23101 DOLORES STREET) * MAIN STREET * SEPULVEDA BOULEVARD * HARBOR FREEWAY * 228TH STREET * MAIN STREET TO 220TH STREET * MAIN STREET (BOTH SIDES) * CARSON STREET * FIGUEROA STREET * DOMINGUEZ STREET EXTENDED * MAIN STREET * DEL AMO BOULEVARD * NORMANDIE AVENUE * 212TH STREET (BOTH SIDES EXCLUDED) * ROYAL BOULEVARD AND EXTENSION * FLOOD CONTROL CHANNEL * JAFFREY AVENUE (BOTH SIDES EXCLUDED) AND EXTENSION * 214TH STREET (BOTH SIDES EXCLUDED) * VERMONT AVENUE * CARSON STREET * HARBOR FREEWAY * 223RD STREET * VERMONT AVENUE * SEPULVEDA BOULEVARD * NORMANDIE AVENUE * LOS ANGELES COUNTY FLOOD CONTROL CHANNEL * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * FRANCISCO STREET (BOTH SIDES) * NORMANDIE AVENUE.

(GRADES 7 - 8)

DEL AMO BOULEVARD * MAIN STREET * DOMINGUEZ STREET EXTENDED * FIGUEROA STREET * CARSON STREET * VERMONT AVENUE * 214TH STREET (BOTH SIDES) * JAFFREY AVENUE (BOTH SIDES) AND EXTENSION * FLOOD CONTROL CHANNEL * ROYAL BOULEVARD AND EXTENSION * 212TH STREET (BOTH SIDES) * NORMANDIE AVENUE.

OPTIONAL: WHITE MIDDLE SCHOOL AND CAROLDALE LEARNING COMMUNITY

(GRADES 6 - 8)

CARSON STREET * MAIN STREET (BOTH SIDES EXCLUDED) TO 220TH STREET * MAIN STREET * 228TH STREET * HARBOR FREEWAY * SEPULVEDA BOULEVARD * VERMONT AVENUE * 223RD STREET * HARBOR FREEWAY.

(OVER)

OPTIONAL: WHITE, CARNEGIE, AND WILMINGTON STEAM CEM MIDDLE SCHOOLS

(THIS OPTION DEPENDENT ON SPACE AVAILABLE AT WILMINGTON STEAM CEM MIDDLE SCHOOL)

(GRADES 6 - 8)

231ST STREET AND EXTENSIONS (BOTH SIDES, INCLUDING 23100 DOLORES STREET) TO ANCHOR AVENUE * 231ST STREET * BAYPORT STREET * AVALON BOULEVARD * SEPULVEDA BOULEVARD * MAIN STREET.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8490 **COST CENTER:** 1849001

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR WILMINGTON MIDDLE SCHOOL SCIENCE, TECHNOLOGY, ENGINEERING, ARTS and MATH CONTINUOUS ENROLLING MAGNET EFFECTIVE JULY 1, 2017.

The area described below has been approved as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective July 1, 2015 (name change 7-1-2016).

This is an official copy for your file.

(GRADES 6 - 8)

SEPULVEDA BOULEVARD * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * CERRITOS CHANNEL * EAST BASIN * EAST BASIN CHANNEL * TURNING BASIN * WEST BASIN * WESTMONT DRIVE AND EXTENSION (BOTH SIDES EXCLUDED) * GAFFEY STREET (BOTH SIDES EXCLUDED) * ANAHEIM STREET (BOTH SIDES EXCLUDED) * A LINE NORTHERLY THROUGH HARBOR LAKE TO PACIFIC COAST HIGHWAY AT CAÑADA DE PALOS VERDES CREEK * PACIFIC COAST HIGHWAY * HARBOR FREEWAY * LOMITA BOULEVARD * VERMONT AVENUE.

EXCEPTING THE AREA ASSIGNED TO HARRY BRIDGES SPAN SCHOOL, DEFINED AS FOLLOWS:

(GRADES 6 – 8)

PACIFIC COAST HIGHWAY * BURLINGTON NORTHERN & SANTA FE RAILROAD * ANAHEIM STREET * ISLAND AVENUE (BOTH SIDES EXCLUDED) * OPP STREET (BOTH SIDES) TO ISLAND AVENUE * OPP STREET * FRIES AVENUE (BOTH SIDES) * L STREET * MARINE AVENUE (BOTH SIDES EXCLUDED) * M STREET (BOTH SIDES) * FRIES AVENUE (BOTH SIDES).

(GRADES 6 - 8)

OPTIONAL: WILMINGTON STEAM CEM AND CARNEGIE MIDDLE SCHOOLS

(THIS OPTION DEPENDENT ON SPACE AVAILABLE AT WILMINGTON STEAM CEM MIDDLE SCHOOL.)

WATSON CENTER ROAD AND EXTENSION * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * SEPULVEDA BOULEVARD * AVALON BOULEVARD.

(OVER)

OPTIONAL: WILMINGTON STEAM CEM, CARNEGIE, AND WHITE MIDDLE SCHOOLS

(THIS OPTION DEPENDENT ON SPACE AVAILABLE AT WILMINGTON STEAM CEM MIDDLE SCHOOL.)

231ST STREET AND EXTENSIONS (BOTH SIDES, INCLUDING 23100 DOLORES STREET) TO ANCHOR AVENUE * 231ST STREET * BAYPORT STREET * AVALON BOULEVARD * SEPULVEDA BOULEVARD * MAIN STREET.

OPTIONAL: WILMINGTON STEAM CEM AND DANA MIDDLE SCHOOLS

STUDENTS LIVING ON TERMINAL ISLAND.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8529 **COST CENTER:** 1852901

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR PHINEAS T BANNING HIGH SCHOOL EFFECTIVE JULY 1, 2011 (UPDATED 7-1-2012; 7-1-2014; 7-1-2015; 7-1-2016) (CLARIFIED 7-1-2013; 7-1-2017).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 2011 (updated 7-1-2012, 7-1-2014, 7-1-2015, 7-1-2016; clarified 7-1-2013). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 9 - 12)

SEPULVEDA BOULEVARD * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * EAST BASIN * EAST BASIN CHANNEL * TURNING BASIN * WEST BASIN * WESTMONT DRIVE AND EXTENSION (BOTH SIDES EXCLUDED) * GAFFEY STREET (BOTH SIDES EXCLUDED) * ANAHEIM STREET (BOTH SIDES EXCLUDED) * A LINE NORTHERLY THROUGH HARBOR LAKE TO PACIFIC COAST HIGHWAY AT CAÑADA DE PALOS VERDES CREEK * PACIFIC COAST HIGHWAY * HARBOR FREEWAY * LOMITA BOULEVARD * VERMONT AVENUE.

OPTIONAL: BANNING AND SAN PEDRO HIGH SCHOOLS

STUDENTS LIVING ON TERMINAL ISLAND.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8557 **COST CENTER:** 1855701

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR BIRMINGHAM COMMUNITY CHARTER HIGH SCHOOL EFFECTIVE JULY 1, 2011 (CLARIFIED 7-1-2018; 9-13-2023).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 2011 (clarified 7-1-2018). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 9 - 12)

UNION PACIFIC RAILROAD * SAN DIEGO FREEWAY * SEPULVEDA BOULEVARD * MULHOLLAND DRIVE * WHITE OAK AVENUE AND EXTENSION (BOTH SIDES INCLUDING ALL OF BELINDA STREET AND COMBER AVENUE) TO WHITE OAK PLACE * WHITE OAK AVENUE * VENTURA FREEWAY * BALBOA BOULEVARD * LOS ANGELES RIVER * WHITE OAK AVENUE * SATICOY STREET * LOUISE AVENUE * STAGG STREET * AMESTOY AVENUE * STRATHERN STREET * BALBOA BOULEVARD.

OPTIONAL: BIRMINGHAM COMMUNITY CHARTER AND CLEVELAND HIGH SCHOOLS

UNION PACIFIC RAILROAD * BALBOA BOULEVARD * STRATHERN STREET * AMESTOY AVENUE * STAGG STREET * LOUISE AVENUE * SATICOY STREET * WHITE OAK AVENUE AND EXTENSION.

Students resident to this Birmingham Community Charter/Cleveland option area may make application to attend Northridge Academy High School, or to Valley Academy of Arts and Sciences.

OPTIONAL: BIRMINGHAM COMMUNITY CHARTER AND RESEDA CHARTER HIGH SCHOOLS

LOS ANGELES RIVER * BALBOA BOULEVARD * VENTURA FREEWAY * WHITE OAK AVENUE.

OPTIONAL: BIRMINGHAM COMMUNITY CHARTER AND VAN NUYS HIGH SCHOOLS

SHERMAN WAY * SEPULVEDA BOULEVARD * VICTORY BOULEVARD * SAN DIEGO FREEWAY.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: KRISZTINA TOKES, Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT

Facilities **S**ervices **D**ivision

LOC. CODE: 8621 **COST CENTER:** 1862101

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR FAIRFAX HIGH SCHOOL EFFECTIVE JULY 1, 2009.

The area described below has been approved by the superintendent as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective July 1, 2007 (updated 7-1-2008).

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(GRADES 9 – 12)

SUNSET BOULEVARD * FULLER AVENUE * FOUNTAIN AVENUE * GREENACRE AVENUE * SANTA MONICA BOULEVARD * VAN NESS AVENUE * MELROSE AVENUE * KINGSLEY DRIVE * BEVERLY BOULEVARD * WESTERN AVENUE * FIRST STREET * GRAMERCY PLACE * SECOND STREET * GRAMERCY PLACE * FIFTH STREET * IRVING BOULEVARD * WILSHIRE BOULEVARD * LA BREA AVENUE * REDONDO BOULEVARD * 21ST STREET * DUNSMUIR AVENUE * WASHINGTON BOULEVARD * HAUSER BOULEVARD * VENICE BOULEVARD * AIRDROME STREET * FAIRFAX AVENUE * PICO BOULEVARD * BEDFORD STREET * WHITWORTH DRIVE * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

OPTIONAL: FAIRFAX AND HOLLYWOOD SENIOR HIGH SCHOOLS

MULHOLLAND DRIVE * LAUREL CANYON BOULEVARD (BOTH SIDES EXCLUDED, INCLUDING LAUREL CANYON PLACE, AMOR ROAD, CORNETT DRIVE, AND ELRITA DRIVE) TO THE INTERSECTION OF ELRITA DRIVE AND LAUREL CANYON BOULEVARD * LAUREL CANYON BOULEVARD TO WILLOW GLEN ROAD * A LINE EASTERLY AND NORTHERLY FROM LAUREL CANYON BOULEVARD AT WILLOW GLEN ROAD (EXCLUDING WILLOW GLEN ROAD, THAMES STREET, AND LEICESTER DRIVE) TO THE INTERSECTION OF WOODSTOCK ROAD AND MOUNT OLYMPUS DRIVE * WOODSTOCK ROAD (BOTH SIDES EXCLUDED) TO THE INTERSECTION OF WOODSTOCK ROAD AND WILLOW GLEN ROAD * A LINE NORTHERLY, EXCLUDING BOTH SIDES OF WOODSTOCK ROAD, ADA STREET, AND CARDWELL PLACE, TO AND EXCLUDING 7800 AND 7801 WOODROW WILSON DRIVE * A LINE EASTERLY INCLUDING BOTH SIDES OF WOODROW WILSON DRIVE AND ITS CONTRIBUTING STREETS * NICHOLS CANYON ROAD (BOTH SIDES) * A LINE WESTERLY THROUGH AND INCLUDING 3050 AND 3051 CHANDELLE ROAD AND NORTH OF BRIAR SUMMIT DRIVE TO AND INCLUDING 7950 MULHOLLAND DRIVE * MULHOLLAND DRIVE * RUNYON CANYON ROAD * VISTA STREET * HAWTHORN AVENUE * VISTA STREET * SUNSET BOULEVARD * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * A LINE NORTHERLY EAST OF MEREDITH PLACE, ALTO CEDRO DRIVE, BRIARCREST ROAD AND BRIARCREST LANE TO AND EXCLUDING 8600 MULHOLLAND DRIVE.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 893-6850.

APPROVED: JOSEPH A. MEHULA, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION:
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Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8664 **COST CENTER:** 1866401

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR GARDENA SENIOR HIGH SCHOOL EFFECTIVE JULY 1, 1991 (UPDATED 7-1-1995) (CLARIFIED 10-1-2007).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 1991 (updated 7-1-1995). (Changes have been highlighted by "strikeout" and/or boldface type.) The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES 9 - 12)

EL SEGUNDO BOULEVARD * VERMONT AVENUE * 135TH STREET AND EXTENSION * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * VICTORIA STREET * MAIN STREET * FRANCISCO STREET AND EXTENSION **TO NORMANDIE AVENUE** * **FRANCISCO STREET (BOTH SIDES EXCLUDED)** * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 893-6850.

APPROVED: JOSEPH A. MEHULA, Chief Facilities Executive, Facilities Services Division

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Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8736 **COST CENTER:** 1873601

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR LOS ANGELES HIGH SCHOOL EFFECTIVE JULY 1, 2010 (UPDATED 7-1-2011).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2010. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES 9 – 12)

WILSHIRE BOULEVARD * IRVING BOULEVARD * FIFTH STREET * GRAMERCY PLACE * SECOND STREET * GRAMERCY PLACE * FIRST STREET * WESTERN AVENUE * SEVENTH STREET (BOTH SIDES EXCLUDED) * SERRANO AVENUE (BOTH SIDES EXCLUDED) * SAN MARINO STREET * SERRANO AVENUE (BOTH SIDES) * OLYMPIC BOULEVARD * WESTERN AVENUE * PICO BOULEVARD * SAINT ANDREWS PLACE (BOTH SIDES EXCLUDED) * VENICE BOULEVARD * WILTON PLACE * WASHINGTON BOULEVARD * ARLINGTON AVENUE * ADAMS BOULEVARD * TENTH AVENUE * 25TH STREET AND EXTENSION * CRENSHAW BOULEVARD * 23RD STREET AND EXTENSION * VINEYARD AVENUE * 21ST STREET * REDONDO BOULEVARD * LA BREA AVENUE.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: KELLY SCHMADER, Interim Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics
Office of Environmental Health and Safety
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8748 **COST CENTER:** 1874801

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR WEST ADAMS PREPARATORY HIGH SCHOOL EFFECTIVE JULY 1, 2007 (UPDATED 7-1-2008).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2007. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES 9 – 12)

OLYMPIC BOULEVARD * VERMONT AVENUE * PICO BOULEVARD * ALVARADO STREET * TWELFTH STREET * BONNIE BRAE STREET (BOTH SIDES) * PICO BOULEVARD * UNION AVENUE * VENICE BOULEVARD * HARBOR FREEWAY * ADAMS BOULEVARD * BUDLONG AVENUE * 27TH STREET * NORMANDIE AVENUE * 29TH STREET * ARLINGTON AVENUE * WASHINGTON BOULEVARD * WILTON PLACE * VENICE BOULEVARD * SAINT ANDREWS PLACE (BOTH SIDES) * PICO BOULEVARD * WESTERN AVENUE.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 893-6850.

APPROVED: JOSEPH A. MEHULA, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION:
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Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8750 **COST CENTER:** 1875001

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR JOHN MARSHALL HIGH SCHOOL EFFECTIVE JULY 1, 2011 (UPDATED 7-1-2012).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2011. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES 9 - 12)

LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * GLENDALE BOULEVARD * LOS ANGELES RIVER * SILVER LAKE BOULEVARD EXTENDED SOUTHERLY, THEN SOUTHWESTERLY, EAST OF WAVERLY DRIVE AND LOCKSLEY PLACE * SILVER LAKE BOULEVARD AND EXTENSION * SILVER RIDGE AVENUE * GLENDALE BOULEVARD * SILVER LAKE BOULEVARD * TEVIOT STREET TO BRIER AVENUE * TEVIOT STREET (BOTH SIDES EXCLUDED) * BANCROFT AVENUE TO HIDALGO AVENUE * BANCROFT AVENUE (BOTH SIDES) * EARL STREET AND EXTENSION (BOTH SIDES) * GLENDALE FREEWAY * OAK GLEN PLACE * ALLESANDRO AVENUE * OAK GLEN PLACE (BOTH SIDES EXCLUDED) * ALVARADO STREET AND EXTENSION * SUNSET BOULEVARD * RAMPART BOULEVARD * MARATHON STREET * MICHELTORENA STREET * BELLEVUE AVENUE * SILVER LAKE BOULEVARD * TEMPLE STREET * BEVERLY BOULEVARD * VERMONT AVENUE * FOUNTAIN AVENUE * EDGEMONT STREET * SUNSET BOULEVARD * NORMANDIE AVENUE * HOLLYWOOD BOULEVARD * KINGSLEY DRIVE AND EXTENSION * DE MILLE DRIVE (BOTH SIDES) * LOS FELIZ BOULEVARD (BOTH SIDES) TO LAUGHLIN PARK DRIVE * LOS FELIZ BOULEVARD * FERN DELL DRIVE (BOTH SIDES EXCLUDED) * GRIFFITH PARK BOUNDARY TO VERMONT AVENUE * A LINE NORTHERLY FROM GRIFFITH PARK BOUNDARY AT VERMONT AVENUE TO RIVERSIDE DRIVE AT ZOO DRIVE * RIVERSIDE DRIVE.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Interim Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8850 **COST CENTER:** 1885001

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR SAN PEDRO HIGH SCHOOL EFFECTIVE FEBRUARY 4, 1964 (UPDATED 7-1-1995) (CORRECTED 8-15-1974; 10-7-1996) (CLARIFIED 5-1-1968; 7-1-2017).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on February 4, 1964 (updated 7-1-1995; corrected 8-15-1974, 10-7-1996; clarified 5-1-1968). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES 9 - 12)

SOUTH BOUNDARY OF GREEN HILLS MEMORIAL PARK CEMETERY AND EXTENSION * WESTERN AVENUE * A LINE EASTERLY THROUGH AND EXCLUDING 2500 TAPER AVENUE, AND THROUGH AND INCLUDING 2215 AND 2110 GAFFEY STREET * GAFFEY STREET (BOTH SIDES) * WESTMONT DRIVE (BOTH SIDES) AND EXTENSION TO WEST BASIN * WEST BASIN * TURNING BASIN * MAIN CHANNEL * PACIFIC OCEAN * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

OPTIONAL: SAN PEDRO AND BANNING HIGH SCHOOLS

STUDENTS LIVING ON TERMINAL ISLAND.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8543 **COST CENTER:** 1854301

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR BELMONT HIGH SCHOOL EFFECTIVE JULY 1, 2019.

The area described below has been approved as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective July 1, 2013 (clarified 7-1-2014, 7-1-2015, 7-1-2016, 7-1-2018).

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(GRADES 9 - 12)

MELROSE AVENUE * NORMANDIE AVENUE * HOLLYWOOD FREEWAY * VERMONT AVENUE * BEVERLY BOULEVARD * TEMPLE STREET * SILVER LAKE BOULEVARD * BELLEVUE AVENUE * MICHELTORENA STREET * MARATHON STREET * RAMPART BOULEVARD * SUNSET BOULEVARD * ALVARADO STREET * EFFIE STREET AND EXTENSION INCLUDING 1872 EFFIE STREET, 1698 AND 1699 LEMOYNE STREET, AND 1698 AND 1699 LUCRETIA AVENUE * LUCRETIA AVENUE * ECHO PARK AVENUE (BOTH SIDES EXCLUDED) * MORTON AVENUE (BOTH SIDES EXCLUDED) * MORTON PLACE, INCLUDING MORTON WALK (BOTH SIDES EXCLUDED) * SARGENT PLACE AND EXTENSION (BOTH SIDES, INCLUDING 1698 AND 1699 SARGENT PLACE, EXCLUDED) * ACADEMY ROAD AND EXTENSION EASTERLY AND SOUTHERLY TO THE INTERSECTION OF STADIUM WAY AND PASADENA FREEWAY * STADIUM WAY AND EXTENSION * NORTH SPRING STREET * ALAMEDA STREET * SIXTH STREET * MAIN STREET * PICO BOULEVARD * HARBOR FREEWAY * VENICE BOULEVARD * UNION AVENUE * PICO BOULEVARD * BONNIE BRAE STREET (BOTH SIDES EXCLUDED) * TWELFTH STREET * ALVARADO STREET * PICO BOULEVARD * VERMONT AVENUE * OLYMPIC BOULEVARD * WESTMORELAND AVENUE (BOTH SIDES EXCLUDED) * SAN MARINO STREET (BOTH SIDES EXCLUDED) TO ELDEN AVENUE * SAN MARINO STREET * HOOVER STREET * SEVENTH STREET (BOTH SIDES EXCLUDED) * WILSHIRE PLACE (BOTH SIDES EXCLUDED) * WILSHIRE BOULEVARD * WESTMORELAND AVENUE (BOTH SIDES EXCLUDED) * FOURTH STREET (BOTH SIDES) TO CATALINA STREET * FOURTH STREET * ALEXANDRIA AVENUE (BOTH SIDES) * THIRD STREET * KINGSLEY DRIVE * BEVERLY BOULEVARD * KINGSLEY DRIVE.

(OVER)

OPTIONAL: BELMONT ACADEMIC ZONE AND NORTHEAST ACADEMIC ZONE

NORTH SPRING STREET * BAKER STREET AND EXTENSION * LOS ANGELES RIVER * CESAR E. CHAVEZ AVENUE * ALAMEDA STREET.

Belmont Academic Zone: seven schools or educational programs that students will be able to make application to when resident to Belmont High School. For the current school year students have seven enrollment choices: Belmont High School, Academic Leadership Community at Miguel Contreras Learning Complex, Los Angeles School of Global Studies at Miguel Contreras Learning Complex, School of Business and Tourism at Miguel Contreras Learning Complex, School of Social Justice at Miguel Contreras Learning Complex, Ramon C. Cortines School of Visual and Performing Arts, and Edward Roybal Learning Center. All of these choices will serve grades 9-12.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8575 **COST CENTER:** 1857501

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR CARSON HIGH SCHOOL EFFECTIVE JULY 1, 2011 (UPDATED 7-1-2012) (CLARIFIED 7-1-2017).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 2011 (updated 7-1-2012). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES 9 - 12)

FRANCISCO STREET AND EXTENSION * MAIN STREET * SAN DIEGO FREEWAY * LUCERNE STREET AND EXTENSION (BOTH SIDES) * WATSON CENTER ROAD * LOS ANGELES CITY DEPARTMENT OF WATER AND POWER RIGHT-OF-WAY * SEPULVEDA BOULEVARD * VERMONT AVENUE.

Carson High School Academic Zone of Choice: three schools or educational programs that students will be able to make application to when resident to this attendance boundary area. Students in grades 9 - 12 may apply to attend Carson High School Science, Technology, Art, Mathematics (STEAM) program, Carson Academies of Education and Empowerment, or Carson Academy of Medical Arts.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8679 **COST CENTER:** 1867901

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR JAMES A. GARFIELD HIGH SCHOOL EFFECTIVE JULY 1, 2013 (UPDATE 7-1-2014; 7-1-2015).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2013 (update 7-1-2014). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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EASTSIDE ACADEMIC ZONE of CHOICE

(GRADES 9 - 12)

SAN BERNARDINO FREEWAY * LOS ANGELES CITY BOUNDARY TO ALMA AVENUE AT ATWOOD STREET * ALMA AVENUE TO AND EXCLUDING 1200 ALMA AVENUE * ALMA AVENUE (BOTH SIDES) * A LINE EASTERLY EXCLUDING 1201 HICKS AVENUE * HICKS AVENUE * POMEROY STREET * GAGE AVENUE * EDISON POWER LINE * GERAGHTY AVENUE (BOTH SIDES) TO THE INTERSECTION OF GERAGHTY AVENUE AND MEISNER STREET * A LINE SOUTHERLY INCLUDING BOTH SIDES OF GERAGHTY AVENUE * DOBINSON STREET (BOTH SIDES) * BONNIE BEACH PLACE (BOTH SIDES) * SNOW DRIVE AND EXTENSION EXCLUDING 1139 AND 1142 VAN PELT AVENUE TO AND EXCLUDING 1139 AND 1142 EASTERN AVENUE * EASTERN AVENUE (BOTH SIDES) * SHERIFF ROAD (BOTH SIDES) * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * UNION PACIFIC RAILROAD * INDIANA STREET AND EXTENSION * MALABAR STREET * EVERGREEN AVENUE * BOULDER STREET * MOTT STREET * MALABAR STREET * FICKETT STREET AND EXTENSION.

OPTIONAL: EASTSIDE ACADEMIC ZONE AND NORTHEAST ACADEMIC ZONE

SAN BERNARDINO FREEWAY * HERBERT AVENUE AND EXTENSION * CITY TERRACE DRIVE * VAN PELT AVENUE * WOOLWINE DRIVE * LUELLA DRIVE (BOTH SIDES EXCLUDED) * EASTERN AVENUE (BOTH SIDES) TO AND INCLUDING 1139 AND 1142 EASTERN AVENUE * SNOW DRIVE AND EXTENSION INCLUDING 1139 AND 1142 VAN PELT AVENUE TO BONNIE BEACH PLACE * BONNIE BEACH PLACE (BOTH SIDES EXCLUDED) * DOBINSON STREET (BOTH SIDES EXCLUDED) * GERAGHTY AVENUE (BOTH SIDES EXCLUDED) TO MEISNER STREET * A LINE SOUTHERLY EXCLUDING BOTH SIDES OF GERAGHTY AVENUE TO THE EDISON POWER LINE * EDISON POWER LINE * GAGE AVENUE * POMEROY STREET * HICKS AVENUE * A LINE WESTERLY, FROM AND INCLUDING 1201 HICKS AVENUE * ALMA AVENUE (BOTH SIDES EXCLUDED) TO AND INCLUDING 1200 ALMA AVENUE * ALMA AVENUE * ATWOOD STREET * LOS ANGELES CITY BOUNDARY.

Eastside Academic Zone of Choice: six schools or educational programs that students will be able to make application to when resident to the Eastside Academic Zone of Choice. For the 2015-2016 school year students in grades 9 - 12 have six choices: James A. Garfield High School; Torres High School programs East Los Angeles Renaissance Academy, Engineering & Technology Academy, Humanitas Academy of Art & Technology, Social Justice Leadership Academy; and Hilda L. Solis Learning Academy.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8779 **COST CENTER:** 1877901

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR NATHANIEL NARBONNE SENIOR HIGH SCHOOL EFFECTIVE MAY 1, 1971 (CORRECTED 8-15-1974) (UPDATED 7-1-1995) (CLARIFIED 10-1-2007; 7-1-2013; 7-1-2017).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on May 1, 1971 (corrected 8-15-1974; updated 7-1-1995; clarified 10-1-2007, 7-1-2013). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

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(GRADES 9 - 12)

FRANCISCO STREET (BOTH SIDES) TO NORMANDIE AVENUE * FRANCISCO STREET AND EXTENSION * VERMONT AVENUE * LOMITA BOULEVARD * HARBOR FREEWAY * PACIFIC COAST HIGHWAY TO CAÑADA DE PALOS VERDES CREEK * A LINE SOUTHERLY ALONG CAÑADA DE PALOS VERDES CREEK AND THROUGH HARBOR LAKE TO ANAHEIM STREET * ANAHEIM STREET (BOTH SIDES) * GAFFEY STREET (BOTH SIDES) * A LINE EXTENDED WESTERLY, FROM AND EXCLUDING 2110 AND 2215 GAFFEY STREET, AND THROUGH AND INCLUDING 2500 TAPER AVENUE, TO WESTERN AVENUE * WESTERN AVENUE * SOUTH BOUNDARY OF GREEN HILLS MEMORIAL PARK CEMETERY AND EXTENSION * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

Narbonne High School Academic Zone of Choice: two schools or educational programs that students will be able to make application to when resident to this attendance boundary area. Students in grades 9 - 12 may apply to attend Nathaniel Narbonne High School, or Narbonne Humanities and Arts Academy of Los Angeles (HArts Academy).

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

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Office of Environmental Health and Safety
Department of Transportation, City of L. A.

SKYE PATRICK
Library Director

LA COUNTY LIBRARY

November 20, 2023

TO: Thomas Dearborn
Department of Regional Planning

FROM: Skye Patrick for
County Librarian

REQUEST FOR INFORMATION FOR THE PROPOSED LOS ANGELES COUNTY SOUTH BAY AREA PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR)

This is in response to your request for information regarding the Proposed Los Angeles County South Bay Area Plan Program Environmental Impact Report (PEIR) which proposes to establish land use and zoning regulations, and policies specific to the unique characteristics and needs of the South Bay Planning Area communities. Attached is a report of LA County Library's analysis of the development and the projected impact to services.

If you have any questions or need additional information, please contact Elsa Muñoz at (562) 940-8450 or EMunoz@library.lacounty.gov.

SP:YP:GR:EM

c: Grace Reyes, Administrative Deputy, Library
Jesse Walker-Lanz, Assistant Director, Public Services, LA County Library
Ting Fanti, Departmental Finance Manager, Budget and Fiscal Services, LA County Library

https://lacounty.sharepoint.com/sites/publiclibrary/docs/staffservices/Documents/EIR/South Bay Area Plan/Response to South Bay Area Plan Program EIR.doc

LA COUNTY LIBRARY
LOS ANGELES COUNTY SOUTH BAY AREA PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT

The Project encompasses the library service areas of Carson, Hawthorne, Lennox, Lomita, Masao W. Satow, and Wiseburn Libraries, which are within Library Planning Areas 5 (Southeast) and 6 (Southwest).

1. **Are there established performance standards/objectives for maintaining acceptable service ratios (e.g., library resources per resident)? If so, please provide established performance standards/objectives.**
    a. **Are these established performance standards/objectives being achieved? Please provide data, if available.**
    b. **Please describe funding mechanisms to maintain acceptable service ratios.**

    LA County Library service level guidelines entail a minimum of 0.50 gross square foot of library facility space per capita, 3.0 items (books and other library materials) per capita for regional libraries and 2.75 items per capita for community libraries, and 1.0 public access computer per 1,000 people served.

    The established service level guidelines are being met for Masao W. Satow Library only. See table below for Services Level Guidelines for libraries served by the proposed Project, as of June 30, 2023:

Library Service Area	Service Level Guidelines			Actuals		
	Computers	Collections	Facility Space	Computers	Collections	Facility Space
Carson	100	300,930	50,155	34	77,597	33,112
Hawthorne	84	229,823	41,786	37	47,544	16,949
Lennox	20	54,712	9,948	26	36,006	10,826
Lomita	22	61,045	11,099	12	24,260	8,024
Masao W. Satow	8	23,155	4,210	14	30,853	6,639
Wiseburn	14	38,564	7,012	11	31,013	5,000

LA County Library operates 86 libraries and a fleet of programming vehicles including 4 bookmobiles and serves 49 of the 88 cities and most unincorporated areas in the County of Los Angeles. LA County Library is primarily funded by a dedicated share of property taxes, Library Special Tax and the County General Fund. To help minimize the impact of residential projects on library services, LA County Library also collects a one-time Library Facilities Mitigation Fee (Developer Fee) for all new residential dwellings located within the unincorporated areas of the County served by the LA County Library. The current Developer Fees are as follows, by Library Planning Area, these fees are subject to an annual CPI increase, effective July 1:

FY 2023-24 Library Facilities Mitigation Fee Schedule

Planning Area	Fee per Dwelling Unit
Area 1 - Santa Clarita Valley	$1,136
Area 2 - Antelope Valley	$1,100
Area 3 - West San Gabriel Valley	$1,148
Area 4 - East San Gabriel Valley	$1,134
Area 5 – Southeast	$1,137
Area 6 – Southwest	$1,145

Area 7 - Santa Monica Mountains	$1,139

The Library Special Tax is levied on parcels within 10 cities (Cudahy, Culver City, Duarte, El Monte, La Cañada Flintridge, Lakewood, Lomita, Lynwood, Maywood, and West Hollywood) and unincorporated areas serviced by LA County Library. The Special Tax Rate for FY 2023-24 is $33.86 per parcel and is subject to an annual increase, capped at 2%.

2. **Are existing library facilities sufficient to provide service to the proposed Project? If not, please see Question #3.**

   With the exception of Masao W. Satow Library, the libraries that service the proposed Project area do not currently meet the minimum requirements for the populations of the service areas. Please refer to the Service Level Guidelines table in Question #1 for more details.

   Although the Masao W. Satow Library meets service level guidelines, the facility is dated and would benefit from infrastructure updates and a remodel, including maintenance, technology, and ADA accessibility upgrades, among others. The other libraries serviced by the proposed Project area could also benefit from similar upgrades.

3. **Would development of the proposed Project create capacity or service level problems, or result in the need for new library facilities and/or physically altered facilities to maintain performance objectives?**
   a. **If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.**
   b. **If new facilities are required, please describe funding mechanisms to support the construction or acquisition of new facilities.**

   Development of the proposed Project, including the development of residential dwelling units, would create an increased demand for library services. LA County Library currently does not have plans to build new library facilities or expand current facilities in these library service areas. As mentioned previously, most libraries that currently serve the proposed Project area currently do not meet service level guidelines and fall behind in much needed infrastructure and maintenance. Libraries serve as community hubs, they provide an important role in providing safe, accessible, and free information and resources. LA County Library Leadership is open to discuss options regarding mitigation efforts and supporting the continued enhancement and delivery of library services to the residents of the proposed Project areas.

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
Norma E. García-González, Director Alina Bokde, Chief Deputy Director

November 21, 2023

TO: Thomas Dearborn
Department of Regional Planning

FROM: Jui Ing Chien JIC
Planning and CEQA Section

SUBJECT: **RE: INFORMATION REQUEST FOR THE PROPOSED LOS ANGELES COUNTY SOUTH BAY AREA PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT**

The request for information dated October 27, 2023 has been received and reviewed by the Department of Parks and Recreation (DPR). Our understanding is that the Department of Regional Planning is preparing a Program Environmental Impact Report (PEIR) for the South Bay Area Plan and is seeking information from DPR to help analyze potential impacts to public services. Please find below responses to questions regarding DPR parks and recreation facilities:

1. *Please provide a list of all local/regional parks that may serve the Project area, and a summary of the existing facilities (e.g., sports court, pool, picnic areas, community rooms) at each park.*

Park Name	Acres	Classification	Park Amenities
Alondra Golf Course 16400 Prairie Ave. Lawndale, CA 90260	150.39	Special Use	Regulation 18-hole course featuring generous fairways, raised greens and subtle difficulties. Amenities include: Night-Lighted Driving Range, 1 Putting Green, 1 Driving Range, 1 Club House, 1 Banquet Room, 1 Coffee Shop, 1 Pro -Shop, Golf Carts Parking: 150 spaces
Bodger Park 14900 S. Yukon Ave. Hawthorne, CA 90250	12.44	Community	1 Community Building, 2 Restrooms, 1 Classroom, 3 Softball Fields, 1 Multipurpose Overlay, Community Garden, 1 Play Area 2-5 Years, 1 Play Area 5-12 Years, 1 Play Area 2-12 Years, 2 Barbecues, Picnic Tables, Drinking Fountains, Security Lighting Parking: 26 spaces

Park Name	Acres	Classification	Park Amenities
Deane Dana Friendship Natural Area and Nature Center 1805 West 9th Street San Pedro, CA 90732	113.99	Special Use	1 Nature Center, 2 Restrooms, 1 Multipurpose Room, 1 Exhibit Area, 1 Museum, Historic Value, 1 Group Picnic Shelter, Hiking Trail, Animal Exhibit, Wildlife Sanctuary, 1 Play Area 2-5 Years, 1 Barbecue, Security Lighting, Onsite Parking
Del Aire Park 12601 S. Isis Ave. Hawthorne, CA 90250	8.06	Neighborhood	1 Community Building, 1 Gymnasium, 3 Restrooms, 1 Multipurpose Room, 1 Classroom, 1 Computer Lab, 1 Trash Enclosure, 1 Softball Field, 1 Multipurpose Overlay, 4 Tennis Courts, 1 Basketball Full Court, Community Garden, Specialty Garden, 1 Play Area 2-5 Years, 1 Play Area 2-12 Years, 2 Showers, 4 Barbecues, Picnic Tables, Drinking Fountains, 2 Vending Machine, Security Lighting Parking: 75 spaces
Lennox Park 10828 S. Condon Ave. Inglewood, CA 90304	5.63	Neighborhood	1 Community Building, 1 Seniors Center, 1 Pool Building, 2 Restrooms, 1 Multipurpose Room, 1 Classroom, 1 Computer Lab, 1 Picnic Shelter, 1 Softball Field, 2 Mini Pitch Fields, 1 Basketball Full Court, 1 Swimming Pool, 1 Fitness Zone, 1 Play Area 2-12 Years, 4 Barbecues, Picnic Tables, Drinking Fountains, Security Lighting Parking: 87 spaces
Los Verdes Golf Course 7000 W. Los Verdes Dr. Rancho Palos Verdes, CA 90275	162.81	Special Use	Regulation 18-hole course featuring rolling terrain and spectacular views overlooking the Pacific Ocean and Catalina Island. Amenities include: 1 Putting Green, 1 Driving Range, 1 Club House, 1 Banquet Room, 1 Coffee Shop, 1 Pro -Shop, Golf Carts Parking: 377 spaces
South Coast Botanic Garden 26300 Crenshaw Blvd. Palos Verdes Peninsula, CA 90274	81.76	Special Use	1 Auditorium, 1 Restroom, 1 Concession Stand, 3 Multipurpose Rooms, 1 Library, 1 Exhibit Area, 1 Gift Shop, 1 Amphitheater, 1 Ticket Booth, 1 Lake, Horse Trail, Hiking Trail, Specialty Garden, Picnic Tables, Educational Signage, Security Lighting Parking: 256 spaces
Victoria Community Regional Park 419 Martin Luther King Jr. St. Carson, CA 90746	34.35	Community Regional	1 Community Building, 1 Gymnasium, 1 Pool Building, 6 Restrooms, 1 Concession Stand, 1 Multipurpose Room, 1 Computer Lab, 1 Picnic Shelter, 1 Group Picnic Shelter, 1 Trash Enclosure, 1 Baseball Field, 3 Softball Fields, 3 Cricket Fields, 2 Tennis Courts, 2 Basketball Full Courts, 1 Volleyball Hard Court, 1 Swimming Pool, 1 Wading Pool, 1 Play Area 2-12 Years, 2 Showers, 1 Barbecue, Picnic Tables, Drinking Fountains, 2 Vending Machine, Banners/Kiosks, Security Lighting Parking: 363 spaces
Victoria Golf Course 340 E. 192nd St. Carson, CA 90746	167.25	Special Use	Regulation 18-hole course featuring 6, 804 yards, par 71 with wide fairways and a challenging layout. Amenities include: 1 Putting Green, 1 Driving Range, 1 Coffee Shop, 1 Pro -Shop, Golf Carts Parking: 226 spaces

Park Name	Acres	Classification	Park Amenities
Alondra Community Regional Park 3850 Manhattan Beach Blvd. Lawndale, CA 90260	52.51	Community Regional	1 Community Building, 1 Gymnasium, 1 Pool Building, 7 Restrooms, 1 Multipurpose Room, 2 Classrooms, 1 Picnic Shelter, 4 Group Picnic Shelters, 1 Trash Enclosure, 4 Softball Fields, 1 Multipurpose Overlay, 1 Pickle Ball, 1 Swimming Pool, 1 Splash Pad, 1 Fitness Zone, 1 Lake, 1 Fishing Lake, In Ground Skate Park, Specialty Garden, 3 Play Areas 2-5 Years, 1 Play Area 5-12 Years, 2 Play Areas 2-12 Years, 15 Barbecues, Picnic Tables, Drinking Fountains, Security Lighting Parking: 483 spaces
Wiseburn Walking Path La Cienega between 129th & 141st Hawthorne, CA 90250	1.74	Node	Walking Path, Banners/Kiosks, Security Lighting
Dominguez Channel Trail (Proposed)	10.2 miles	Trail	Located along the Dominquez Channel, the trail would run from the East Pacific Coast Highway in the City of Los Angeles to Redondo Blvd in the City of Torrance.
Wishing Tree Park (New) Del Amo Blvd & New Hampshire Ave Unincorporated community of West Carson	8.5	Neighborhood	1 children's play area. 1 basketball court,1 baseball/softball field, walking and jogging trails, benches and picnic tables, planting and irrigation , security lighting, 1 maintenance building and yard, 1 restroom building, 2 futsal courts, 2 group shade structures and exercise equipment. 58 parking spaces

2. *Are there established performance standards/objectives for maintaining acceptable service ratios (e.g., park acreage per resident)?*

   a. *If so, please provide established performance standards/objectives.*

   b. *Are these established performance standards/objectives being achieved? Please provide data on current service ratios, if available.*

The County General Plan establishes a goal of four (4) acres of local parkland per 1,000 residents of the population in the unincorporated areas and a goal of six (6) acres of regional parkland per 1,000 residents of the total population of Los Angeles County. In addition, pursuant to the Quimby Act and to the County's Subdivision Code, new residential subdivisions must dedicate parkland or pay in-lieu fees (or both, in some circumstances) to enable the County to maintain a ratio of three (3) acres of local parkland for every 1,000 residents. Please note that the Quimby Act and the County's Subdivision Code only apply to residential subdivisions and therefore do not apply to non-subdivision residential projects, such as an apartment complex proposed on a single parcel of land.

In 2016, the Los Angeles County Board of Supervisors adopted the 2016 Los Angeles Countywide Parks Needs Assessment (PNA) which is a comprehensive study of the diverse park and recreation needs in cities and unincorporated communities across the county. Prepared by DPR, the PNA gathered data to determine the scope, scale, and location of park need in Los Angeles County. In 2022, the Board of Supervisor adopted

the 2022 Los Angeles Countywide Parks Needs Assessment Plus (PNA+) which complements and offers new information not previously included in the 2016 PNA.

The proposed project would allow higher density residential development in the unincorporated communities of Alondra Park/El Camino Village, Del Aire/Wiseburn, Lennox, La Rambla, and West Carson. As shown in the following table, these communities are included in the following study areas based on the 2016 PNA. Final reports for each study area can be found in our response to question #4.

South Bay Community	PNA Study Area	Park Need Level	Park Acres per 1,000	Park Accessibility (% of population living within 1/2 MILE of a park)	DPR Parks that serve the Community
Lennox	Unincorporated Lennox	Very High	0.2	47	Lennox Park
Del Aire	Unincorporated Del Aire	High	0.7	59	Del Aire Park
Alondra Park	Unincorporated Hawthorne - Alondra Park	Very High	2.3	62	Alondra Community Regional Park & Bodger Park
West Carson	Unincorporated West Carson - Harbor City	High	0.4	24	Wishing Tree Park (Schedule for completion in 2024)
La Rambla	City of LA San Pedro / City of LA Port of Los Angeles / Unic. La Rambla	Moderate	8.7	89	Deane Dana Friendship Park and Nature Center

The 2022 PNA+ includes data about access to regional parks, open space, trails, beaches and lakes, and local parks in rural areas, as well as mapping and analyses related to population vulnerability, environmental benefits, environmental burdens, and priority areas for environmental conservation, environmental restoration, regional recreation, and rural recreation. The report for the South Bay Planning Area can be accessed here:
https://lacountyparkneeds.org/wp-content/uploads/2023/03/AppA_RegionalProfiles_SouthBay_Dec2022.pdf

3. *Are existing park/recreation facilities sufficient to provide support to the proposed Project? If not, please see Question 4*

Per the table above, existing parks and recreation facilities will only be able to support the higher density residential development in the community of La Rambla, which has a park service ratio of 8.7 acres of local parkland per 1,000 residents and is higher than the General Plan goal of 4 acres of local parkland per 1,000 residents. Other unincorporated communities that the project proposes to have higher density development have park need levels ranging from High to Very High, which means that the existing parks and recreation facilities at these communities will not be sufficient to support the proposed project.

4. Would development of the proposed Project create capacity or service level problems, or result in the need for new facilities and/or physically altered facilities (i.e., expanded) in order to maintain the City's acceptable performance objectives?

a. If new facilities are required, please describe what facilities would be required and whether any such facilities are already planned and/or approved.

The 2016 PNA identified a prioritized list of projects for each community, and they are summarized below:

- The community of **Lennox** expressed the need for new parks with community gardens, picnic shelters, trails, skate parks, dog parks, and splash pads, as well as the need to repair existing playgrounds at Lennox Park. Final Report Link: https://lacountyparkneeds.org/wp-content/root/FinalReportAppendixA/StudyArea_015.pdf
    - The Lennox Park Playground Replacement Project is scheduled for completion in February 2024.

- The community of **Del Aire** expressed the need for new parks with dog parks, playgrounds, splash pads, fitness zones, as well as the need to repair existing park amenities at Del Aire Park. Final Report Link: https://lacountyparkneeds.org/wp-content/root/FinalReportAppendixA/StudyArea_013.pdf
    - The Del Aire Park Gym - Switchgear and Transformer Replacement is scheduled for completion in December 2024.

- The community of **Alondra Park** expressed the need to improve and update existing parks, as well as to build a new park with a running track and grass soccer fields. Final Report Link: https://lacountyparkneeds.org/wp-content/root/FinalReportAppendixA/StudyArea_034.pdf
    - The Alondra Park Restroom Renovations Project is scheduled for completion in February 2024.
    - The Alondra Park Regional Stormwater Capture Project is scheduled for completion in June 2025.
    - The Alondra Park Heating Repairs Project is scheduled for completion in June 2024.

- The community of **West Carson** expressed the need for new parks with community centers, splash pads, gymnasium, pools, fitness zones, multipurpose field, and dog parks. Final Report Link: https://lacountyparkneeds.org/wp-content/root/FinalReportAppendixA/StudyArea_023.pdf
    - The Wishing Tree Park New Park Development Project is scheduled for completion in January 2024.

- The community of **La Rambla** expressed the need to repair, replace, and add amenities to existing parks. Final Report Link: https://lacountyparkneeds.org/wp-content/root/FinalReportAppendixA/StudyArea_185.pdf

b. If additional new facilities are required, please describe funding mechanisms to support the construction or acquisition of new facilities.

Quimby Act: Per the Quimby Act and the County's Subdivisions Code, the County can require parkland dedication or payment of in-lieu fees as a condition of approval of residential subdivisions. The Quimby Act specifies acceptable uses and expenditures of such funds, such as allowing developers to set aside land, donate conservation easements, or pay direct fees for park improvements. This ensures that when new residential subdivisions are developed, there is an increase in parkland and/or funding for park improvement and/or development proportional to increases in population. However, the proposed Project could facilitate the future development of non-subdivision projects requiring only ministerial approvals. As such, the provisions of the Quimby Act would not apply.

Measure A: Measure A was developed based on the findings of the 2016 PNA and was approved in November 2016 with nearly 75% of voters supporting it. Generating more than $90 million per year for Los Angeles County's local parks, beaches, and open space areas, Measure A is an annual parcel tax of 1.5 cents per square foot of improved property and includes both formula-based allocations to study areas and competitive grants that are open to public agencies, nonprofit organizations, and schools.

Grants and Other Funding: DPR is in the process of making much-needed park upgrades with the help of funding from the State of California's Recreational Infrastructure Revenue Enhancement (RIRE) and Proposition 68 Per Capita grant programs. DPR also actively pursues a wide variety of local, state, federal, and other grant funds to implement park improvement and development projects.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jchien@parks.lacounty.gov or (626) 588-5317.