



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

August 31, 2021

Mahsa Taj
11040 Santa Monica BLVD., # 326
Los Angeles, CA 90025

**RE: DENSITY BONUS & INCLUSIONARY HOUSING PLAN
CASE NO. PDBP 2102978
526, 528, AND 532 HAZEL STREET**

Dear Applicant:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.36 and California Government Code Sections 65915, *et seq.* ("Density Bonus Law"), the Community Development Department has processed your application for a Density Bonus and Inclusionary Housing Plan to construct a new 3-story, 17-unit, 23,134 square-foot residential building, featuring two affordable units restricted to very-low income households with a one-level subterranean parking garage including 38 parking spaces. The existing three one-story residential dwellings and two detached garages on the project's site (three adjoining lots) are proposed to be demolished. The project site is located at 526, 528, and 532 Hazel Street, in the R-2250 (Medium Density Residential) Zone and described as Lot 21 of Tract No. 4593 (APN: 5627-014-009 and 5627-014-010) and Portion of Lot 22 of Tract No. 4593 (APN: 5627-014-011), in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION The project is exempt from further CEQA review under a Class 32 "In-fill Development Project" exemption pursuant to State CEQA Guidelines Section 15332, because after review and consideration of all required technical reports and/or studies, staff determined the project meets all the conditions for an infill development project, as follows:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban areas;
- c) The project site has no value as a habitat for endangered, rare or threatened

- species;
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
 - e) The site can be adequately served by all required utilities and public services.

DENSITY BONUS REQUEST

The applicant is seeking approval of a Density Bonus and Inclusionary Housing Plan with a request for a density bonus, as well as two concessions, pursuant to California Government Code Sections 65915, *et seq.* ("Density Bonus Law"), that allows developers that seek and agree to provide at least 15 percent of the units in a housing development to very-low income households, a mandatory 50 percent density bonus, as well as three concessions. The Density Bonus and Inclusionary Housing Plan meets the requirements of the Density Bonus Law and Glendale Municipal Code (GMC) Section 30.36.050 because the project is providing 15 percent of the total base density units of the housing development as affordable units, which will be restricted to very-low income households, as defined in Section 50105 of the Health and Safety Code.

The project involves the demolition of three one-story single-family dwellings and two detached garages on three lots with frontage on Hazel Street. The proposed building is a three-story, 17-unit Density Bonus rental housing project with two affordable units being reserved for very-low income households. The project site is located in the R-2250 (Medium Density Residential) zone. In accordance with GMC 30.12.020, the maximum density allowed on a lot where the width is greater than 90 feet is one dwelling unit for every 1,800 square-feet of lot area. The subject property is 20,328 square feet in size, with a lot width of 120 feet. By right, the maximum density allowed on this lot is 11.29 units, which is rounded up to 12 units in accordance with Density Bonus Law. In this case and in accordance with Density Bonus Law, the applicant is requesting a 35 percent density bonus (17 units), less than the maximum density bonus of 50 percent allowed under current Density Bonus Law (which would entitle the applicant to build a total of 18 units). The 35 percent density bonus will allow the applicant to build a total of 17 units (35% of 12 base density units equals 4.2 which is rounded up to 5 under Density Bonus Law; 12 base density units plus 5 bonus units, for a total of 17 units). The applicant will be required to restrict two of the rental units for very-low income households (15 percent of the base density of 12 equals 1.8, which is required to be rounded up to 2 under Density Bonus Law). With a 15 percent affordability level, the applicant is entitled to three (3) concessions; however, two concessions (increase in floor area and increase in lot coverage) are requested pursuant to the Density Bonus Law and GMC Chapter 30.36.

In accordance with GMC 30.36.090 the project qualifies for reduced parking inclusive of guest and handicapped spaces, and tandem parking. The project is providing a total of

38 parking spaces within a one-level subterranean parking garage, in compliance with the parking concession standards. The unit mix includes three two-bedroom units and 14 three-bedroom units.

The Developer will be required to enter into a Density Bonus Housing Agreement (“DB Agreement”) in which the Developer will covenant that at least 15 percent of the 12 base density units (two units) will be restricted to rental to very-low income households. The DB Agreement with the City will be a recorded restriction on the property on which the affordable units and density bonus are constructed. In addition, the DB Agreement will run with the land and bind all future owner and successors in interest for a period of 55 years.

Additionally, as regulated by GMC Chapter 30.35, the project is subject to the Inclusionary Zoning Ordinance (the “IZO”), which requires a housing development (a rental development project of eight or more dwelling units proposed to be constructed in the City) to provide 15 percent of the units as affordable to low-income households. The IZO would require the project to provide two affordable units to low-income households (15 percent of 12 base density units (1.8 rounded up to 2)). In accordance with GMC 30.35.060, developers of housing development projects may choose to pay a fee, or a combination of payment of a fee and the provision of units, in-lieu of providing all inclusionary units on site. In this instance, the project meets the IZO requirement because the developer will be providing two affordable units to very-low income households and meets the IZO requirements.

The applicant is seeking approval of two concessions pursuant to Government Code § 65915, *et seq.* and GMC Chapter 30.36 (Density Bonus Incentives) to provide two (2) very low income rental units. The two requested concessions are as follows:

1. Floor Area Ratio (FAR): In accordance with GMC Section 30.11.020 Table 30.11 B, the applicant is requesting to exceed the maximum allowable FAR of 0.85 (17,278 square feet). As proposed, the project features an FAR of 1.13 (23,134 square feet), exceeding the maximum allowable FAR by 0.28.
2. Lot Coverage: In accordance with GMC Section 30.11.020 Table 30.11 B, the applicant is requesting to exceed the maximum allowable lot coverage of 50 percent (10,164 square feet). As proposed, the project features a lot coverage of 67.5 percent (13,721 square feet), exceeding the maximum allowable lot coverage by 17.5 percent.

In addition to these concessions, the project qualifies for the mandatory parking concession in accordance with GMC 30.36.090 and California Government Code Section 65915(p), which provides that upon the request of an owner/applicant, the City must allow the following vehicular parking ratios, inclusive of handicapped and guest

parking, of a development providing at least fifteen (15) percent of the base unit count to very-low income households:

- One (1) on-site parking space per unit for zero to one-bedroom units.
- One and one-half (1.5) on-site parking spaces per unit for two- to three-bedroom units.
- On-site parking for a housing development may be provided through tandem parking ("Parking Concession").

The unit mix includes three two-bedroom units and 14 three-bedroom units. Based on the number of units and bedrooms provided, the Parking Concession requires the project to provide a minimum of 26 parking spaces for the proposed residential development. The project is providing a total of 38 parking spaces within a one-level subterranean parking garage including three guest parking spaces and one handicap accessible parking space with a total of seventeen parking spaces being tandem parking spaces.

CONCESSIONS/INCENTIVES FINDINGS

After considering the evidence presented with respect to this application, the Director of Community Development was unable to make the necessary findings to deny any of the requested concessions for approval of the Density Bonus and Inclusionary Housing Plan. The requested concessions are required in this case to allow the density bonus of up to 35 percent, while reducing costs to the developer. The additional density and the resulting savings that the developer realizes will be significant and will allow the affordable housing costs and rents to be reduced. The City's General Plan Housing Element encourages the production of affordable housing and provides for flexibility in creating such units. As a result, the Director of Community Development has **GRANTED** the requested concessions pursuant to California Government Code Sections 65915, *et seq.* ("Density Bonus Law") and Glendale Municipal Code (GMC) Section 30.36.050 because the project is providing 15 percent of the total base density units of the housing development as affordable units, which will be restricted to very-low income households, as defined in Section 50105 of the Health and Safety Code. Pursuant to GMC Section 30.36.080(A), the Director of Community Development shall grant the requested incentives or concessions, unless he or she makes written findings, based upon substantial evidence, of any one (1) or more of the following:

- 1. The concessions (incentives) must be granted *unless* the Director finds, based on substantial evidence, that the concessions do not result in identifiable and actual cost reductions to provide for affordable housing costs or to provide affordable rents.**

The Density Bonus Housing Plan meets the requirements of Government Code Section 65915 because at least 15% of the total units of the housing development

are for very low income households, as defined in Section 50105 of the Health and Safety Code. The project is located in the R-2250 (Medium Density Residential) zone that permits a maximum density of one dwelling unit for each 1,800 square-feet of lot area for sites with a lot width of 90 feet or greater. A total of 12 units are permitted by right on the subject site of 20,328 square feet (0.47 acre). By providing the 15 percent very-low affordable units, the project applicant is allowed a maximum 50% density bonus in addition to the code-allowed 12 units (maximum 18 units, or six additional units). The project applicant, however, is only requesting a 35% density bonus, allowing a total of 17 units. Under this proposal, two (2) of the total 17 units will be affordable to very-low income households as provided in the Density Bonus Housing Plan, which was reviewed and found acceptable by the Community Development Department, Housing Division. The Density Bonus Housing Plan meets the requirements of GMC Section 30.36.050. This project will include a Density Bonus Housing Agreement subject to approval by the Housing Authority and the City Attorney, which provides for long-term affordability.

The applicant is seeking approval of two concessions pursuant to Government Code Section 65915 and GMC 30.36 (Density Bonus Incentives) to allow an increase in floor area ratio to 1.13 (23,134 square-feet) where a maximum floor area ratio of 0.85 (17,278 square-feet) is permitted and an increase in lot coverage to 67.5 percent (13,721 square feet) where a maximum 50 percent (10,164 square feet) is allowed.

This denial finding cannot be made, as there is no evidence that the concessions will not result in actual cost reductions to provide for affordable rents. To the contrary, there is substantial evidence that the concessions *will* result in identifiable and actual cost reductions to provide affordable rents. The requested concessions are required to allow for the additional density requested and a greater number of units to be constructed on the same amount of area. The concessions, together, will reduce costs to the applicant for providing affordable units by creating construction efficiencies and inherent reductions in costs by allowing the construction of a greater number of units. The additional units will result in actual and identifiable cost reductions because the additional units will take advantage of construction efficiencies when being built, and will generate rental income to offset the cost of providing the units at an affordable rent.

- 2. The concessions (incentives) must be granted *unless* the Director finds, based on substantial evidence, that they will have a “specific adverse impact upon public health and safety,” as defined in paragraph (2) of subdivision (d) of California Government Code Section 65589.5, or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the housing development unaffordable to low-income and moderate-income households. Specific, adverse impact is defined as “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or**

safety standards, policies, or conditions as they existed on the date the application was deemed complete.” (Government Code section 65589.5(d)(2).) Inconsistency with the zoning ordinance or the land use designation in the General Plan shall not constitute a specific, adverse impact upon public health or safety.

The applicant is seeking approval of two concessions pursuant to Government Code Section 65915 and GMC Chapter 30.36 (Density Bonus Incentives) in exchange of providing two affordable units for very-low income households. This denial finding cannot be made, as there is no evidence that the concessions will have any adverse impacts. No specific adverse impact upon public health or safety or on the physical environment or on any real property that is listed in the California Register of Historical Resources would occur by granting the requested concessions for increased FAR and lot coverage. The existing three single-family residences and two detached garages on the site which are proposed to be demolished, are not historically or culturally significant. Therefore, demolition of the existing buildings on these three lots would not be considered a significant impact. Moreover, the proposed project is exempt from further CEQA review based on the fact that it meets the requirements to qualify for a Class 32 “In-fill Development Project” and thus, does not exceed thresholds for noise, traffic, air quality and water and will not result in significant cumulative impacts.

The project complies with all other Zoning Code development standards in the R-2250 Zone, including setbacks, common outdoor space, additional open space, landscaping, and overall height and stories, etc. The requested concessions to exceed the floor area and lot coverage do not include waivers of any Building and Safety, Fire Department, Engineering or other requirements pertaining to health or safety. Furthermore, the provided setbacks are in compliance with the zoning code in order to provide light, air, and ventilation for surrounding buildings, which consist of single-family and multi-family residential buildings.

Furthermore, the concessions allow for additional buildable area on the site, which will then accommodate additional dwelling units. The additional density resulting from the concessions will, in fact, promote the City’s health and safety in that there will be greater housing opportunities for low income family households. Moreover, the project will advance the goals and policies of the General Plan, Housing Element (2014-2021), including, but not limited to, Chapter 2, (2.1.6) Goal 1 (“A City with a Wide Range of Housing Types to Meet the Needs of Current and Future Residents), Chapter 2, (2.1.9) Goal 4 (“A City with Housing Services that Address Groups with Special Housing Needs) and Policies 4.1 and 4.2 (“Encourage both the private and public sectors to produce or assist in the production of housing for special needs groups such as: the handicapped, the elderly, large families, single parent households, and formerly homeless.”) and (“Promote the development of extremely

low, very low, low and moderate income housing by allowing developers density bonuses or other financial incentives for providing units for low and moderate income residents. The unit mix and location of affordable housing units in density bonus projects must be approved by the City and included in an affordable housing agreement.”).

3. The concessions (incentives) must be granted *unless* the Director finds, based on substantial evidence, that the concessions will be contrary to state or federal law.

The requested concessions will not be contrary to state or federal law and do not require any other discretionary entitlement other than Design Review Board Review and Approval. The project is designed to comply with Building and Safety codes and the proposed 17-unit affordable housing residential project is consistent with the General Plan. The project meets the goals and policies in the Housing Element to provide affordable housing. There is no evidence of state or federal laws being violated.

In addition to the two requested concessions, the applicant is requesting to use the parking concessions under in accordance with GMC 30.36.090. The project qualifies for reduced parking inclusive of guest and handicapped spaces, and tandem parking and provides a total of 38 parking spaces within a one-level subterranean parking garage.

CONDITIONS OF APPROVAL

APPROVAL of this Density Bonus and Inclusionary Housing Plan shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein as approved by the Director of Community Development.
2. That all necessary permits shall be obtained from the Permit Services Center and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That the premises be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
4. That any expansion or modification of the structure or use shall require a new Density Bonus application. The phrase “modification of the structure or use” includes, but is not limited to, proposing a different percentage of the units as

affordable or altering the affordability of the units (i.e., proposing the affordable units be restricted to low or moderate income households when the approval is originally for very-low income households). Expansion shall constitute adding of new floor area, reduction of parking and open spaces, or any physical changes as determined by the Director of Community Development.

5. That the applicant shall work with the Community Development Department and the City Attorney's Office to make any permissible or required additions, deletions and/or amendments to the Density Bonus Housing Plan and to execute and record a Density Bonus Housing Agreement pursuant to GMC Section 30.36.140, to the satisfaction of the Director of Community Development or his designee and subject to approval as to form and content by the City Attorney. Such Density Bonus Housing Agreement shall restrict the rentals of the required percentage of dwelling units in the housing development to persons or families of very-low income households, as specifically identified in this approval. The applicant shall be required to execute and record such Density Bonus Housing Agreement prior to issuance of any and all required building permits.
6. That all affordable units shall be reasonably dispersed throughout the project site (e.g., throughout the different floors) and shall be comparable with the other dwelling units in the project in terms of appearance, finished quality and materials. Subject to requested changes necessary to comply with health and safety standards approved by the Director of Community Development or his designee, the unit type, size and location of the affordable units shall be to the satisfaction of the City's Housing Division.
7. That the affordability term shall not start until the date of recordation of the Housing Notice of Completion. The applicant shall notify the Housing Division at least six months prior to the anticipated date of the Certificate of Occupancy so that affordable units may be marketed in a timely manner.
8. That the premises shall be made available to any authorized City personnel (Fire, Police, Neighborhood Services, etc.) for inspection to ascertain that all conditions of approval of this Density Bonus application are complied with.
9. That approval of the Design Review Board shall be obtained prior to applying for or obtaining building permits.
10. That the developer shall comply with the City's Inclusionary Zoning Ordinance (IZO), as regulated by GMC Chapter 30.35.

APPEAL PERIOD, TIME LIMITS, LAPSE OF PRIVILEGES, TIME EXTENSIONS

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period so that imperfections/incompleteness may be corrected before the appeal period expires.

Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals, appeal forms and fees will be provided by the Community Development Department (CDD) staff upon request by calling 818-548-2140.

The completed appeal form must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **September 15, 2021**.

Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, **the appeal must be postmarked by the September 15, 2021 deadline (mailed to Community Development Department – Planning Division, Attention Aileen Babakhani, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner Aileen Babakhani at ababakhani@glendaleca.gov prior to the close of said business day.** The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact the case planner to make arrangements with the cashier. Note: The standard 2.5% fee for credit card payment applies.

APPEAL FORMS available on-line <http://www.glendaleca.gov/appeals>

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website. Visit us: <https://www.glendaleca.gov>

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

VIOLATIONS OF THESE CONDITIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under Section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation.

Violations of conditions required by this determination may be grounds for a revocation. of conditions required by this determination may be grounds for a revocation.

TERMINATION AND EXTENSION

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION: Every right or privilege authorized by a Density Bonus Housing Plan shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

EXTENSION: An extension of the Density Bonus Housing Plan may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the Density Bonus Housing Plan.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contacts with this office regarding this determination must be with the case planner, Aileen Babakhani, who acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

You may contact the case planner, Aileen Babakhani, during normal business hours at (818) 937-8331 or via e-mail at ababakhani@glendaleca.gov.

Sincerely,



PHILIP LANZAFAME

Director of Community Development

PL:EK:AB

AB

Attachments: Density Bonus Housing Plan
Class 32 Infill Exemption

Cc: City Attorney's Office (Yvette Neukian)
Community Development – Housing Division (Peter Zovak/Mike Fortney)

Density Bonus and Inclusionary Housing Plan

**526, 528, and 532 Hazel Street
Glendale, CA 91201**

August 11, 2021

Hazel Cole Investments, LLC
c/o Mahsa Taj
11040 Santa Monica Blvd., Suite 326
Los Angeles, CA 90025

City of Glendale
Community Development Department
Housing Division
141 North Glendale Avenue, Room 202
Glendale, CA 91206

Number of Dwelling Units Proposed:

Mahsa Taj (“Applicant”) has proposed the development of a new, 23,134 square foot density bonus rental housing project totaling seventeen (17) residential dwelling units (the “Project”). The Project will provide a total of two (2) affordable units (15 percent of the total number of units of the base density of 11.29 (rounded up to 12)) to very low income households.

Maximum Number of Units Permitted per Glendale Municipal Code (“GMC”):

The Project is located in the R-2250 (Medium Density Residential) zone. The Project site (collectively, APNs 5627-014-009, 5627-014-010 and 5627-014-011) has a lot area of 20,328 square feet. Sites zoned R-2250 with more than ninety (90) feet of frontage are permitted one (1) unit per 1,800 square feet, which permits a maximum density of 25 units per acre (24.2 rounded up to 25). By right, Applicant has a base density of 12 units (20,328 divided by 1,800 = 11.29 (rounded up to 12)).

Number of Affordable Units Meeting Density Bonus Requirement:

Applicant is required to designate two (2) units as affordable to very low income households (15 percent of 12 base density units (1.8 rounded up to 2)). The affordable units were selected pursuant to the Density Bonus and Inclusionary Zoning Implementation Policies. The affordable units are detailed in Project floorplans attached hereto as Attachment 1, as well as immediately below:

Unit Number	Square Footage	Bedroom(s)	Bathroom(s)
103	1,256	3	2
205	1,274	3	2

Amount of Density Bonus Requested:

Pursuant to State Density Bonus Law (CA Government Code section 65915, *et seq.*), Applicant is entitled to a 50 percent density bonus by providing two (2) very low income units (15 percent of the base density of 11.29 (rounded up to 12)). With a fifty percent density bonus, the Project is permitted eighteen (18) units (12 (rounded up from 11.29) x 1.50 = 18). Applicant is requesting a lesser density bonus of 35 percent, however, for a total of 17 units (12 (rounded up from 11.29) x 1.35 = 16.2 (rounded up to 17)). This request complies with State Density Bonus Law, as it is less than the maximum to which the Applicant is entitled.

Number and Description of Incentives and Concessions Requested:

Applicant has requested the following two concessions pursuant to GMC 30.36.070A: to (1) exceed the maximum allowable Floor Area Ratio (FAR) of 0.85 to 1.13; and (2) exceed the maximum allowable lot coverage of 50 percent to 67.5 percent. Applicant is entitled to request three concessions under State Density Bonus Law since the project will restrict at least 15 percent of the base density units to very-low income households. (CA Government Code § 65915(d)(2)(C))

Amount of Parking Concessions Requested:

Applicant has also requested an automatic parking concession under California Government Code Section 65915(p), which provides that upon the request of an applicant, the City must allow

the following vehicular parking ratios (inclusive of handicapped and guest parking), of a development providing at least 15 percent of the base unit count to very low income households: one (1) on-site parking space per unit for zero to one bedroom units; and one and one-half (1.5) on-site parking spaces per unit for two to three bedroom units (collectively, the “Parking Concession”). Applicant has requested to provide one (1) parking space per each one-bedroom unit and two (2) parking spaces per each two to three-bedroom unit. The Project’s unit mix includes three (3) two-bedroom units and fourteen (14) three-bedroom units. Based on the number of units and bedrooms provided, the Parking Concession requires a minimum of 26 parking spaces. The Project exceeds the minimum requirement under the Parking Concession, and will provide 38 parking spaces total.

Child Care Space:

Not applicable.

Inclusionary Housing Requirement:

On May 7, 2019, the City adopted a Citywide Inclusionary Zoning Ordinance, Ordinance No. 5928, codified at GMC 30.35 (collectively, the “IZO”). The IZO became effective after a 30-day period on June 7, 2019. The IZO requires a housing development (a rental development project of eight (8) or more dwelling units proposed to be constructed in the City) to provide fifteen percent of the units as affordable to low income households. The Project is subject to the IZO.

The Project is required to provide two (2) affordable units to very low income households (15 percent of 12 base density units (1.8 rounded up to 2)). Under the IZO (GMC 30.35.050(C)), “[t]o the extent required by state law, all affordable units required pursuant to the grant of a density bonus shall count toward the inclusionary unit requirement contained in this chapter. Very low income density bonus units shall be equivalent to low income inclusionary units.”

Therefore, the Project meets the IZO requirement through the requirement to provide two (2) affordable units to very low income households under Density Bonus (GMC 30.36). No additional affordable units are required under the IZO.

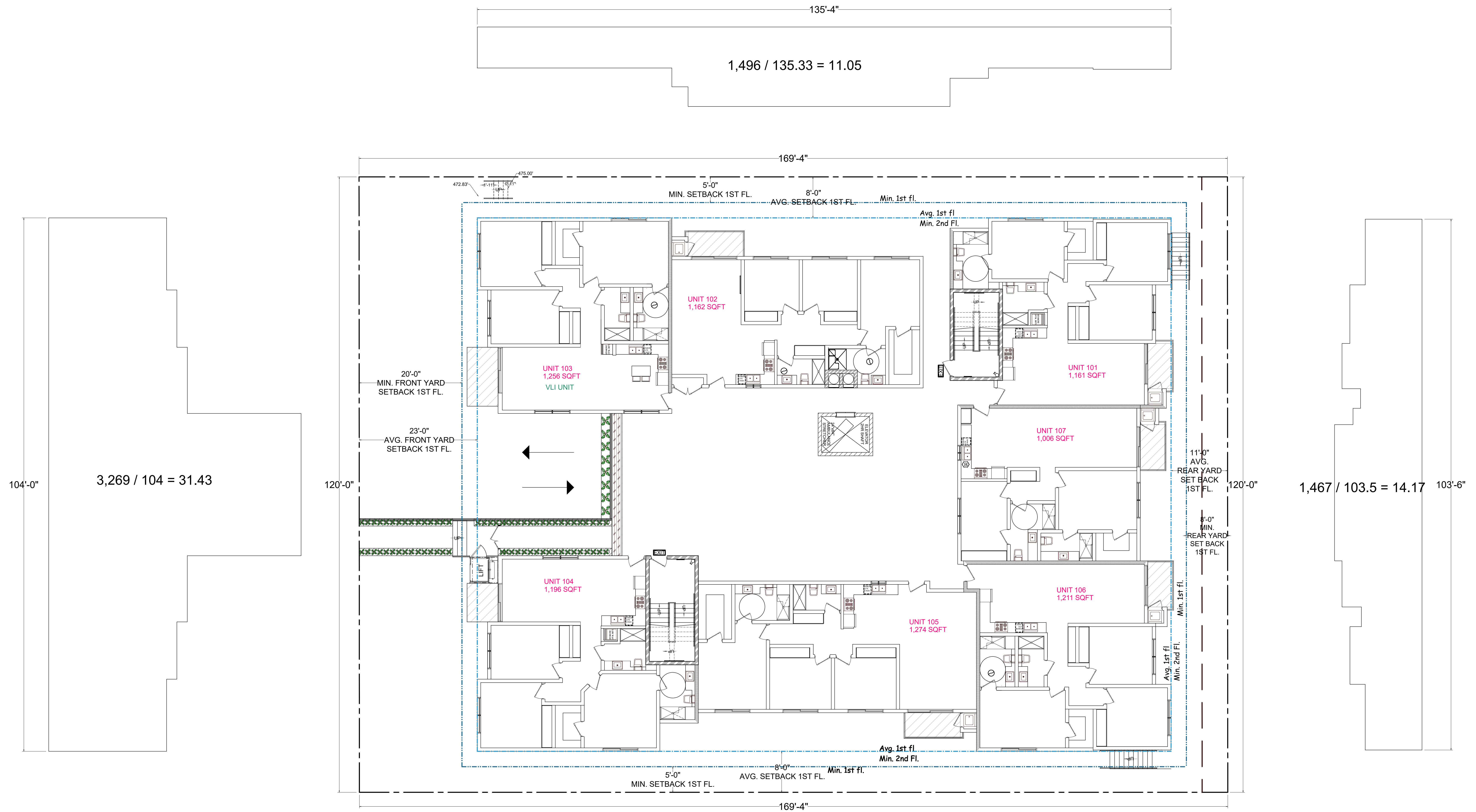
Affordable Housing Commercial Development Impact Fee

On May 7, 2019, the City adopted a Citywide Affordable Housing Commercial Development Impact Fee, Ordinance No. 5929, codified at GMC 4.11 (collectively, the “CDIF”). The CDIF became effective after a 60-day period on July 7, 2019.

With the exception of hotels, auto dealerships, community land uses which serve the public, and the reconstruction of any building destroyed by fire, flood, earthquake or other act of nature (so long as the square footage does not exceed the square footage before the loss), the CDIF imposes a \$4 per square foot fee (per the FY 2020-2021 Citywide Fee Schedule) on all commercial development projects with a gross floor area exceeding 1,250 square feet.

The Project is not subject to the CDIF as the Project does not entail a permitted commercial component.

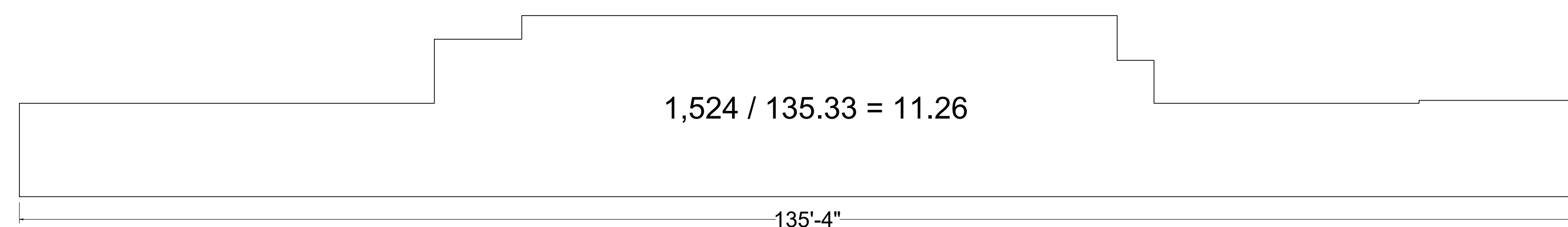
Attachment 1



FIRST FLOOR AVERAGE SETBACK

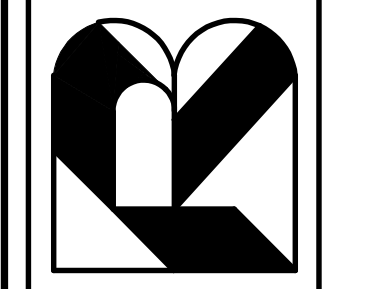
SCALE: 1/8"=1'-0"

FIRST FLOOR SETBACK:
 MIN. FRONT YARD SETBACK FIRST FL. 20'
 AVG. FRONT YARD SETBACK FIRST FL. 23'
 MIN. INTERIOR SETBACK FIRST FL. 5'
 AVG. INTERIOR SETBACK FIRST FL. 8'



THIS DRAWING IS THE PROPERTY OF BAHRAM RAEEN ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT A WRITTEN CONSENT OF THE ENGINEER.

BAHRAM RAEEN
 CONSULTANT ENGINEER
 3280 S. MOTOR AVE., SUITE 226, W. LOS ANGELES, CA 90084
 TEL: (310) 826-2646
 FAX: (310) 202-7444
 email: baeen@aetl.com

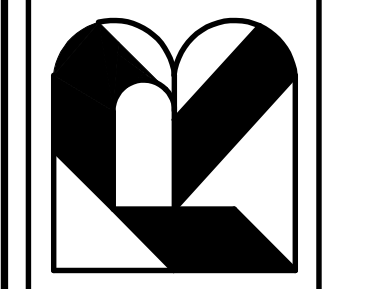


17 UNITS APARTMENT
 526,528,532 HAZEL ST.,
 GLENDALE, CA 91201

Date _____
 Scale _____
 Drawn _____
 Job _____
 Sheet _____
A-1.2
 Of _____ Sheets

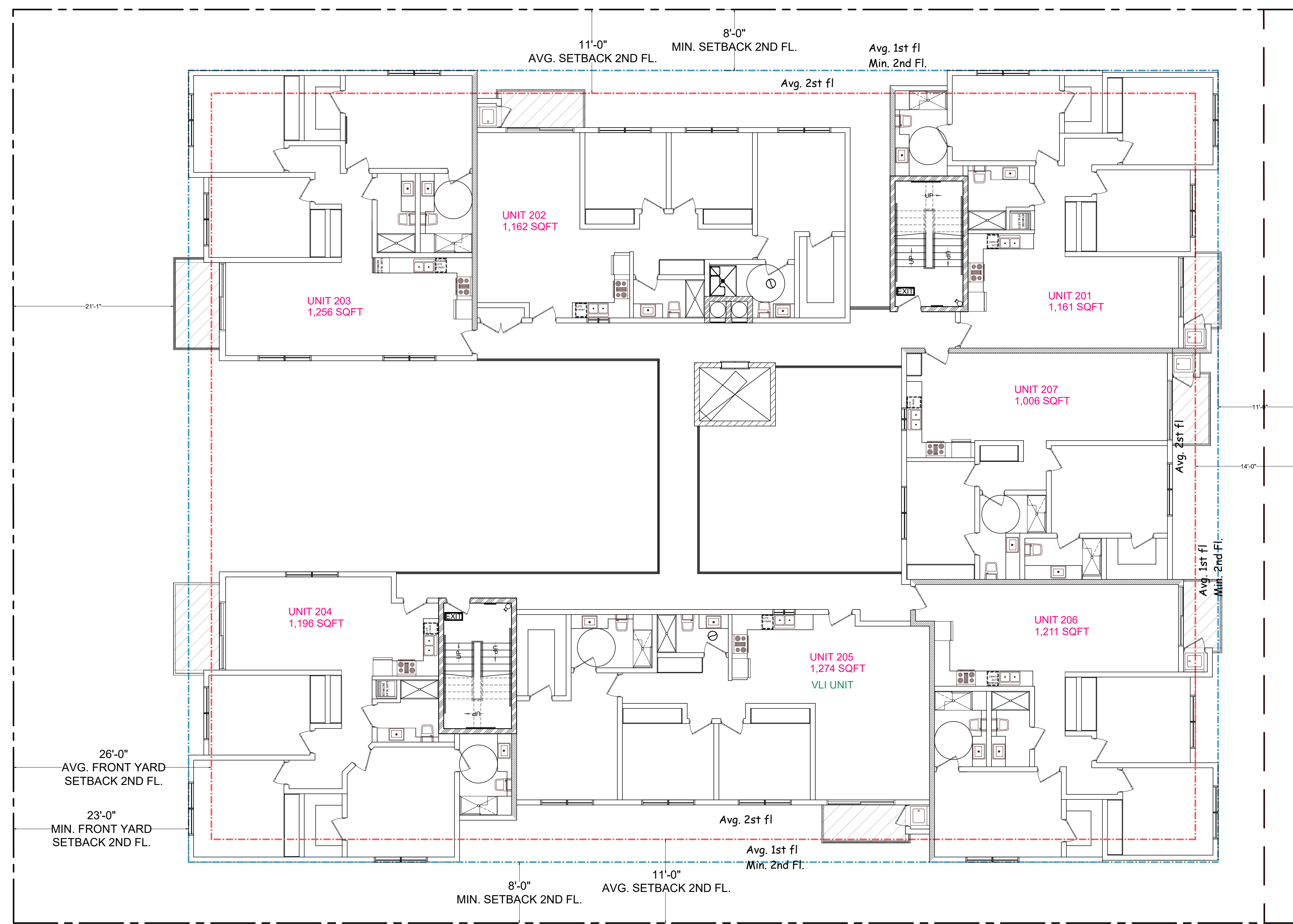
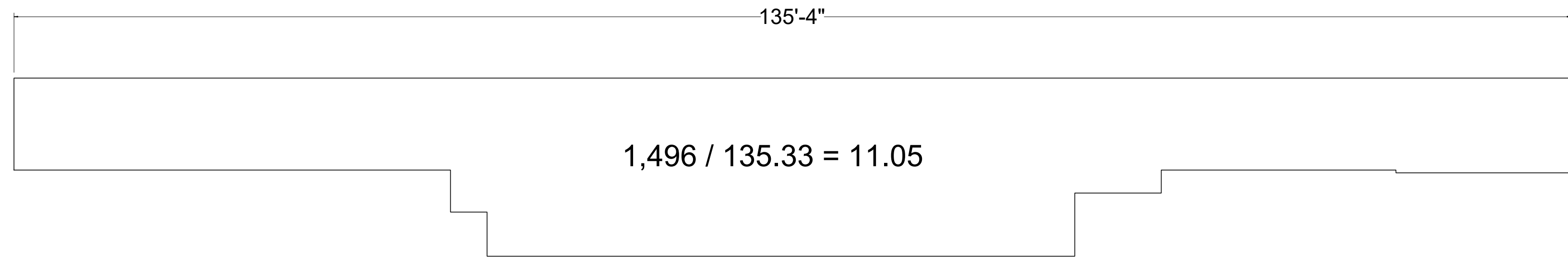
REVISIONS	BY

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17 UNITS APARTMENT
526,528,532 HAZEL ST.,
GLENDALE, CA 91201

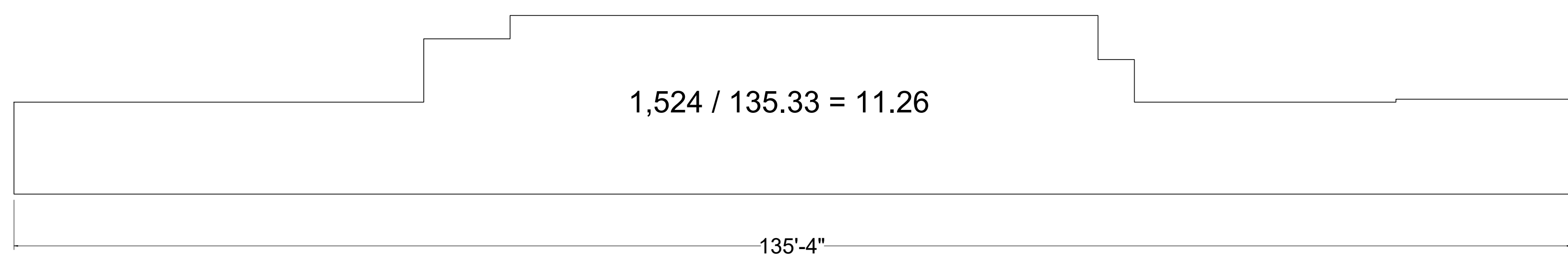
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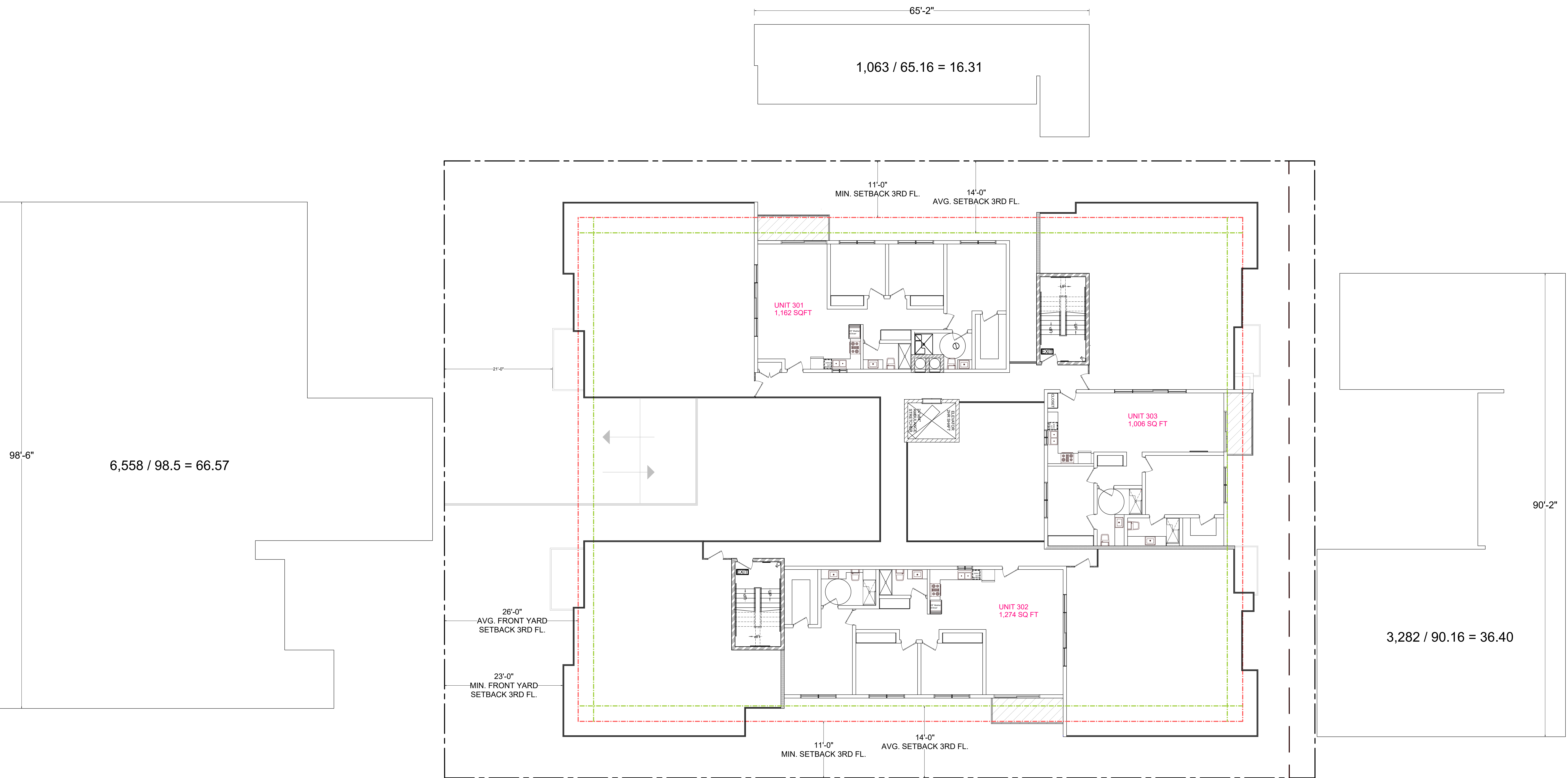


SECOND FLOOR AVERAGE SETBACKS

SCALE: 1/8"=1'-0"

SECOND FLOOR SETBACK:
MIN. FRONT YARD SETBACK SECOND FL. 23'
AVG. FRONT YARD SETBACK SECOND FL. 26'
MIN. INTERIOR SETBACK SECOND FL. 8'
AVG. INTERIOR SETBACK SECOND FL. 11'



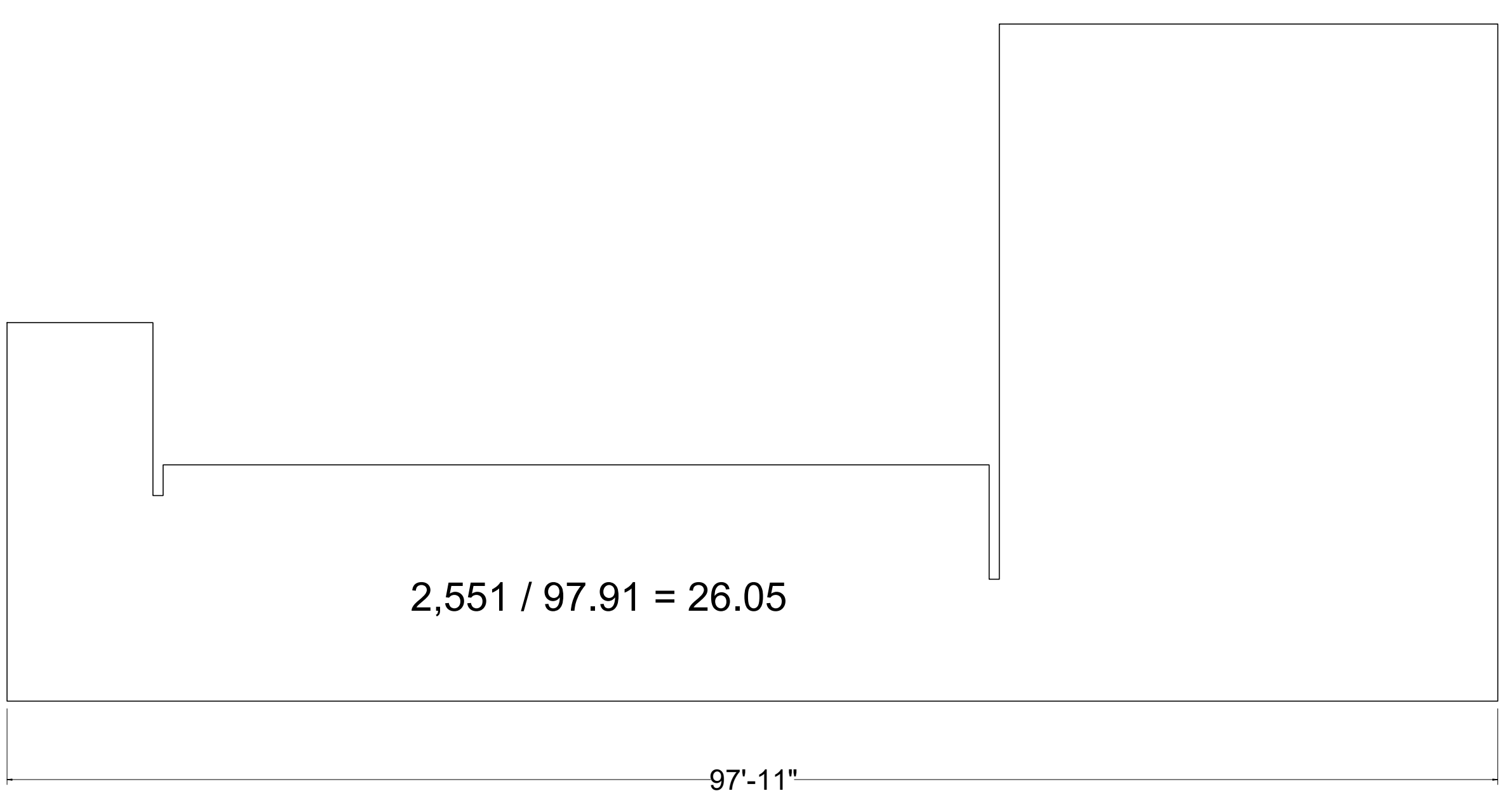


THIRD FLOOR AVERAGE SETBACKS

SCALE: 1/8"=1'-0"

THIRD FLOOR SETBACK:

MIN. FRONT YARD SETBACK THIRD FL.	23'
AVG. FRONT YARD SETBACK THIRD FL.	26'
MIN. INTERIOR SETBACK THIRD FL.	11'
AVG. INTERIOR SETBACK THIRD FL.	14'



REVISIONS	BY

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17 UNITS APARTMENT
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 GLENDALE, CA 91201

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A-1.2.2

Class 32 Categorical Exemption Findings 526, 528, and 532 Hazel Street, Glendale, CA 91201

“Class 32 consists of Projects characterized as in-fill development meeting the conditions described in this section. (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a Project site of no more than five acres substantially surrounded by urban uses. (c) The Project site has no value, as habitat for endangered, rare or threatened species. (d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.” (14 Cal. Code Regs. § 15332)(“CEQA Guidelines”).

Project Description

The Project at 526, 528, and 532 Hazel Street is a 17-unit, 3-story residential building located in the City of Glendale. The 526, 528, and 532 Hazel Street is identified as “Project” and comprises the “Project Site”.

The Project Site is zoned R-2250 (Medium Density Residential Zone). The General Plan designation for the Project site is Medium Density Residential. The Project site is comprised of 20,328 square feet and is currently improved with three single-family residences and two detached garages at adjoining lots, addressed at 526 and 528 Hazel Street. 532 Hazel Street is currently vacant.

The Project site is bordered by the Golden State Freeway to the west, San Fernando Road to the east, Sonora Avenue to the north, and Ventura Freeway to the south. The Project Site is surrounded by existing urban uses, including single and multi-family residential buildings. Immediately to the east of the Project site is a 3-unit residential building. The Project is immediately adjacent to single-family residential buildings to west, south east, and north (across Hazel Street).

The proposed Project would demolish the existing three one-story dwelling units and two detached garages for construction of a new three-story, 36-foot in height residential building with 17 dwelling units, which two of the units will be reserved for very-low income households. The proposed 23,134 square-foot residential building will include 14 three-bedroom units and three two-bedroom units and will have a proposed Floor Area Ratio (FAR) of 1.13. The proposed Project provides 929 square feet of private open space, 5,789 square feet of common open space, and 2,095 square feet of additional open space.

Thirty-eight (38) automobile parking stalls will be provided in a one level subterranean parking garage, including three guest parking spaces and one handicap parking space. The Project is providing the required amount of parking per Glendale Municipal Code (GMC 30.36.090) and California Government Code Section 65915(p). The Project's main pedestrian and vehicle access will be on Hazel Street.

a. The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

The Land Use Element of the Glendale General Plan includes a goal to “Support the creation of higher density residential development and alternative forms of medium and high density housing in those areas best suited from the standpoint of accessibility, current development, community organization, transportation and circulation facilities and economic feasibility.” (Glendale General Plan Land Use Element, page 7.) The Project is consistent with and helps achieve this goal by redeveloping the underutilized Project site and existing structures and building new structures which will yield a total of 17 dwelling units in a medium-density development with proximate access to public transportation to access neighborhood services on a daily basis. Moreover, the Project will advance the goals and policies of the General Plan, Housing Element (2014-2021), including, but not limited to, Chapter 2, 2.1.6 Goal 1 (“A City with a Wide Range of Housing Types to Meet the Needs of Current and Future Residents), Chapter 2, 2.1.9 Goal 4 (“A City with Housing Services that Address Groups with Special Housing Needs) and Policies 4.1 and 4.2 (“Encourage both the private and public sectors to produce or assist in the production of housing for special needs groups such as: the handicapped, the elderly, large families, single parent households, and formerly homeless.”) and (“Promote the development of extremely low, very low, low and moderate income housing by allowing developers density bonuses or other financial incentives for providing units for low and moderate income residents. The unit mix and location of affordable housing units in density bonus Projects must be approved by the City and included in an affordable housing agreement.”).

The proposed 17-unit affordable housing residential Project will be consistent with the various elements and objectives of the General Plan. The Land Use Element of the General Plan designates the Project site as Medium Density Residential, and the Project is consistent with its land use designation. The Project Site is located in the Area 1 (the Grand Central Industrial Center), a planned industrial park of 133.34 acres, which has the highest efficiency of industrial utilization of all eight areas in the City. Nearly thirty acres of residential zoning in this area (which includes the subject site) is sandwiched between the industrially zoned areas and the Golden State Freeway. The Project provides landscaping buffers as recommended by the City's General Plan to create buffers between residential and industrial zoning in this area in order to continue coexistence while upgrading the quality of each zone type. Per General Plan, noise buffering need not be extensive in this area because it is surrounded by streets, freeways, and a portion of Griffith Park. The Project Site is located in an area where

the ambient noise contour is 70 CNEL and over, as shown on the map of the 2030 Noise Contours, Exhibit 2 of the City's Noise Element. Noise levels of 65 CNEL and below are "Normally Acceptable" for residential multi-family Projects as recommended in the Noise Element of the General Plan. On-site design features including utilization of special insulation techniques with acoustical characteristics will lower the noise levels to acceptable levels. The Project site has not been slated for open space or recreation, and will operate within compliance with the Noise Element thresholds.

All other elements of the General Plan will not be impacted as a result of the Project. The Circulation Element identifies Hazel Street as Local Street. These streets are fully developed and can adequately handle the traffic circulation around the site. Vehicular access to the site will be from a driveway entrance along Hazel Street.

The Project also complies with all policies and all applicable zoning designations and regulations, as discussed below:

The Project Site is located in the R-2250 (Medium Density Residential) zone. In accordance with GMC 30.12.020, the maximum density allowed on a lot where the width is greater than 90 feet is one dwelling unit for every 1,800 square-feet of lot area. The subject property is 20,328 square feet in size, with a lot width of 120 feet, allowing for 17 units consistent with state and local density bonus provisions.

The R-2250 zone requires setbacks of 20 feet minimum and an average of 23 feet for any garage or first residential floor and not less than 23 feet and an average of 26 feet for the second and third residential floors. The R-2250 zone requires Interior Setbacks to be 5 feet minimum and 8 feet average for the first floor, 8 feet minimum and 11 feet average for the second floor, and 11 feet minimum and 14 feet average for the third floor. As proposed, the Project is consistent with the GMC setback regulations.

The R-2050 zone requires studio and two-bedroom units to be at least 800 square feet a three bedroom units to be at least 1,000 square feet (GMC § 30.11.050). The Project would include two-bedroom units with a minimum square footage of 1,006 square feet and three-bedroom units with a minimum square footage of 1,162 square feet. Thus, the Project would be consistent with the GMC unit size regulations.

The R-2250 zone requires a minimum of 40 square feet of private open space for each dwelling unit and a total 3,400 square feet of outdoor common open space (GMC § 30.11.050.) The Project includes 40 square feet of private open space for each dwelling unit and will provide at minimum 5,789 square feet of outdoor common open space, thus the Project complies with GMC private and outdoor common open space requirements. Additional open space of 2,095 square feet is also provided as required by zoning code (GMC § 30.11.020 A7.).

The GMC allows for a maximum of 50 percent lot coverage (10,164 square feet). The Project proposes 67.5% lot coverage (13,721 square feet) through the use of a density bonus incentive, since reducing the Project lot coverage by 3,557 square feet would decrease the number of affordable units. Thus, with the use of the density bonus incentive (concession), the Project would be permitted the additional and necessary lot coverage.

As proposed, the Project features Floor Area Ratio (FAR) of 1.13 (23,134 square feet), exceeding the maximum allowable FAR by 0.28 (5,856 square feet) through the use of a density bonus incentive. Thus with the use of the density bonus incentive (concession), the Project would be permitted the additional and necessary FAR.

The GMC requires a minimum Permanently Landscape Open Space requirement of 25% of lot area. The Project proposes for approximately 34% of site to be permanently landscaped. Thus, the Project would comply with the GMC Permanently Landscape Open Space requirements.

The R-2250 zone requires a height limit of three stories or 36 feet. The Project proposes a height limit of 36 feet (three stories) in compliance with the GMC height requirements.

The Project qualifies for parking concessions in accordance with GMC §30.36.090 and California Government Code Section 65915(p) and based on the number of units and bedrooms provided, the Parking Concession requires the Project to provide a minimum of 26 parking spaces for the proposed residential development. The Project is providing a total of 38 parking spaces within a one-level subterranean parking garage including three guest parking spaces and one handicap accessible parking space with a total of seventeen parking spaces being tandem parking spaces in accordance with GMC off-street and minimum parking requirements.

The Project is consistent with the General Plan and complies with the applicable zoning designation and regulations and no variances are required.

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

The Project Site is entirely within the City of Glendale. The site is approximately 20,328 square feet (0.46 acres), which is less than five acres in size. The Project Site is substantially surrounded by urban uses. The Project Site is surrounded by existing urban uses, including single and multifamily residential buildings. Immediately to the east of the Project site is a 3-unit residential building. The Project is immediately adjacent to single-family residential buildings to west, south east, and north (across

Hazel Street). As the Public Resources Code (PRC) defines qualified urban use as “any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses,” the Project Site is substantially surrounded by urban uses. (PRC § 21072.)

c. The Project site has no value as habitat for endangered, rare or threatened species.

The Project Site is fully developed with three existing residential dwellings and two detached accessory buildings (parking garages). The Project Site is not currently a habitat for endangered, rare, or threatened species, and no documentation exists which identifies the Project Site as such. There are no protected trees on the Project Site. Therefore, the site does not contain or have value as a habitat for endangered, rare or threatened species.

d. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality or water quality.

A short-term construction and long-term operational activities associated with the Project would not constitute a significant noise impact. The Project would not result in any significant impacts related to traffic, noise, air quality or water quality. The new Project would be constructed to reduce interior noise to acceptable levels as required by the building code, and the Project is not anticipated to generate noise in excess of limits contained in the Noise Element. Construction associated with the Project will be required to comply with the City of Glendale Noise Ordinance (GMC Chapter 8.36), which prohibits construction activities between the hours of 7:00 PM on one day and 7:00 AM of the next day or from 7:00 PM on Saturday to 7:00 AM on Monday or from 7:00 PM preceding a holiday. Compliance with the City’s noise ordinance would ensure that noise impacts will be less than significant.

An Air Quality and Greenhouse Gas study prepared by Urban Crossroads, dated August 18, 2021, and reviewed by City staff (attached hereto as Exhibit “A” and incorporated herein by this reference), found that the Project would comply with local regulatory measures, and that neither construction nor operation of the Project would result in significant air quality or greenhouse gas impacts.

Because the proposed infill development would redevelop land that is fully developed with urban uses, construction would not impact water flows or water quality. The Project would comply with the City’s Low Impact Development (LID) Guidelines set forth in Chapter 13.43 of the GMC and with applicable state and federal regulations. Such LID standards are designed to minimize the impervious area footprint, prevent pollutants of concern from leaving the development site in stormwater as the result of storms, and minimize hydromodification impacts to natural drainage systems. (GMC § 13.43.040(A).) Compliance with these regulations will ensure that the Project would not

result in a significant impact to water quality. Existing utilities would provide water supplies and wastewater treatment services to the subject property.

Vehicle Miles Traveled

In 2018, the State of California amended the California Environmental Quality Act (CEQA) Guidelines Appendix G question for transportation impacts to delete reference to vehicle delay and level of service and instead refer to Section 15064.3, subdivision (b)(1) of the CEQA Guidelines asking if the Project will result in a substantial increase in VMT. Accordingly, the City of Glendale adopted VMT as the metric for assessing transportation impacts for land use Projects. To comply with the requirements of the California Environmental Quality Act (CEQA) and Senate Bill 743 (SB 743), development Projects in the City of Glendale must conduct vehicle miles traveled (VMT) analysis to evaluate a Project's potential significant impacts. The City has prepared Transportation Analysis (TIA) Guidelines to provide guidance on whether a Project can be screened out of a detailed VMT analysis, or if the applicant would need to perform a detailed VMT analysis. The guidelines include detailed guidance for conducting an SB 743-consistent transportation impact analysis of VMT as well as assessing significant impacts related to public transit, pedestrians, bicyclists, hazards/design features, and emergency access.

The Project is eligible to screen out of a detailed Vehicle Miles Traveled (VMT) analysis because according to Section 2.1.2.1 of the City's Transportation Analysis Guidelines, Projects that generate fewer than 145 daily vehicle trips can be presumed to cause a less-than-significant transportation impact and would not require a detailed VMT analysis; this should be based on the proposed Project's total uses without taking a credit for existing uses. As proposed, the Project is considered small Project, which is estimated to generate less than 50 net peak-hour trips and is screened out of VMT analysis. As such a detailed VMT analysis is not required and the Project would have a less-than-significant VMT impact

e. The site can be adequately served by all required utilities and public services.

There will not be a considerable increase in demand for services or utilities due to Project implementation. The Project would be located in an existing urban area with existing buildings that have been adequately served by existing public utilities and services. All new construction on site will be served by the same existing public utilities and services. These services include water, electricity, solid waste collection and sewer services provided by the City of Glendale. Accordingly, the Project will be adequately served by all required utilities and public services.

Exceptions to Categorical Exemptions (CEQA Guidelines Section 15300.2)

Proposed Findings

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

Because the Project is relying on Class 32 exemption, this exception does not apply.

- b. **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive Projects of the same type in the same place, over time is significant.**

There is not a succession of known Projects of the same type located in the same place as the subject Project. Since this Project qualifies for a Class 32 Categorical Exemption and is subject to Regulatory Compliance Measures, no cumulative impacts are anticipated. Further, the proposed apartment buildings with 17 dwelling units do not exceed thresholds identified for impacts to the area (including noise, traffic, and air quality) and will not result in significant cumulative impacts.

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

The Project proposes a multi-family residential building in an area zoned and designated for such use. Other similarly situated sites could be developed in the same manner and there is nothing unusual about the Project Site. Immediately adjacent lots are developed with single-family and multi-family residences. The properties across Hazel Street are developed with single-family and multifamily residential buildings. No unusual circumstances are present or foreseeable.

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

The Project Site is located in an urban environment, and is bordered by the Golden State Freeway to the west, San Fernando Road to the east, Sonora Avenue to the north, and Ventura Freeway to the south. The Project Site is surrounded by existing urban uses, including single and multifamily residential buildings. According to

information on the California Department of Transportation's State Scenic Highway Program, there are no state scenic highways in the vicinity of the Project Site.

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

The Project Site is developed and is not within a designated hazardous site. The Project Site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List-Site Cleanup (Cortese List), nor is it listed on the EnvironStor database. Further, the Project Site is not on the following lists maintained by the State Water Board: Leaking Underground Storage Tank Sites, Solid Waste Disposal Sites, or Active Cease and Desist Orders and Cleanup and Abatement Orders. The Project Site is also not identified on the list of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by the Department of Toxic Substances Control.

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

The Project Site at 526, 528, and 532 Hazel Street is not listed on the National Register of Historic Places, California Register of Historical Resources, or Glendale Register of Historical Resources, and has not been identified as a historic resource in any survey. The Project Site is therefore not a historic resource under CEQA.

526-528-532 Hazel Street - South Coast AQMD Air District, Annual

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

**526-528-532 Hazel Street
South Coast AQMD Air District, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	16.06	1000sqft	0.37	16,060.00	0
Apartments Mid Rise	17.00	Dwelling Unit	0.46	20,327.00	49

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2023
Utility Company	Glendale Water and Power				
CO2 Intensity (lb/MWhr)	948.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - to demolish three single-family dwellings (2,589 SF total) and to construct a 17 multifamily dwelling units above a subterranean garage.

Land Use - Lot Area: 20,328 SF, multi-level residence above a 16,060 SF subterranean garage.

Demolition - Project includes the demolition of three DU's totaling 2,589 SF

Grading - Grading: 4,950 Cubic Yards (all export)

Table Name	Column Name	Default Value	New Value
tblGrading	MaterialExported	0.00	4,950.00
tblLandUse	LandUseSquareFeet	17,000.00	20,327.00
tblLandUse	LotAcreage	0.45	0.46

2.0 Emissions Summary

526-528-532 Hazel Street - South Coast AQMD Air District, Annual

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-3-2022	4-2-2022	0.2955	0.2955
2	4-3-2022	7-2-2022	0.2784	0.2784
		Highest	0.2955	0.2955

**2.2 Overall Operational
Unmitigated Operational**

	ROG	NOX	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Area	0.1421	6.4300e-003	0.2836	2.8000e-004	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	1.8057	3.7568	5.5625	5.6600e-003	1.2000e-004	5.7405
Energy	9.9000e-004	8.4300e-003	3.5900e-003	5.0000e-005	6.8000e-004	6.8000e-004	6.8000e-004	6.8000e-004	6.8000e-004	6.8000e-004	0.0000	75.5425	75.5425	2.4700e-003	4.6000e-004	75.7403
Mobile	0.0464	0.0581	0.4892	1.0900e-003	0.1131	8.0000e-004	0.1139	0.0302	7.4000e-004	0.0309	0.0000	100.5853	100.5853	6.4700e-003	4.4800e-003	102.0826
Waste						0.0000	0.0000	0.0000	0.0000	0.0000	1.5874	0.0000	1.5874	0.0938	0.0000	3.9327
Water						0.0000	0.0000	0.0000	0.0000	0.0000	0.3514	9.5475	9.8989	0.0364	8.9000e-004	11.0754
Total	0.1895	0.0730	0.7764	1.4200e-003	0.1131	0.0187	0.1318	0.0302	0.0186	0.0488	3.7445	189.4320	193.1766	0.1448	5.9500e-003	198.5716

Category	tons/yr											MT/yr				
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526-528-532 Hazel Street - South Coast AQMD Air District, Annual

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1421	6.4300e-003	0.2836	2.8000e-004		0.0172	0.0172		0.0172	0.0172	1.8057	3.7568	5.5625	5.6600e-003	1.2000e-004	5.7405
Energy	9.9000e-004	8.4300e-003	3.5900e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	75.5425	75.5425	2.4700e-003	4.6000e-004	75.7403
Mobile	0.0464	0.0581	0.4892	1.0900e-003	0.1131	8.0000e-004	0.1139	0.0302	7.4000e-004	0.0309	0.0000	100.5853	100.5853	6.4700e-003	4.4800e-003	102.0826
Waste						0.0000	0.0000		0.0000	0.0000	1.5874	0.0000	1.5874	0.0938	0.0000	3.9327
Water						0.0000	0.0000		0.0000	0.0000	0.3514	9.5475	9.8989	0.0364	8.9000e-004	11.0754
Total	0.1895	0.0730	0.7764	1.4200e-003	0.1131	0.0187	0.1318	0.0302	0.0186	0.0488	3.7445	189.4320	193.1766	0.1448	5.9500e-003	198.5716

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/3/2022	1/14/2022	5	10	
2	Site Preparation	Site Preparation	1/15/2022	1/17/2022	5	1	
3	Grading	Grading	1/18/2022	1/19/2022	5	2	

526-528-532 Hazel Street - South Coast AQMD Air District, Annual

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

4	Building Construction	Building Construction	1/20/2022	6/8/2022	5	100
5	Paving	Paving	6/9/2022	6/15/2022	5	5
6	Architectural Coating	Architectural Coating	6/16/2022	6/22/2022	5	5

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0.37

Residential Indoor: 41,162; Residential Outdoor: 13,721; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 964 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	12.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	619.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	19.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.2700e-003	0.0000	1.2700e-003	1.9000e-004	0.0000	1.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.5500e-003	0.0321	0.0374	6.0000e-005		1.6900e-003	1.6900e-003		1.6100e-003	1.6100e-003	0.0000	5.2068	5.2068	9.6000e-004	0.0000	5.2308
Total	3.5500e-003	0.0321	0.0374	6.0000e-005	1.2700e-003	1.6900e-003	2.9600e-003	1.9000e-004	1.6100e-003	1.8000e-003	0.0000	5.2068	5.2068	9.6000e-004	0.0000	5.2308

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3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-005	9.9000e-004	2.3000e-004	0.0000	1.0000e-004	1.0000e-005	1.1000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3614	0.3614	2.0000e-005	6.0000e-005	0.3790
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7000e-004	1.4000e-004	1.7700e-003	0.0000	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4436	0.4436	1.0000e-005	1.0000e-005	0.4474
Total	2.0000e-004	1.1300e-003	2.0000e-003	0.0000	6.5000e-004	1.0000e-005	6.6000e-004	1.8000e-004	1.0000e-005	1.9000e-004	0.0000	0.8049	0.8049	3.0000e-005	7.0000e-005	0.8264

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.2700e-003	0.0000	1.2700e-003	1.9000e-004	0.0000	1.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.5500e-003	0.0321	0.0374	6.0000e-005		1.6900e-003	1.6900e-003		1.6100e-003	1.6100e-003	0.0000	5.2068	5.2068	9.6000e-004	0.0000	5.2308
Total	3.5500e-003	0.0321	0.0374	6.0000e-005	1.2700e-003	1.6900e-003	2.9600e-003	1.9000e-004	1.6100e-003	1.8000e-003	0.0000	5.2068	5.2068	9.6000e-004	0.0000	5.2308

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3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-005	9.9000e-004	2.3000e-004	0.0000	1.0000e-004	1.0000e-005	1.1000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.3614	0.3614	2.0000e-005	6.0000e-005	0.3790
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7000e-004	1.4000e-004	1.7700e-003	0.0000	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4436	0.4436	1.0000e-005	1.0000e-005	0.4474
Total	2.0000e-004	1.1300e-003	2.0000e-003	0.0000	6.5000e-004	1.0000e-005	6.6000e-004	1.8000e-004	1.0000e-005	1.9000e-004	0.0000	0.8049	0.8049	3.0000e-005	7.0000e-005	0.8264

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9000e-004	3.4700e-003	1.9800e-003	0.0000		1.3000e-004	1.3000e-004		1.2000e-004	1.2000e-004	0.0000	0.4275	0.4275	1.4000e-004	0.0000	0.4310
Total	2.9000e-004	3.4700e-003	1.9800e-003	0.0000	2.7000e-004	1.3000e-004	4.0000e-004	3.0000e-005	1.2000e-004	1.5000e-004	0.0000	0.4275	0.4275	1.4000e-004	0.0000	0.4310

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3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0222	0.0222	0.0000	0.0000	0.0224
Total	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0222	0.0222	0.0000	0.0000	0.0224

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9000e-004	3.4700e-003	1.9800e-003	0.0000		1.3000e-004	1.3000e-004		1.2000e-004	1.2000e-004	0.0000	0.4275	0.4275	1.4000e-004	0.0000	0.4310
Total	2.9000e-004	3.4700e-003	1.9800e-003	0.0000	2.7000e-004	1.3000e-004	4.0000e-004	3.0000e-005	1.2000e-004	1.5000e-004	0.0000	0.4275	0.4275	1.4000e-004	0.0000	0.4310

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3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0222	0.0222	0.0000	0.0000	0.0224
Total	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0222	0.0222	0.0000	0.0000	0.0224

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.5900e-003	0.0000	5.5900e-003	2.6100e-003	0.0000	2.6100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0800e-003	0.0120	5.9400e-003	1.0000e-005		5.2000e-004	5.2000e-004		4.8000e-004	4.8000e-004	0.0000	1.2381	1.2381	4.0000e-004	0.0000	1.2482
Total	1.0800e-003	0.0120	5.9400e-003	1.0000e-005	5.5900e-003	5.2000e-004	6.1100e-003	2.6100e-003	4.8000e-004	3.0900e-003	0.0000	1.2381	1.2381	4.0000e-004	0.0000	1.2482

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3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.2900e-003	0.0509	0.0116	1.9000e-004	5.3300e-003	4.0000e-004	5.7300e-003	1.4600e-003	3.9000e-004	1.8500e-003	0.0000	18.6418	18.6418	1.0000e-003	2.9600e-003	19.5487
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.8000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0710	0.0710	0.0000	0.0000	0.0716
Total	1.3200e-003	0.0509	0.0119	1.9000e-004	5.4200e-003	4.0000e-004	5.8200e-003	1.4800e-003	3.9000e-004	1.8700e-003	0.0000	18.7128	18.7128	1.0000e-003	2.9600e-003	19.6203

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.5900e-003	0.0000	5.5900e-003	2.6100e-003	0.0000	2.6100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0800e-003	0.0120	5.9400e-003	1.0000e-005		5.2000e-004	5.2000e-004		4.8000e-004	4.8000e-004	0.0000	1.2381	1.2381	4.0000e-004	0.0000	1.2482
Total	1.0800e-003	0.0120	5.9400e-003	1.0000e-005	5.5900e-003	5.2000e-004	6.1100e-003	2.6100e-003	4.8000e-004	3.0900e-003	0.0000	1.2381	1.2381	4.0000e-004	0.0000	1.2482

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3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.2900e-003	0.0509	0.0116	1.9000e-004	5.3300e-003	4.0000e-004	5.7300e-003	1.4600e-003	3.9000e-004	1.8500e-003	0.0000	18.6418	18.6418	1.0000e-003	2.9600e-003	19.5487
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.8000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0710	0.0710	0.0000	0.0000	0.0716
Total	1.3200e-003	0.0509	0.0119	1.9000e-004	5.4200e-003	4.0000e-004	5.8200e-003	1.4800e-003	3.9000e-004	1.8700e-003	0.0000	18.7128	18.7128	1.0000e-003	2.9600e-003	19.6203

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0343	0.3513	0.3576	5.7000e-004		0.0186	0.0186		0.0171	0.0171	0.0000	50.0739	50.0739	0.0162	0.0000	50.4787
Total	0.0343	0.3513	0.3576	5.7000e-004		0.0186	0.0186		0.0171	0.0171	0.0000	50.0739	50.0739	0.0162	0.0000	50.4787

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3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.6000e-004	9.7700e-003	3.2400e-003	4.0000e-005	1.2600e-003	1.0000e-004	1.3600e-003	3.6000e-004	9.0000e-005	4.6000e-004	0.0000	3.7324	3.7324	1.2000e-004	5.4000e-004	3.8969
Worker	3.1900e-003	2.5800e-003	0.0337	9.0000e-005	0.0104	6.0000e-005	0.0105	2.7700e-003	6.0000e-005	2.8300e-003	0.0000	8.4274	8.4274	2.3000e-004	2.3000e-004	8.5010
Total	3.5500e-003	0.0124	0.0369	1.3000e-004	0.0117	1.6000e-004	0.0119	3.1300e-003	1.5000e-004	3.2900e-003	0.0000	12.1598	12.1598	3.5000e-004	7.7000e-004	12.3979

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0343	0.3513	0.3576	5.7000e-004		0.0186	0.0186		0.0171	0.0171	0.0000	50.0738	50.0738	0.0162	0.0000	50.4787
Total	0.0343	0.3513	0.3576	5.7000e-004		0.0186	0.0186		0.0171	0.0171	0.0000	50.0738	50.0738	0.0162	0.0000	50.4787

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3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.6000e-004	9.7700e-003	3.2400e-003	4.0000e-005	1.2600e-003	1.0000e-004	1.3600e-003	3.6000e-004	9.0000e-005	4.6000e-004	0.0000	3.7324	3.7324	1.2000e-004	5.4000e-004	3.8969
Worker	3.1900e-003	2.5800e-003	0.0337	9.0000e-005	0.0104	6.0000e-005	0.0105	2.7700e-003	6.0000e-005	2.8300e-003	0.0000	8.4274	8.4274	2.3000e-004	2.3000e-004	8.5010
Total	3.5500e-003	0.0124	0.0369	1.3000e-004	0.0117	1.6000e-004	0.0119	3.1300e-003	1.5000e-004	3.2900e-003	0.0000	12.1598	12.1598	3.5000e-004	7.7000e-004	12.3979

3.6 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.6200e-003	0.0148	0.0176	3.0000e-005		7.4000e-004	7.4000e-004		6.9000e-004	6.9000e-004	0.0000	2.3492	2.3492	6.8000e-004	0.0000	2.3663
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.6200e-003	0.0148	0.0176	3.0000e-005		7.4000e-004	7.4000e-004		6.9000e-004	6.9000e-004	0.0000	2.3492	2.3492	6.8000e-004	0.0000	2.3663

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3.6 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.2000e-004	1.5900e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3992	0.3992	1.0000e-005	1.0000e-005	0.4027
Total	1.5000e-004	1.2000e-004	1.5900e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3992	0.3992	1.0000e-005	1.0000e-005	0.4027

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.6200e-003	0.0148	0.0176	3.0000e-005		7.4000e-004	7.4000e-004		6.9000e-004	6.9000e-004	0.0000	2.3492	2.3492	6.8000e-004	0.0000	2.3663
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.6200e-003	0.0148	0.0176	3.0000e-005		7.4000e-004	7.4000e-004		6.9000e-004	6.9000e-004	0.0000	2.3492	2.3492	6.8000e-004	0.0000	2.3663

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

3.6 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.2000e-004	1.5900e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3992	0.3992	1.0000e-005	1.0000e-005	0.4027
Total	1.5000e-004	1.2000e-004	1.5900e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3992	0.3992	1.0000e-005	1.0000e-005	0.4027

3.7 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0658					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1000e-004	3.5200e-003	4.5300e-003	1.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	0.0663	3.5200e-003	4.5300e-003	1.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394

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

3.7 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	3.0000e-005	3.5000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0887	0.0887	0.0000	0.0000	0.0895
Total	3.0000e-005	3.0000e-005	3.5000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0887	0.0887	0.0000	0.0000	0.0895

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0658					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1000e-004	3.5200e-003	4.5300e-003	1.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	0.0663	3.5200e-003	4.5300e-003	1.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394

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

3.7 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	3.0000e-005	3.5000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0887	0.0887	0.0000	0.0000	0.0895
Total	3.0000e-005	3.0000e-005	3.5000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0887	0.0887	0.0000	0.0000	0.0895

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0464	0.0581	0.4892	1.0900e-003	0.1131	8.0000e-004	0.1139	0.0302	7.4000e-004	0.0309	0.0000	100.5853	100.5853	6.4700e-003	4.4800e-003	102.0826
Unmitigated	0.0464	0.0581	0.4892	1.0900e-003	0.1131	8.0000e-004	0.1139	0.0302	7.4000e-004	0.0309	0.0000	100.5853	100.5853	6.4700e-003	4.4800e-003	102.0826

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	92.48	83.47	69.53	300,416	300,416
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	92.48	83.47	69.53	300,416	300,416

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.543139	0.060749	0.184760	0.130258	0.023830	0.006353	0.011718	0.009137	0.000812	0.000509	0.024193	0.000750	0.003791
Enclosed Parking with Elevator	0.543139	0.060749	0.184760	0.130258	0.023830	0.006353	0.011718	0.009137	0.000812	0.000509	0.024193	0.000750	0.003791

5.0 Energy Detail

526-528-532 Hazel Street - South Coast AQMD Air District, Annual

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

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	65.7836	65.7836	2.2900e-003	2.8000e-004	65.9234
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	65.7836	65.7836	2.2900e-003	2.8000e-004	65.9234
NaturalGas Mitigated	9.9000e-004	8.4300e-003	3.5900e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	9.7590	9.7590	1.9000e-004	1.8000e-004	9.8170
NaturalGas Unmitigated	9.9000e-004	8.4300e-003	3.5900e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	9.7590	9.7590	1.9000e-004	1.8000e-004	9.8170

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	182876	9.9000e-004	8.4300e-003	3.5900e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	9.7590	9.7590	1.9000e-004	1.8000e-004	9.8170
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		9.9000e-004	8.4300e-003	3.5900e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	9.7590	9.7590	1.9000e-004	1.8000e-004	9.8170

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	182876	9.9000e-004	8.4300e-003	3.5900e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	9.7590	9.7590	1.9000e-004	1.8000e-004	9.8170
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		9.9000e-004	8.4300e-003	3.5900e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	9.7590	9.7590	1.9000e-004	1.8000e-004	9.8170

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	65458.7	28.1767	9.8000e-004	1.2000e-004	28.2366
Enclosed Parking with Elevator	87366.4	37.6069	1.3100e-003	1.6000e-004	37.6868
Total		65.7836	2.2900e-003	2.8000e-004	65.9234

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	65458.7	28.1767	9.8000e-004	1.2000e-004	28.2366
Enclosed Parking with Elevator	87366.4	37.6069	1.3100e-003	1.6000e-004	37.6868
Total		65.7836	2.2900e-003	2.8000e-004	65.9234

6.0 Area Detail

526-528-532 Hazel Street - South Coast AQMD Air District, Annual

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1421	6.4300e-003	0.2836	2.8000e-004		0.0172	0.0172		0.0172	0.0172	1.8057	3.7568	5.5625	5.6600e-003	1.2000e-004	5.7405
Unmitigated	0.1421	6.4300e-003	0.2836	2.8000e-004		0.0172	0.0172		0.0172	0.0172	1.8057	3.7568	5.5625	5.6600e-003	1.2000e-004	5.7405

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	6.5800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0745					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0557	4.4100e-003	0.1081	2.8000e-004		0.0162	0.0162		0.0162	0.0162	1.8057	3.4700	5.2757	5.3900e-003	1.2000e-004	5.4469
Landscaping	5.3000e-003	2.0200e-003	0.1756	1.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	0.2868	0.2868	2.8000e-004	0.0000	0.2937
Total	0.1421	6.4300e-003	0.2836	2.9000e-004		0.0172	0.0172		0.0172	0.0172	1.8057	3.7568	5.5625	5.6700e-003	1.2000e-004	5.7405

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	6.5800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0745					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0557	4.4100e-003	0.1081	2.8000e-004		0.0162	0.0162		0.0162	0.0162	1.8057	3.4700	5.2757	5.3900e-003	1.2000e-004	5.4469
Landscaping	5.3000e-003	2.0200e-003	0.1756	1.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	0.2868	0.2868	2.8000e-004	0.0000	0.2937
Total	0.1421	6.4300e-003	0.2836	2.9000e-004		0.0172	0.0172		0.0172	0.0172	1.8057	3.7568	5.5625	5.6700e-003	1.2000e-004	5.7405

7.0 Water Detail

7.1 Mitigation Measures Water

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

Category	MT/yr			
	Total CO2	CH4	N2O	CO2e
Mitigated	9.8989	0.0364	8.9000e-004	11.0754
Unmitigated	9.8989	0.0364	8.9000e-004	11.0754

7.2 Water by Land Use
Unmitigated

Land Use	Mgal	MT/yr			
		Indoor/Outdoor Use	Total CO2	CH4	N2O
Apartment Mid Rise	1.10762 / 0.698281	9.8989	0.0364	8.9000e-004	11.0754
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		9.8989	0.0364	8.9000e-004	11.0754

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

7.2 Water by Land Use

Mitigated

Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Mgal	MT/yr			
Land Use	1.10762 /	0.0364	8.9000e-	11.0754
Apartments Mid Rise	0.698281			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000
Total	9.8989	0.0364	8.9000e-	11.0754

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

Total CO2	CH4	N2O	CO2e
MT/yr			
Mitigated	1.5874	0.0938	0.0000
Unmitigated	1.5874	0.0938	0.0000
			3.9327

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

8.2 Waste by Land Use

Unmitigated

Waste Disposed	Total CO2	CH4	N2O	CO2e
tons	MT/yr			
7.82	1.5874	0.0938	0.0000	3.9327
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000
Apartment's Mid Rise	1.5874	0.0938	0.0000	3.9327
Total	1.5874	0.0938	0.0000	3.9327

Mitigated

Waste Disposed	Total CO2	CH4	N2O	CO2e
tons	MT/yr			
7.82	1.5874	0.0938	0.0000	3.9327
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000
Apartment's Mid Rise	1.5874	0.0938	0.0000	3.9327
Total	1.5874	0.0938	0.0000	3.9327

9.0 Operational Offroad

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

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

**526-528-532 Hazel Street
South Coast AQMD Air District, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	16.06	1000sqft	0.37	16,060.00	0
Apartments Mid Rise	17.00	Dwelling Unit	0.46	20,327.00	49

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2023
Utility Company	Glendale Water and Power				
CO2 Intensity (lb/MWhr)	948.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - to demolish three single-family dwellings (2,589 SF total) and to construct a 17 multifamily dwelling units above a subterranean garage.

Land Use - Lot Area: 20,328 SF, multi-level residence above a 16,060 SF subterranean garage.

Demolition - Project includes the demolition of three DU's totaling 2,589 SF

Grading - Grading: 4,950 Cubic Yards (all export)

Table Name	Column Name	Default Value	New Value
tblGrading	MaterialExported	0.00	4,950.00
tblLandUse	LandUseSquareFeet	17,000.00	20,327.00
tblLandUse	LotAcreage	0.45	0.46

2.0 Emissions Summary

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.9413	0.3689	10.0499	0.0221		1.3064	1.3064		1.3064	1.3064	159.2376	308.5289	467.7665	0.4773	0.0108	482.9202
Energy	5.4000e-003	0.0462	0.0197	2.9000e-004		3.7300e-003	3.7300e-003		3.7300e-003	3.7300e-003		58.9447	58.9447	1.1300e-003	1.0800e-003	59.2950
Mobile	0.2823	0.3084	2.9021	6.5200e-003	0.6658	4.6100e-003	0.6704	0.1774	4.2900e-003	0.1817		664.9069	664.9069	0.0403	0.0273	674.0451
Total	5.2290	0.7235	12.9716	0.0289	0.6658	1.3147	1.9805	0.1774	1.3144	1.4918	159.2376	1,032.3805	1,191.6182	0.5187	0.0392	1,216.2602

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.9413	0.3689	10.0499	0.0221		1.3064	1.3064		1.3064	1.3064	159.2376	308.5289	467.7665	0.4773	0.0108	482.9202
Energy	5.4000e-003	0.0462	0.0197	2.9000e-004		3.7300e-003	3.7300e-003		3.7300e-003	3.7300e-003		58.9447	58.9447	1.1300e-003	1.0800e-003	59.2950
Mobile	0.2823	0.3084	2.9021	6.5200e-003	0.6658	4.6100e-003	0.6704	0.1774	4.2900e-003	0.1817		664.9069	664.9069	0.0403	0.0273	674.0451
Total	5.2290	0.7235	12.9716	0.0289	0.6658	1.3147	1.9805	0.1774	1.3144	1.4918	159.2376	1,032.3805	1,191.6182	0.5187	0.0392	1,216.2602

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/3/2022	1/14/2022	5	10	
2	Site Preparation	Site Preparation	1/15/2022	1/17/2022	5	1	
3	Grading	Grading	1/18/2022	1/19/2022	5	2	
4	Building Construction	Building Construction	1/20/2022	6/8/2022	5	100	
5	Paving	Paving	6/9/2022	6/15/2022	5	5	
6	Architectural Coating	Architectural Coating	6/16/2022	6/22/2022	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0.37

Residential Indoor: 41,162; Residential Outdoor: 13,721; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 964 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	12.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	619.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	19.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2549	0.0000	0.2549	0.0386	0.0000	0.0386			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
Total	0.7094	6.4138	7.4693	0.0120	0.2549	0.3375	0.5924	0.0386	0.3225	0.3611		1,147.9025	1,147.9025	0.2119		1,153.2001

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.0700e-003	0.1872	0.0447	7.3000e-004	0.0210	1.5700e-003	0.0226	5.7500e-003	1.5000e-003	7.2500e-003		79.6609	79.6609	4.2800e-003	0.0127	83.5364
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0242	0.3812	1.0100e-003	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		102.2532	102.2532	2.6700e-003	2.4500e-003	103.0491
Total	0.0395	0.2115	0.4259	1.7400e-003	0.1328	2.2400e-003	0.1350	0.0354	2.1100e-003	0.0375		181.9141	181.9141	6.9500e-003	0.0151	186.5854

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

3.2 Demolition - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2549	0.0000	0.2549	0.0386	0.0000	0.0386			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
Total	0.7094	6.4138	7.4693	0.0120	0.2549	0.3375	0.5924	0.0386	0.3225	0.3611	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.0700e-003	0.1872	0.0447	7.3000e-004	0.0210	1.5700e-003	0.0226	5.7500e-003	1.5000e-003	7.2500e-003		79.6609	79.6609	4.2800e-003	0.0127	83.5364
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0242	0.3812	1.0100e-003	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		102.2532	102.2532	2.6700e-003	2.4500e-003	103.0491
Total	0.0395	0.2115	0.4259	1.7400e-003	0.1328	2.2400e-003	0.1350	0.0354	2.1100e-003	0.0375		181.9141	181.9141	6.9500e-003	0.0151	186.5854

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367		942.5179	942.5179	0.3048		950.1386
Total	0.5797	6.9332	3.9597	9.7300e-003	0.5303	0.2573	0.7876	0.0573	0.2367	0.2940		942.5179	942.5179	0.3048		950.1386

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0172	0.0121	0.1906	5.1000e-004	0.0559	3.3000e-004	0.0562	0.0148	3.1000e-004	0.0151		51.1266	51.1266	1.3400e-003	1.2200e-003	51.5245
Total	0.0172	0.0121	0.1906	5.1000e-004	0.0559	3.3000e-004	0.0562	0.0148	3.1000e-004	0.0151		51.1266	51.1266	1.3400e-003	1.2200e-003	51.5245

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

3.3 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367	0.0000	942.5179	942.5179	0.3048		950.1386
Total	0.5797	6.9332	3.9597	9.7300e-003	0.5303	0.2573	0.7876	0.0573	0.2367	0.2940	0.0000	942.5179	942.5179	0.3048		950.1386

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0172	0.0121	0.1906	5.1000e-004	0.0559	3.3000e-004	0.0562	0.0148	3.1000e-004	0.0151		51.1266	51.1266	1.3400e-003	1.2200e-003	51.5245
Total	0.0172	0.0121	0.1906	5.1000e-004	0.0559	3.3000e-004	0.0562	0.0148	3.1000e-004	0.0151		51.1266	51.1266	1.3400e-003	1.2200e-003	51.5245

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.5918	0.0000	5.5918	2.6109	0.0000	2.6109			0.0000			0.0000
Off-Road	1.0832	12.0046	5.9360	0.0141		0.5173	0.5173		0.4759	0.4759		1,364.8198	1,364.8198	0.4414		1,375.8551
Total	1.0832	12.0046	5.9360	0.0141	5.5918	0.5173	6.1091	2.6109	0.4759	3.0868		1,364.8198	1,364.8198	0.4414		1,375.8551

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.3078	48.2886	11.5402	0.1873	5.4137	0.4038	5.8175	1.4839	0.3863	1.8702		20,545.8700	20,545.8700	1.1036	3.2616	21,545.4182
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0275	0.0194	0.3049	8.1000e-004	0.0894	5.3000e-004	0.0900	0.0237	4.9000e-004	0.0242		81.8026	81.8026	2.1400e-003	1.9600e-003	82.4393
Total	1.3353	48.3080	11.8451	0.1881	5.5031	0.4043	5.9074	1.5076	0.3868	1.8944		20,627.6726	20,627.6726	1.1058	3.2636	21,627.8574

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

3.4 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.5918	0.0000	5.5918	2.6109	0.0000	2.6109			0.0000			0.0000
Off-Road	1.0832	12.0046	5.9360	0.0141		0.5173	0.5173		0.4759	0.4759	0.0000	1,364.8198	1,364.8198	0.4414		1,375.8551
Total	1.0832	12.0046	5.9360	0.0141	5.5918	0.5173	6.1091	2.6109	0.4759	3.0868	0.0000	1,364.8198	1,364.8198	0.4414		1,375.8551

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.3078	48.2886	11.5402	0.1873	5.4137	0.4038	5.8175	1.4839	0.3863	1.8702		20,545.8700	20,545.8700	1.1036	3.2616	21,545.4182
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0275	0.0194	0.3049	8.1000e-004	0.0894	5.3000e-004	0.0900	0.0237	4.9000e-004	0.0242		81.8026	81.8026	2.1400e-003	1.9600e-003	82.4393
Total	1.3353	48.3080	11.8451	0.1881	5.5031	0.4043	5.9074	1.5076	0.3868	1.8944		20,627.6726	20,627.6726	1.1058	3.2636	21,627.8574

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652
Total	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.2900e-003	0.1861	0.0638	7.6000e-004	0.0256	1.9500e-003	0.0276	7.3700e-003	1.8600e-003	9.2400e-003		82.2677	82.2677	2.7600e-003	0.0119	85.8909
Worker	0.0654	0.0460	0.7242	1.9200e-003	0.2124	1.2700e-003	0.2136	0.0563	1.1700e-003	0.0575		194.2811	194.2811	5.0800e-003	4.6500e-003	195.7933
Total	0.0727	0.2322	0.7880	2.6800e-003	0.2380	3.2200e-003	0.2412	0.0637	3.0300e-003	0.0667		276.5489	276.5489	7.8400e-003	0.0166	281.6842

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

3.5 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.939 3	1,103.939 3	0.3570		1,112.865 2
Total	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.939 3	1,103.939 3	0.3570		1,112.865 2

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.2900e-003	0.1861	0.0638	7.6000e-004	0.0256	1.9500e-003	0.0276	7.3700e-003	1.8600e-003	9.2400e-003		82.2677	82.2677	2.7600e-003	0.0119	85.8909
Worker	0.0654	0.0460	0.7242	1.9200e-003	0.2124	1.2700e-003	0.2136	0.0563	1.1700e-003	0.0575		194.2811	194.2811	5.0800e-003	4.6500e-003	195.7933
Total	0.0727	0.2322	0.7880	2.6800e-003	0.2380	3.2200e-003	0.2412	0.0637	3.0300e-003	0.0667		276.5489	276.5489	7.8400e-003	0.0166	281.6842

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

3.6 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758		1,035.8246	1,035.8246	0.3017		1,043.3677
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758		1,035.8246	1,035.8246	0.3017		1,043.3677

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0620	0.0436	0.6861	1.8200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1000e-003	0.0545		184.0558	184.0558	4.8100e-003	4.4000e-003	185.4883
Total	0.0620	0.0436	0.6861	1.8200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1000e-003	0.0545		184.0558	184.0558	4.8100e-003	4.4000e-003	185.4883

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

3.6 Paving - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758	0.0000	1,035.8246	1,035.8246	0.3017		1,043.3677
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758	0.0000	1,035.8246	1,035.8246	0.3017		1,043.3677

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0620	0.0436	0.6861	1.8200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1000e-003	0.0545		184.0558	184.0558	4.8100e-003	4.4000e-003	185.4883
Total	0.0620	0.0436	0.6861	1.8200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1000e-003	0.0545		184.0558	184.0558	4.8100e-003	4.4000e-003	185.4883

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

3.7 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	26.3319					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	26.5364	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0138	9.6900e-003	0.1525	4.0000e-004	0.0447	2.7000e-004	0.0450	0.0119	2.5000e-004	0.0121		40.9013	40.9013	1.0700e-003	9.8000e-004	41.2196
Total	0.0138	9.6900e-003	0.1525	4.0000e-004	0.0447	2.7000e-004	0.0450	0.0119	2.5000e-004	0.0121		40.9013	40.9013	1.0700e-003	9.8000e-004	41.2196

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

3.7 Architectural Coating - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	26.3319					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	26.5364	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0138	9.6900e-003	0.1525	4.0000e-004	0.0447	2.7000e-004	0.0450	0.0119	2.5000e-004	0.0121		40.9013	40.9013	1.0700e-003	9.8000e-004	41.2196
Total	0.0138	9.6900e-003	0.1525	4.0000e-004	0.0447	2.7000e-004	0.0450	0.0119	2.5000e-004	0.0121		40.9013	40.9013	1.0700e-003	9.8000e-004	41.2196

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2823	0.3084	2.9021	6.5200e-003	0.6658	4.6100e-003	0.6704	0.1774	4.2900e-003	0.1817		664.9069	664.9069	0.0403	0.0273	674.0451
Unmitigated	0.2823	0.3084	2.9021	6.5200e-003	0.6658	4.6100e-003	0.6704	0.1774	4.2900e-003	0.1817		664.9069	664.9069	0.0403	0.0273	674.0451

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	92.48	83.47	69.53	300,416	300,416
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	92.48	83.47	69.53	300,416	300,416

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.543139	0.060749	0.184760	0.130258	0.023830	0.006353	0.011718	0.009137	0.000812	0.000509	0.024193	0.000750	0.003791
Enclosed Parking with Elevator	0.543139	0.060749	0.184760	0.130258	0.023830	0.006353	0.011718	0.009137	0.000812	0.000509	0.024193	0.000750	0.003791

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	lb/day										lb/day						
	ROG	NOX	CO	SO2	Fugitive PM10	Exhaust PM10	Total PM10	Fugitive PM2.5	Exhaust PM2.5	Total PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
NaturalGas Mitigated	5.4000e-003	0.0462	0.0197	2.9000e-004	3.7300e-003	3.7300e-003	3.7300e-003	3.7300e-003	3.7300e-003	3.7300e-003	58.9447	58.9447	58.9447	58.9447	1.1300e-003	1.0800e-003	59.2950
NaturalGas Unmitigated	5.4000e-003	0.0462	0.0197	2.9000e-004	3.7300e-003	3.7300e-003	3.7300e-003	3.7300e-003	3.7300e-003	3.7300e-003	58.9447	58.9447	58.9447	58.9447	1.1300e-003	1.0800e-003	59.2950

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	501.03	5.4000e-003	0.0462	0.0197	2.9000e-004		3.7300e-003	3.7300e-003		3.7300e-003	3.7300e-003		58.9447	58.9447	1.1300e-003	1.0800e-003	59.2950
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		5.4000e-003	0.0462	0.0197	2.9000e-004		3.7300e-003	3.7300e-003		3.7300e-003	3.7300e-003		58.9447	58.9447	1.1300e-003	1.0800e-003	59.2950

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	0.50103	5.4000e-003	0.0462	0.0197	2.9000e-004		3.7300e-003	3.7300e-003		3.7300e-003	3.7300e-003		58.9447	58.9447	1.1300e-003	1.0800e-003	59.2950
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		5.4000e-003	0.0462	0.0197	2.9000e-004		3.7300e-003	3.7300e-003		3.7300e-003	3.7300e-003		58.9447	58.9447	1.1300e-003	1.0800e-003	59.2950

6.0 Area Detail

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.9413	0.3689	10.0499	0.0221		1.3064	1.3064		1.3064	1.3064	159.2376	308.5289	467.7665	0.4773	0.0108	482.9202
Unmitigated	4.9413	0.3689	10.0499	0.0221		1.3064	1.3064		1.3064	1.3064	159.2376	308.5289	467.7665	0.4773	0.0108	482.9202

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0361					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4082					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.4546	0.3527	8.6454	0.0221		1.2986	1.2986		1.2986	1.2986	159.2376	306.0000	465.2376	0.4749	0.0108	480.3303
Landscaping	0.0424	0.0162	1.4045	7.0000e-005		7.7700e-003	7.7700e-003		7.7700e-003	7.7700e-003		2.5289	2.5289	2.4400e-003		2.5899
Total	4.9413	0.3689	10.0499	0.0221		1.3064	1.3064		1.3064	1.3064	159.2376	308.5289	467.7665	0.4773	0.0108	482.9202

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0361					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4082					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.4546	0.3527	8.6454	0.0221		1.2986	1.2986		1.2986	1.2986	159.2376	306.0000	465.2376	0.4749	0.0108	480.3303
Landscaping	0.0424	0.0162	1.4045	7.0000e-005		7.7700e-003	7.7700e-003		7.7700e-003	7.7700e-003		2.5289	2.5289	2.4400e-003		2.5899
Total	4.9413	0.3689	10.0499	0.0221		1.3064	1.3064		1.3064	1.3064	159.2376	308.5289	467.7665	0.4773	0.0108	482.9202

7.0 Water Detail

7.1 Mitigation Measures Water

526-528-532 Hazel Street - South Coast AQMD Air District, Summer

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

**526-528-532 Hazel Street
South Coast AQMD Air District, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	16.06	1000sqft	0.37	16,060.00	0
Apartments Mid Rise	17.00	Dwelling Unit	0.46	20,327.00	49

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2023
Utility Company	Glendale Water and Power				
CO2 Intensity (lb/MWhr)	948.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - to demolish three single-family dwellings (2,589 SF total) and to construct a 17 multifamily dwelling units above a subterranean garage.

Land Use - Lot Area: 20,328 SF, multi-level residence above a 16,060 SF subterranean garage.

Demolition - Project includes the demolition of three DU's totaling 2,589 SF

Grading - Grading: 4,950 Cubic Yards (all export)

Table Name	Column Name	Default Value	New Value
tblGrading	MaterialExported	0.00	4,950.00
tblLandUse	LandUseSquareFeet	17,000.00	20,327.00
tblLandUse	LotAcreage	0.45	0.46

2.0 Emissions Summary

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.9413	0.3689	10.0499	0.0221		1.3064	1.3064		1.3064	1.3064	159.2376	308.5289	467.7665	0.4773	0.0108	482.9202
Energy	5.4000e-003	0.0462	0.0197	2.9000e-004		3.7300e-003	3.7300e-003		3.7300e-003	3.7300e-003		58.9447	58.9447	1.1300e-003	1.0800e-003	59.2950
Mobile	0.2723	0.3316	2.7933	6.2200e-003	0.6658	4.6100e-003	0.6704	0.1774	4.2900e-003	0.1817		633.9645	633.9645	0.0414	0.0284	643.4557
Total	5.2190	0.7467	12.8628	0.0286	0.6658	1.3147	1.9805	0.1774	1.3144	1.4918	159.2376	1,001.4381	1,160.6758	0.5199	0.0403	1,185.6708

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.9413	0.3689	10.0499	0.0221		1.3064	1.3064		1.3064	1.3064	159.2376	308.5289	467.7665	0.4773	0.0108	482.9202
Energy	5.4000e-003	0.0462	0.0197	2.9000e-004		3.7300e-003	3.7300e-003		3.7300e-003	3.7300e-003		58.9447	58.9447	1.1300e-003	1.0800e-003	59.2950
Mobile	0.2723	0.3316	2.7933	6.2200e-003	0.6658	4.6100e-003	0.6704	0.1774	4.2900e-003	0.1817		633.9645	633.9645	0.0414	0.0284	643.4557
Total	5.2190	0.7467	12.8628	0.0286	0.6658	1.3147	1.9805	0.1774	1.3144	1.4918	159.2376	1,001.4381	1,160.6758	0.5199	0.0403	1,185.6708

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/3/2022	1/14/2022	5	10	
2	Site Preparation	Site Preparation	1/15/2022	1/17/2022	5	1	
3	Grading	Grading	1/18/2022	1/19/2022	5	2	
4	Building Construction	Building Construction	1/20/2022	6/8/2022	5	100	
5	Paving	Paving	6/9/2022	6/15/2022	5	5	
6	Architectural Coating	Architectural Coating	6/16/2022	6/22/2022	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0.37

Residential Indoor: 41,162; Residential Outdoor: 13,721; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 964 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	12.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	619.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	19.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2549	0.0000	0.2549	0.0386	0.0000	0.0386			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
Total	0.7094	6.4138	7.4693	0.0120	0.2549	0.3375	0.5924	0.0386	0.3225	0.3611		1,147.9025	1,147.9025	0.2119		1,153.2001

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.9300e-003	0.1955	0.0456	7.3000e-004	0.0210	1.5700e-003	0.0226	5.7500e-003	1.5000e-003	7.2500e-003		79.6902	79.6902	4.2700e-003	0.0127	83.5670
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0362	0.0265	0.3446	9.5000e-004	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		96.3077	96.3077	2.7000e-003	2.6000e-003	97.1489
Total	0.0412	0.2220	0.3902	1.6800e-003	0.1328	2.2400e-003	0.1350	0.0354	2.1100e-003	0.0375		175.9979	175.9979	6.9700e-003	0.0153	180.7159

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

3.2 Demolition - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2549	0.0000	0.2549	0.0386	0.0000	0.0386			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
Total	0.7094	6.4138	7.4693	0.0120	0.2549	0.3375	0.5924	0.0386	0.3225	0.3611	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.9300e-003	0.1955	0.0456	7.3000e-004	0.0210	1.5700e-003	0.0226	5.7500e-003	1.5000e-003	7.2500e-003		79.6902	79.6902	4.2700e-003	0.0127	83.5670
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0362	0.0265	0.3446	9.5000e-004	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		96.3077	96.3077	2.7000e-003	2.6000e-003	97.1489
Total	0.0412	0.2220	0.3902	1.6800e-003	0.1328	2.2400e-003	0.1350	0.0354	2.1100e-003	0.0375		175.9979	175.9979	6.9700e-003	0.0153	180.7159

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367		942.5179	942.5179	0.3048		950.1386
Total	0.5797	6.9332	3.9597	9.7300e-003	0.5303	0.2573	0.7876	0.0573	0.2367	0.2940		942.5179	942.5179	0.3048		950.1386

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0181	0.0133	0.1723	4.8000e-004	0.0559	3.3000e-004	0.0562	0.0148	3.1000e-004	0.0151		48.1539	48.1539	1.3500e-003	1.3000e-003	48.5745
Total	0.0181	0.0133	0.1723	4.8000e-004	0.0559	3.3000e-004	0.0562	0.0148	3.1000e-004	0.0151		48.1539	48.1539	1.3500e-003	1.3000e-003	48.5745

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

3.3 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367	0.0000	942.5179	942.5179	0.3048		950.1386
Total	0.5797	6.9332	3.9597	9.7300e-003	0.5303	0.2573	0.7876	0.0573	0.2367	0.2940	0.0000	942.5179	942.5179	0.3048		950.1386

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0181	0.0133	0.1723	4.8000e-004	0.0559	3.3000e-004	0.0562	0.0148	3.1000e-004	0.0151		48.1539	48.1539	1.3500e-003	1.3000e-003	48.5745
Total	0.0181	0.0133	0.1723	4.8000e-004	0.0559	3.3000e-004	0.0562	0.0148	3.1000e-004	0.0151		48.1539	48.1539	1.3500e-003	1.3000e-003	48.5745

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.5918	0.0000	5.5918	2.6109	0.0000	2.6109			0.0000			0.0000
Off-Road	1.0832	12.0046	5.9360	0.0141		0.5173	0.5173		0.4759	0.4759		1,364.8198	1,364.8198	0.4414		1,375.8551
Total	1.0832	12.0046	5.9360	0.0141	5.5918	0.5173	6.1091	2.6109	0.4759	3.0868		1,364.8198	1,364.8198	0.4414		1,375.8551

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.2716	50.4104	11.7572	0.1874	5.4137	0.4045	5.8182	1.4839	0.3870	1.8709		20,553.4382	20,553.4382	1.1017	3.2629	21,553.3176
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0290	0.0212	0.2757	7.6000e-004	0.0894	5.3000e-004	0.0900	0.0237	4.9000e-004	0.0242		77.0462	77.0462	2.1600e-003	2.0800e-003	77.7191
Total	1.3006	50.4316	12.0328	0.1882	5.5031	0.4050	5.9081	1.5076	0.3875	1.8951		20,630.4844	20,630.4844	1.1038	3.2650	21,631.0367

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

3.4 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.5918	0.0000	5.5918	2.6109	0.0000	2.6109			0.0000			0.0000
Off-Road	1.0832	12.0046	5.9360	0.0141		0.5173	0.5173		0.4759	0.4759	0.0000	1,364.8198	1,364.8198	0.4414		1,375.8551
Total	1.0832	12.0046	5.9360	0.0141	5.5918	0.5173	6.1091	2.6109	0.4759	3.0868	0.0000	1,364.8198	1,364.8198	0.4414		1,375.8551

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.2716	50.4104	11.7572	0.1874	5.4137	0.4045	5.8182	1.4839	0.3870	1.8709		20,553.4382	20,553.4382	1.1017	3.2629	21,553.3176
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0290	0.0212	0.2757	7.6000e-004	0.0894	5.3000e-004	0.0900	0.0237	4.9000e-004	0.0242		77.0462	77.0462	2.1600e-003	2.0800e-003	77.7191
Total	1.3006	50.4316	12.0328	0.1882	5.5031	0.4050	5.9081	1.5076	0.3875	1.8951		20,630.4844	20,630.4844	1.1038	3.2650	21,631.0367

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652
Total	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.1600e-003	0.1943	0.0661	7.7000e-004	0.0256	1.9500e-003	0.0276	7.3700e-003	1.8700e-003	9.2400e-003		82.3089	82.3089	2.7500e-003	0.0119	85.9365
Worker	0.0688	0.0503	0.6547	1.8100e-003	0.2124	1.2700e-003	0.2136	0.0563	1.1700e-003	0.0575		182.9846	182.9846	5.1400e-003	4.9300e-003	184.5829
Total	0.0760	0.2446	0.7208	2.5800e-003	0.2380	3.2200e-003	0.2412	0.0637	3.0400e-003	0.0667		265.2936	265.2936	7.8900e-003	0.0169	270.5194

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

3.5 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.939 3	1,103.939 3	0.3570		1,112.865 2
Total	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.939 3	1,103.939 3	0.3570		1,112.865 2

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.1600e-003	0.1943	0.0661	7.7000e-004	0.0256	1.9500e-003	0.0276	7.3700e-003	1.8700e-003	9.2400e-003		82.3089	82.3089	2.7500e-003	0.0119	85.9365
Worker	0.0688	0.0503	0.6547	1.8100e-003	0.2124	1.2700e-003	0.2136	0.0563	1.1700e-003	0.0575		182.9846	182.9846	5.1400e-003	4.9300e-003	184.5829
Total	0.0760	0.2446	0.7208	2.5800e-003	0.2380	3.2200e-003	0.2412	0.0637	3.0400e-003	0.0667		265.2936	265.2936	7.8900e-003	0.0169	270.5194

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

3.6 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758		1,035.8246	1,035.8246	0.3017		1,043.3677
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758		1,035.8246	1,035.8246	0.3017		1,043.3677

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0652	0.0477	0.6202	1.7200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1000e-003	0.0545		173.3539	173.3539	4.8700e-003	4.6700e-003	174.8680
Total	0.0652	0.0477	0.6202	1.7200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1000e-003	0.0545		173.3539	173.3539	4.8700e-003	4.6700e-003	174.8680

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

3.6 Paving - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758	0.0000	1,035.824 6	1,035.824 6	0.3017		1,043.367 7
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758	0.0000	1,035.824 6	1,035.824 6	0.3017		1,043.367 7

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0652	0.0477	0.6202	1.7200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1000e-003	0.0545		173.3539	173.3539	4.8700e-003	4.6700e-003	174.8680
Total	0.0652	0.0477	0.6202	1.7200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1000e-003	0.0545		173.3539	173.3539	4.8700e-003	4.6700e-003	174.8680

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

3.7 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	26.3319					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	26.5364	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0145	0.0106	0.1378	3.8000e-004	0.0447	2.7000e-004	0.0450	0.0119	2.5000e-004	0.0121		38.5231	38.5231	1.0800e-003	1.0400e-003	38.8596
Total	0.0145	0.0106	0.1378	3.8000e-004	0.0447	2.7000e-004	0.0450	0.0119	2.5000e-004	0.0121		38.5231	38.5231	1.0800e-003	1.0400e-003	38.8596

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

3.7 Architectural Coating - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	26.3319					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	26.5364	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0145	0.0106	0.1378	3.8000e-004	0.0447	2.7000e-004	0.0450	0.0119	2.5000e-004	0.0121		38.5231	38.5231	1.0800e-003	1.0400e-003	38.8596
Total	0.0145	0.0106	0.1378	3.8000e-004	0.0447	2.7000e-004	0.0450	0.0119	2.5000e-004	0.0121		38.5231	38.5231	1.0800e-003	1.0400e-003	38.8596

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2723	0.3316	2.7933	6.2200e-003	0.6658	4.6100e-003	0.6704	0.1774	4.2900e-003	0.1817		633.9645	633.9645	0.0414	0.0284	643.4557
Unmitigated	0.2723	0.3316	2.7933	6.2200e-003	0.6658	4.6100e-003	0.6704	0.1774	4.2900e-003	0.1817		633.9645	633.9645	0.0414	0.0284	643.4557

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	92.48	83.47	69.53	300,416	300,416
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	92.48	83.47	69.53	300,416	300,416

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.543139	0.060749	0.184760	0.130258	0.023830	0.006353	0.011718	0.009137	0.000812	0.000509	0.024193	0.000750	0.003791
Enclosed Parking with Elevator	0.543139	0.060749	0.184760	0.130258	0.023830	0.006353	0.011718	0.009137	0.000812	0.000509	0.024193	0.000750	0.003791

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	lb/day															
	ROG	NOX	CO	SO2	Fugitive PM10	Exhaust PM10	Total PM10	Fugitive PM2.5	Exhaust PM2.5	Total PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
NaturalGas Mitigated	5.4000e-003	0.0462	0.0197	2.9000e-004	3.7300e-003	3.7300e-003	3.7300e-003	3.7300e-003	3.7300e-003	3.7300e-003	58.9447	58.9447	58.9447	1.1300e-003	1.0800e-003	59.2950
NaturalGas Unmitigated	5.4000e-003	0.0462	0.0197	2.9000e-004	3.7300e-003	3.7300e-003	3.7300e-003	3.7300e-003	3.7300e-003	3.7300e-003	58.9447	58.9447	58.9447	1.1300e-003	1.0800e-003	59.2950

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	501.03	5.4000e-003	0.0462	0.0197	2.9000e-004		3.7300e-003	3.7300e-003		3.7300e-003	3.7300e-003		58.9447	58.9447	1.1300e-003	1.0800e-003	59.2950
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		5.4000e-003	0.0462	0.0197	2.9000e-004		3.7300e-003	3.7300e-003		3.7300e-003	3.7300e-003		58.9447	58.9447	1.1300e-003	1.0800e-003	59.2950

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	0.50103	5.4000e-003	0.0462	0.0197	2.9000e-004		3.7300e-003	3.7300e-003		3.7300e-003	3.7300e-003		58.9447	58.9447	1.1300e-003	1.0800e-003	59.2950
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		5.4000e-003	0.0462	0.0197	2.9000e-004		3.7300e-003	3.7300e-003		3.7300e-003	3.7300e-003		58.9447	58.9447	1.1300e-003	1.0800e-003	59.2950

6.0 Area Detail

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.9413	0.3689	10.0499	0.0221		1.3064	1.3064		1.3064	1.3064	159.2376	308.5289	467.7665	0.4773	0.0108	482.9202
Unmitigated	4.9413	0.3689	10.0499	0.0221		1.3064	1.3064		1.3064	1.3064	159.2376	308.5289	467.7665	0.4773	0.0108	482.9202

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0361					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4082					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.4546	0.3527	8.6454	0.0221		1.2986	1.2986		1.2986	1.2986	159.2376	306.0000	465.2376	0.4749	0.0108	480.3303
Landscaping	0.0424	0.0162	1.4045	7.0000e-005		7.7700e-003	7.7700e-003		7.7700e-003	7.7700e-003		2.5289	2.5289	2.4400e-003		2.5899
Total	4.9413	0.3689	10.0499	0.0221		1.3064	1.3064		1.3064	1.3064	159.2376	308.5289	467.7665	0.4773	0.0108	482.9202

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0361					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4082					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.4546	0.3527	8.6454	0.0221		1.2986	1.2986		1.2986	1.2986	159.2376	306.0000	465.2376	0.4749	0.0108	480.3303
Landscaping	0.0424	0.0162	1.4045	7.0000e-005		7.7700e-003	7.7700e-003		7.7700e-003	7.7700e-003		2.5289	2.5289	2.4400e-003		2.5899
Total	4.9413	0.3689	10.0499	0.0221		1.3064	1.3064		1.3064	1.3064	159.2376	308.5289	467.7665	0.4773	0.0108	482.9202

7.0 Water Detail

7.1 Mitigation Measures Water

526-528-532 Hazel Street - South Coast AQMD Air District, Winter

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation
