



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

September 2, 2021

Hamlet Zohrabians,
3467 Ocean View Blvd, Suite B
Glendale, CA 91208

**RE: DENSITY BONUS & INCLUSIONARY HOUSING PLAN
CASE NO. PDBP 2011751
3450 NORTH VERDUGO ROAD**

Dear Applicant:

The Director of Community Development will render a final decision on or after **September 13, 2021** for the following project:

Project proposal: Application for a Density Bonus and Inclusionary Housing Plan to construct a new 3-story, 25,141 square-foot mixed-use project containing new office and retail uses (total of 3,031 square feet) with 18 parking spaces at the first floor; and 22 residential units at the second and third floor, featuring four (4) affordable units restricted to very-low income households. The project provides a total of 61 parking spaces, of which 43 parking spaces will be located within a new one-level subterranean parking garage, designated for the residential units. The existing two, one-story commercial buildings totaling 10,500 square feet with office, vehicle repair, and storage use (built in 1923/1979) are proposed to be removed. The project site is 21,000 square feet and located at 3450 North Verdugo Road, in the C3-I Zone (Commercial Service - Height District I) and described as Lots 11 through 17 of Sparr Heights Tract as per Map recorded in Book 77, Pages 2-4 of Maps, in the City of Glendale, County of Los Angeles (APN: 5613-007-011 and 5613-007-012).

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

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 three 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 two, one-story commercial buildings totaling 10,500 square feet with office, vehicle repair, and storage use (built in 1923/1979). The project site is a corner lot (Verdugo Road to the west and Chiquita Place to the South) with 21,000 square feet in area. The proposed project is a three-story, 25,141 square-foot mixed-use building containing office and retail uses (total of 3,031 square feet) with 18 parking spaces at the first floor; and 22 residential units at the second and third floor with four (4) affordable units being reserved for very-low income households. The project contains a one-level subterranean parking garage, to include 43 parking spaces designated for the residential units, for a total of 61 parking spaces. The project site is located in the C3-I (Commercial Service - Height District I) zone. Multiple residential dwellings on C3 zoned properties with the ground floor level occupied with permitted commercial uses are permitted in this zone and subject to the provisions of the R-1250 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 1,000 square feet of lot area. The project's site is 21,000 square feet in size, with a lot width of approximately

120 feet. By right, the maximum density allowed on this lot is 21 units. In this case and in accordance with Density Bonus Law, the applicant is requesting a 4.7 percent density bonus (one additional unit) – less than the maximum density bonus of 50 percent allowed under current Density Bonus Law (which would entitle the applicant to build an additional 11 units above the 21 for a total of 32 units). The 4.7 percent density bonus will allow the applicant to build a total of 22 units (4.7% of 21 base density units equals 0.987 which is rounded up to one (1)). The applicant will be required to restrict four (4) of the rental units for very-low income households (15 percent of the base density of 21 equals 3.15 which is required to be rounded up to 4). Because the applicant will restrict 15 percent of the base density units to very low income households, the applicant is entitled to three (3) concessions, which are requested pursuant to the Density Bonus Law and GMC Chapter 30.36. (not to provide additional open space, increase in lot coverage, reduce the required common outdoor open space area.)

In accordance with California Government Code Section 65915(p) and GMC Section 30.36.090, the project qualifies for a mandatory parking concession resulting in a reduced parking requirement, inclusive of guest and handicapped spaces, and tandem parking. The project is providing a total of sixty-one (61) parking spaces at the first floor and in a one-level subterranean parking garage. In compliance with the parking concession standards under Density Bonus Law (California Government Code Section 65915(p)), forty-three (43) out of the sixty-one (61) parking spaces within the proposed subterranean parking garage are designated for the residential units. The unit mix includes four (4) one-bedroom units, ten (10) two-bedroom units, eight (8) 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 21 base density units (four 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, pursuant to GMC Chapter 30.35, the project is subject to the Inclusionary Zoning Ordinance (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 project is subject to IZO and is required to provide four (4) affordable units to low-income households (15 percent of 21 base density units (3.15 rounded up to 4)). Therefore, the project meets the IZO requirement because the developer will be providing four (4) affordable units to very-low income households. No additional affordable units are required under the IZO.

The applicant is seeking approval of three concessions pursuant to Government Code Section 65915, *et seq.* and GMC Chapter 30.36 (Density Bonus Incentives). The three requested concessions are as follows:

1. Additional Open Space: In accordance with GMC Section 30.31.020 (A)(7), on a lot with a minimum width of ninety (90) feet and with a density exceeding the maximum density permitted by code for lots with less than ninety (90) feet in width, an additional nine hundred (900) square foot open space area shall be provided contiguous to a street front/side setback area. For each additional foot of lot width thereafter, or minor fraction area thereof, an additional twenty (20) square feet of such open space area shall be provided. The applicant is requesting not to provide the required 1,499 square-foot additional open space.
2. Lot Coverage: In accordance with GMC Section 30.11.020 Table 30.11-B, the maximum allowable lot coverage for multi-family projects in the R-1250 zone is 50 percent (maximum 10,500 square feet for the subject project). The applicant is requesting to exceed the maximum allowable lot coverage. As proposed, the project features a lot coverage of 65.8 percent (13,818 square feet), exceeding the maximum allowable lot coverage by 15.8 percent (3,318 square feet).
3. Common outdoor Space: In accordance with GMC Section 30.11.050.C, the project is required to provide a minimum common outdoor space of two hundred (200) square feet per dwelling unit (4,400 square feet). The applicant is requesting to reduce the required common outdoor space by 1,865 square feet. As proposed, the project provides 2,535 square feet of common open space.

In addition to these concessions, the project qualifies for the mandatory parking concessions 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 four (4) one-bedroom units, ten (10) two-bedroom units, eight (8) three-bedroom units. Based on the number of units and bedrooms provided, the Parking Concession requires the project to provide a minimum of 31 parking spaces for the residential component. The project is providing a total of 43 parking spaces (12 spaces more than required under the Parking Concession) within a one-level subterranean

parking garage including two handicap accessible parking spaces. The commercial component of the project meets parking requirements per GMC Section 30.32.050 and provides 18 parking spaces at the first floor to serve the proposed commercial uses (office and retail uses). Accordingly, the project meets and exceeds the parking requirements under the Density Bonus Law mandatory parking concession.

CONCESSIONS/INCENTIVES FINDINGS

- 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, *et seq.* because at least 15% of the total units of the housing development will be restricted to very low income households, as defined in Section 50105 of the Health and Safety Code. The project is located in the C3-I (Commercial Service-Height District I) zone that permits multiple residential dwellings subject to the provisions of sites zoned R-1250, with the ground floor level occupied with permitted commercial uses. 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 1,000 square-feet of lot area. The project's site is 21,000 square feet in size, with a lot width of approximately 120 feet. A total of 21 units are permitted by right on the subject site of 21,000 square feet. 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 21 units (maximum 32 units, or eleven (11) additional units). The project applicant, however, is only requesting a 4.7% density bonus, for a total of 22 units. Four (4) of the total 22 units will be affordable to very-low income households as provided in the Density Bonus and Inclusionary Housing Plan, which was reviewed and found acceptable by the Community Development Department, Housing Division. The Density Bonus and Inclusionary Housing Plan meets the requirements of GMC Section 30.36.050. The project applicant will be required to execute a Density Bonus Housing Agreement, which provides for long-term affordability, subject to review and approval by the City Attorney.

The applicant is seeking approval of three concessions pursuant to Government Code Section 65915, *et seq.* and GMC Chapter 30.36 (Density Bonus Incentives) for not providing the required additional 1,499 square-feet of open space as required by GMC Section 30.31.020 A.7, for increasing the maximum allowable lot coverage to 65.8 percent (13,818 square feet), where 50 percent (10,500 square feet) is allowed, and for reducing the required common outdoor space by 1,865 square feet, where 4,400 square feet of common open space is required per GMC Section 30.11.050.C.

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, taken as a

whole, are required to allow for the additional density requested and a greater number of units to be constructed on the same amount of lot 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 unit will result in actual and identifiable cost reductions because the additional unit 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. If the project had the required additional open space and met the lot coverage and common open space requirements, the footprint of the new building would be significantly impacted, and would subsequently affect the viability of the project and the proposed development build-out. With the requested concessions, the owner/applicant will realize cost reductions that will allow it to provide the four (4) housing 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 three concessions pursuant to Government Code Section 65915, *et seq.* and GMC Chapter 30.36 (Density Bonus Incentives), discussed in detail above, in exchange for providing four (4) 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 lot coverage, reduced common open space, and for not providing the additional open space. The existing one-story commercial and service type buildings on the project site which are proposed to be demolished, are not historically or culturally significant. Therefore, demolition of the existing buildings 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 C3-I Zone (Commercial Service-Height District I), including land uses, setbacks, landscaping, and overall height and stories, etc. The requested concessions to exceed the lot coverage, reduce the required common open space, and not to provide additional open space, 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 adjacent buildings which consist of commercial buildings to the north and a community park to the east.

Furthermore, the concessions allow for additional buildable area on the site, which will then accommodate additional dwelling units. The additional density 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 22-unit affordable housing residential project with commercial component 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 three requested concessions, the applicant is requesting to use the parking concessions in accordance with State Density Bonus Law. Per California Government Code Section 65915(p), the project qualifies for reduced parking inclusive of guest and handicapped spaces, and tandem parking, and is required to provide 31 parking spaces for the residential units; the project is providing in excess of the requirement – a total of 43 parking spaces within a one-level subterranean parking garage for the residential component of the project.

DRAFT CONDITIONS

APPROVAL of this Density Bonus 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.

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

ATTACHMENTS:

1. Location Map
2. Photos
3. Plans
4. Density Bonus and Inclusionary Housing Plan
5. Class 32 Infill Exemption (Findings)

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

Attachment 1



500' PORTION OF TEOCORO & CATALINA VERDUGO 2029.01 ACRES LOT 10 OF THE RANCHO SAN RAFAEL, DISTRICT COURT CASE 1621 CLERK'S FILED MAP 61

PORTION OF CHAS. CARTERA 164.85 ACRES M.R. 36-27

3450 VERDUGO RD
LOCATION MAP
SCALE: 1" = 200'



SPARR HEIGHTS	M.C. 30-18
3496	11
3516	12
3513	13
3516	14
3508	15
3505	16
3501	17
3501	18
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SPARR HEIGHTS	M.B. 58-31
3484	1
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3484	6
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SPARR HEIGHTS	M.B. 66-63-64
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Attachment 2



3450 VERDUGO RD. (EAST PROPERT LINE, FACING VERDUGO RD.)



3450 VERDUGO RD. (EAST PROPERT LINE, FACING VERDUGO RD.)



3450 VERDUGO RD. (EAST PROPERT LINE, FACING VERDUGO RD.)



3450 VERDUGO RD. (EAST PROPERT LINE, FACING VERDUGO RD.)



3450 VERDUGO RD. (EAST PROPERT LINE, FACING VERDUGO RD.)



3450 VERDUGO RD. (SOUTH PROPERT LINE, FACING CHIQUITA PL.)



3450 VERDUGO RD. (SOUTH PROPERT LINE, FACING CHIQUITA PL.)



3450 VERDUGO RD. (SOUTH PROPERT LINE, FACING CHIQUITA PL.)



3450 VERDUGO RD. (SOUTH PROPERT LINE, FACING CHIQUITA PL.)



3450 VERDUGO RD. (WEST PROPERT LINE, FACING ALLEY.)



3450 VERDUGO RD. (WEST PROPERT LINE, FACING ALLEY.)

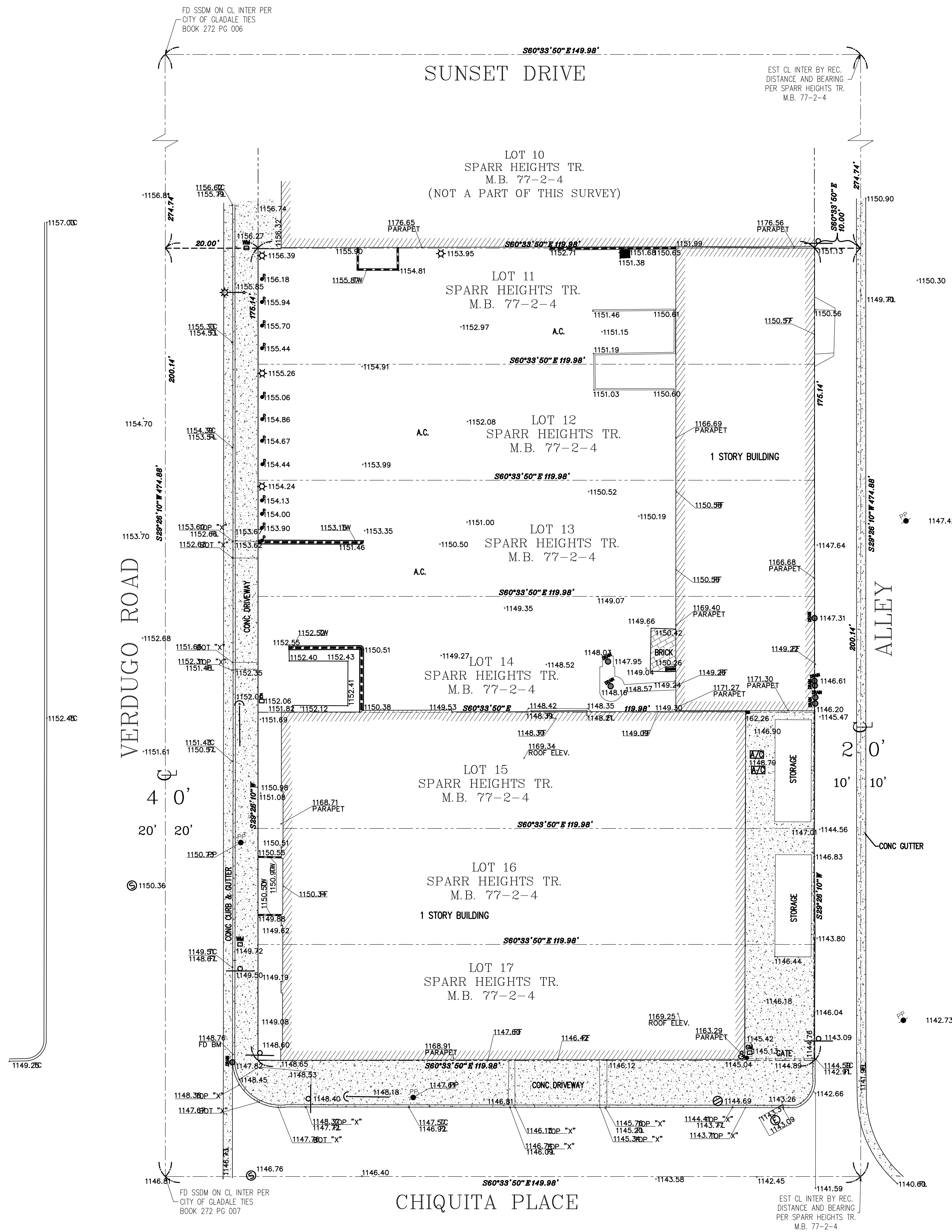


3450 VERDUGO RD. (WEST PROPERT LINE, FACING ALLEY.)



3450 VERDUGO RD. (WEST PROPERT LINE, FACING ALLEY.)

Attachment 3



LEGAL DESCRIPTION:
 THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:
 LOT 11, 12, 13, 14, 15, 16 AND 17 OF SPARR HEIGHTS TRACT AS PER MAP RECORDED IN BOOK 77 PAGES 2-4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 APR. 5613-007-011 AND 5613-007-012

LAND AREA:
 CONTAINING AN AREA OF 21,031.30 SQ. FT., OR 0.4823 ACRES, MORE OR LESS.

BENCHMARK:
 BM ID: BM2105
 DESCRIPTION: BRASS DISK IN ELY CURB VERDUGO RD 1.0 FT WLY OF CORNER, STAMPED 'M 2105 SETT 2004'
 ELEV. = 1,148.76 FT.

SURVEYOR'S NOTE:

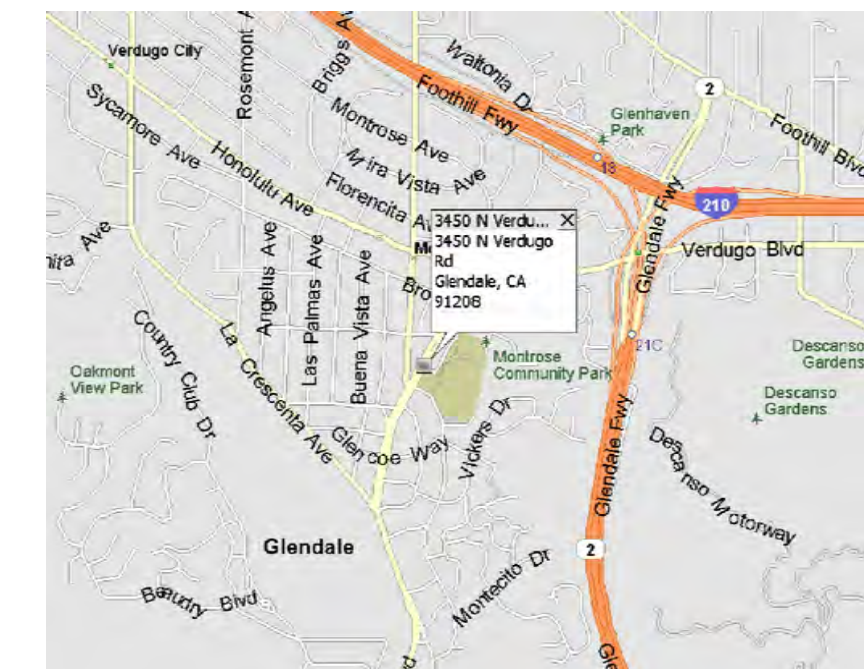
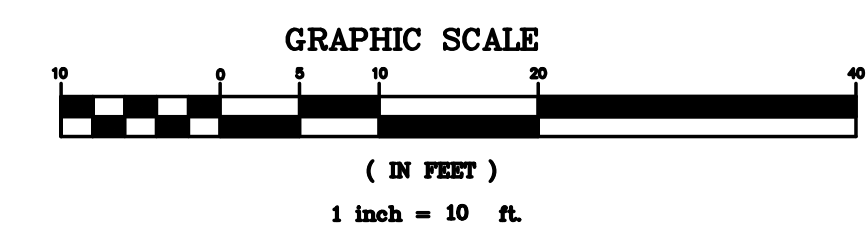
1. THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.
2. SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS, AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING, WITHOUT THE VERIFICATION OF ITS AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.
3. RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND:

APN - ASSESSOR'S PARCEL NUMBER	SSDM - STANDARD SURVEY DISC MONUMENT
A.C. - ASPHALT CONCRETE	TC - TOP OF CURB ELEV.
BM - BENCHMARK	TR - TRACT MAP
C/CL - CENTERLINE	TW - TOP OF WALL ELEV.
CONC. - CONCRETE	
EST. - ESTABLISH	
FB - FIELD BOOK	
FD - FOUND	
FF - FINISH FLOOR ELEV.	
FL - FLOORING ELEV.	
INT. - INTERSECTION	
M.B. - MAP BOOK	

SYMBOLS:

ACCU - AIRCONDITIONING UNIT	PP - POST
COL - COLUMN	PP - POWER POLE
DR - DRAIN	PPA - POWER POLE ANCHOR
EM - ELECTRIC MANHOLE	SM - SENEER MANHOLE
GM - GAS METER	SP - SIGN POST
GV - GAS VALVE	SL - STREET LIGHT
GP - GATE POST	SLB - STREET LIGHT BOX
LS - LIGHT STANDARD/PEB. CROSSING LIGHT	T - TREE
	WM - WATER METER



TITLE: TOPOGRAPHIC SURVEY		JOB NO.: 20-18192
CLIENT: Ms. Tania		DATE: 03/24/20
SCALE: 1" = 10'		REVISION (S):
DESIGNED BY: F.G. / NJ		SHEET 1
DRAWN BY: MK		OF 1 SHEET
CHECKED BY: C.D.L.		

STAMP:

These drawings and specifications are the property and copyright of ZOHRABIANS ARCHITECTS AND BUILDERS INC., and shall not be used on any other work except by agreement with ZOHRABIANS ARCHITECTS AND BUILDERS INC. Written dimensions take precedence over scaled dimensions and shall be verified by the contractor on the job site. Any discrepancy shall be brought to the attention of ZOHRABIANS ARCHITECTS AND BUILDERS INC. prior to the commencement of any work. The Preliminary drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

CLIENT:
3450 Verdugo Villas, LLC
811 N. Central Ave.
Glendale, Ca. 91203

PROJECT:
Verdugo Villas
3450 N Verdugo Blvd.
Glendale, Ca. 91208

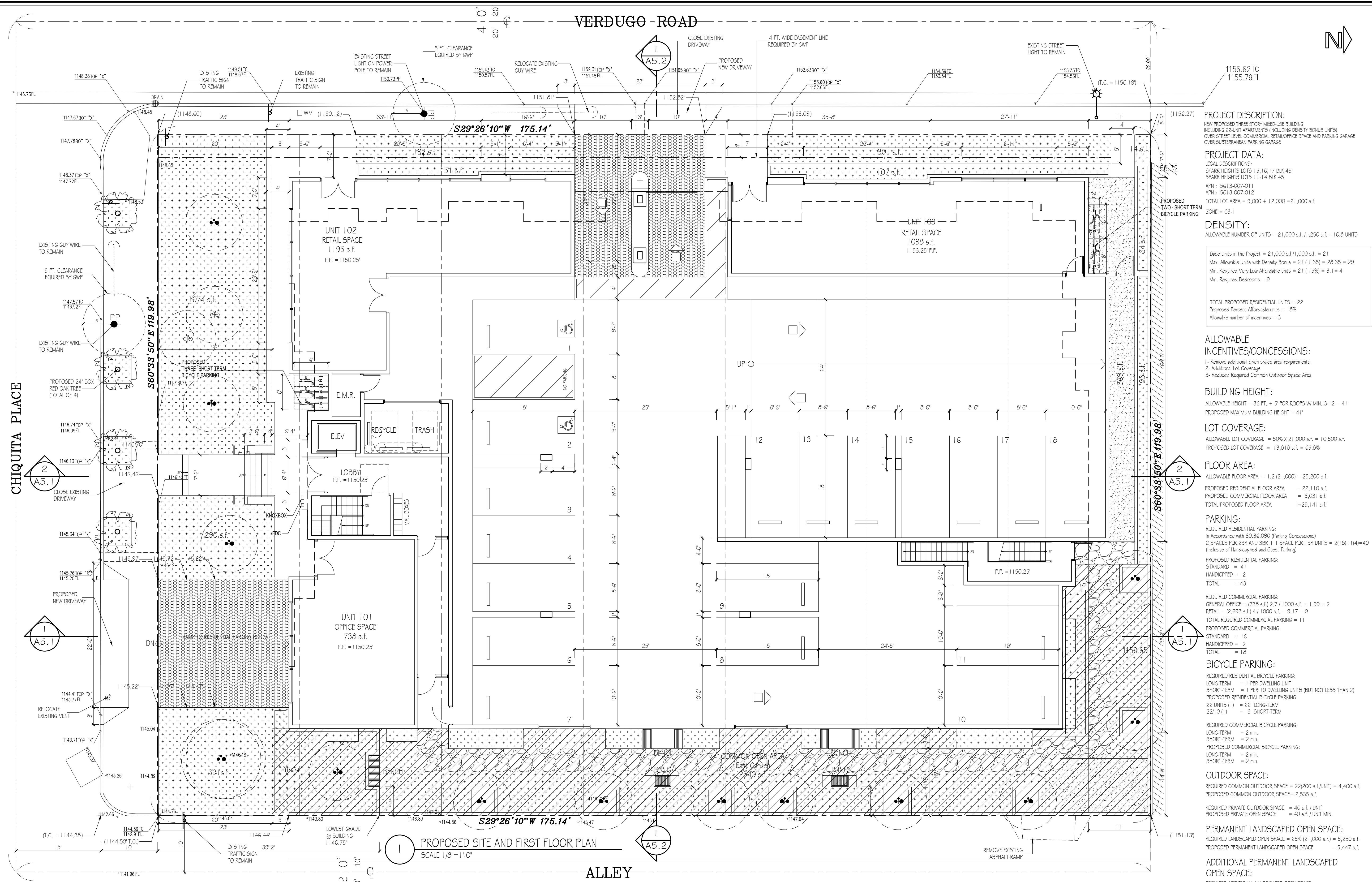
REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
PROPOSED SITE AND FIRST FLOOR PLAN

DATE	06.02.21
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	121117
SHEET	

A2.1

VERDUGO ROAD



PROPOSED SITE AND FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

RESIDENTIAL UNIT AND RETAIL AREA CONFIGURATION:

UNIT NO.	LOBBY	STAIR	ELEV.	MECH.	101	102	103	201	202	203	204	205	206	207	208	209	210	211	301	302	303	304	305	306	307	308	309	310	311	TOTAL RESIDENTIAL	TOTAL COMMERCIAL	GRAND TOTAL			
BEDROOMS	-	-	-	-	-	-	-	3	2	1	2	3	2	3	2	1	2	3	3	2	1	2	3	2	3	2	1	2	3	816 s.f.	3,031 s.f.	3,847 s.f.			
FIRST FLOOR	346	344	70	56	738	1195	1098	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
SECOND FLOOR	-	232	70	-	-	-	-	1043	892	768	892	1113	940	1113	892	768	892	1032	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,647 s.f.	-	10,647 s.f.
THIRD FLOOR	-	223	70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1043	892	768	892	1113	940	1113	892	768	892	1032	-	-	-	10,647 s.f.	-	10,647 s.f.
SEMI SUBTERRANEAN PARKING	-	199	70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL	346	998	280	56	895	1195	1098	1043	892	768	892	1113	940	1113	892	768	892	1032	1043	892	768	892	1113	940	1113	892	768	892	1032	22,110 s.f.	3,031 s.f.	25,141 s.f.			
PRIVATE TERRACE	-	-	-	-	-	-	-	143	134	40	100	92	162	40	58	40	58	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ROOF TOP TERRACE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

PROJECT DESCRIPTION:
NEW PROPOSED THREE STORY MIXED-USE BUILDING INCLUDING 22-UNIT APARTMENTS (INCLUDING DENSITY BONUS UNITS) OVER STREET LEVEL COMMERCIAL RETAIL/OFFICE SPACE AND PARKING GARAGE OVER SUBTERRANEAN PARKING GARAGE.

PROJECT DATA:
LEGAL DESCRIPTIONS:
SPARR HEIGHTS LOTS 15, 16, 17, BLK 45
SPARR HEIGHTS LOTS 11, 14, BLK 45
APN - 5613-007-011
APN - 5613-007-012
TOTAL LOT AREA = 9,000 + 12,000 = 21,000 s.f.
ZONE = C3-1

DENSITY:
ALLOWABLE NUMBER OF UNITS = 21,000 s.f. / 1,250 s.f. = 16.8 UNITS

Base Units in the Project = 21,000 s.f. / 1,000 s.f. = 21
Max. Allowable Units with Density Bonus = 21 (1.35) = 28.35 = 29
Min. Required Very Low Affordable units = 21 (15%) = 3.1 = 4
Min. Required Bedrooms = 9

TOTAL PROPOSED RESIDENTIAL UNITS = 22
Proposed Percent Affordable units = 18%
Allowable number of incentives = 3

ALLOWABLE INCENTIVES/CONCESSIONS:
1- Remove additional open space area requirements
2- Additional Lot Coverage
3- Reduced Required Common Outdoor Space Area

BUILDING HEIGHT:
ALLOWABLE HEIGHT = 36 FT. + 5' FOR ROOFS W/ MIN. 3:12 = 41'
PROPOSED MAXIMUM BUILDING HEIGHT = 41'

LOT COVERAGE:
ALLOWABLE LOT COVERAGE = 50% X 21,000 s.f. = 10,500 s.f.
PROPOSED LOT COVERAGE = 13,818 s.f. = 65.8%

FLOOR AREA:
ALLOWABLE FLOOR AREA = 1.2 (21,000) = 25,200 s.f.
PROPOSED RESIDENTIAL FLOOR AREA = 22,110 s.f.
PROPOSED COMMERCIAL FLOOR AREA = 3,031 s.f.
TOTAL PROPOSED FLOOR AREA = 25,141 s.f.

PARKING:
REQUIRED RESIDENTIAL PARKING:
In Accordance with 30.36.090 (Parking Concessions)
2 SPACES PER 2BR AND 3BR + 1 SPACE PER 1BR UNITS = 2(18) + 1(4) = 40 (Inclusive of Handicapped and Guest Parking)
PROPOSED RESIDENTIAL PARKING:
STANDARD = 41
HANDICAPPED = 2
TOTAL = 43
REQUIRED COMMERCIAL PARKING:
GENERAL OFFICE = (738 s.f.) 2.7 / 1000 s.f. = 1.99 = 2
RETAIL = (2,293 s.f.) 1.4 / 1000 s.f. = 9.17 = 9
TOTAL REQUIRED COMMERCIAL PARKING = 11
PROPOSED COMMERCIAL PARKING:
STANDARD = 16
HANDICAPPED = 2
TOTAL = 18
BICYCLE PARKING:
REQUIRED RESIDENTIAL BICYCLE PARKING:
LONG-TERM = 1 PER DWELLING UNIT
SHORT-TERM = 1 PER 10 DWELLING UNITS (BUT NOT LESS THAN 2)
PROPOSED RESIDENTIAL BICYCLE PARKING:
22 UNITS (1) = 22 LONG-TERM
22/10 (1) = 3 SHORT-TERM
REQUIRED COMMERCIAL BICYCLE PARKING:
LONG-TERM = 2 min.
SHORT-TERM = 2 min.
PROPOSED COMMERCIAL BICYCLE PARKING:
LONG-TERM = 2 min.
SHORT-TERM = 2 min.

OUTDOOR SPACE:
REQUIRED COMMON OUTDOOR SPACE = 22(200 s.f./UNIT) = 4,400 s.f.
PROPOSED COMMON OUTDOOR SPACE = 2,535 s.f.

REQUIRED PRIVATE OUTDOOR SPACE = 40 s.f./UNIT
PROPOSED PRIVATE OPEN SPACE = 40 s.f./UNIT MIN.

PERMANENT LANDSCAPED OPEN SPACE:
REQUIRED LANDSCAPED OPEN SPACE = 25% (21,000 s.f.) = 5,250 s.f.
PROPOSED PERMANENT LANDSCAPED OPEN SPACE = 5,447 s.f.

ADDITIONAL PERMANENT LANDSCAPED OPEN SPACE:
REQUIRED ADDITIONAL LANDSCAPED OPEN SPACE = 900 s.f. + 119.99(90/20 s.f.) = 900 s.f. + 29.99(20 s.f.) = 1,499.6 s.f.
Incentive No. 1 is used to satisfy this requirement.

GRADE = (1156.19 + 1144.38) / 2 = 1150.28
ALLOWABLE SEMI-SUBTERRANEAN GARAGE DECK EL. = 1150.28 + 3 = 1153.28
PROPOSED SEMI-SUBTERRANEAN GARAGE DECK EL. = 1153.25

PERIMETER FENCE WALLS:
MAX. ALLOWABLE HEIGHT OF SOLID FENCE + GARAGE ABOVE ADJACENT GROUND LEVEL = 6.50
LOWEST ADJACENT GROUND LEVEL = 1146.75
MAX. ALLOWABLE TOP OF SOLID FENCE WALL = 1153.25

URBAN FORESTER:
THERE ARE NO PROTECTED INDIGENOUS TREES ON THE SUBJECT PROPERTY OR WITHIN 20' OF THE PROPERTY.

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CLIENT:
3450 Verdugo Villas, LLC
811 N. Central Ave.
Glendale, Ca. 91203

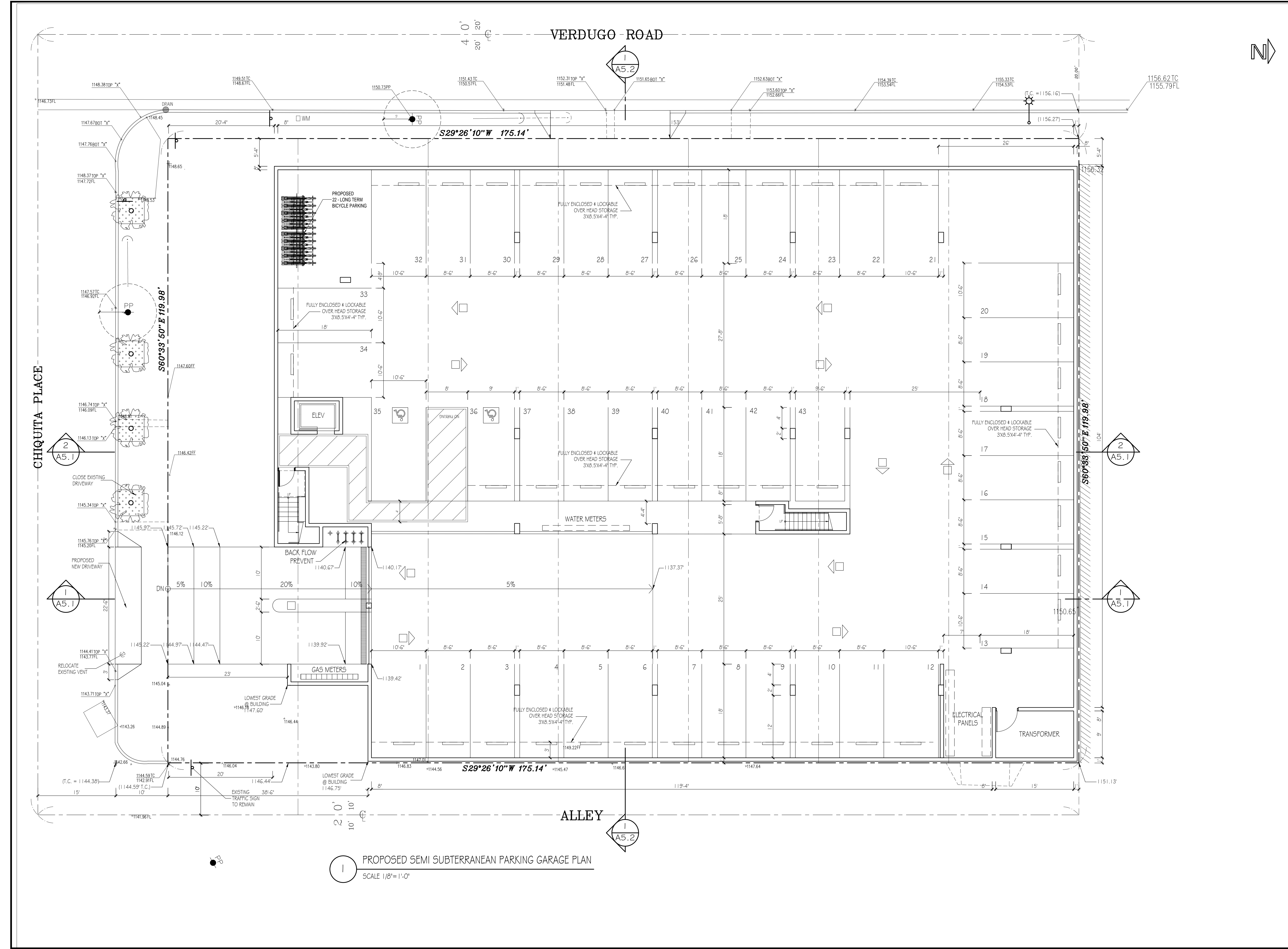
PROJECT:
Verdugo Villas
3450 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
PROPOSED SEMI-SUBTERRANEAN PARKING GARAGE PLAN

DATE	06.02.21
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	121117
SHEET	

A2.2



1 PROPOSED SEMI-SUBTERRANEAN PARKING GARAGE PLAN
SCALE 1/8" = 1'-0"

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Glendale, Ca. 91203

PROJECT:
Verdugo Villas
3450 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
PROPOSED SECOND FLOOR PLAN

DATE	07.07.20
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	121117
SHEET	

A2.3



1 PROPOSED SECOND FLOOR PLAN
SCALE 1/8"=1'-0"

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811 N. Central Ave.
Glendale, Ca. 91203

PROJECT:

Verdugo Villas
3450 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS

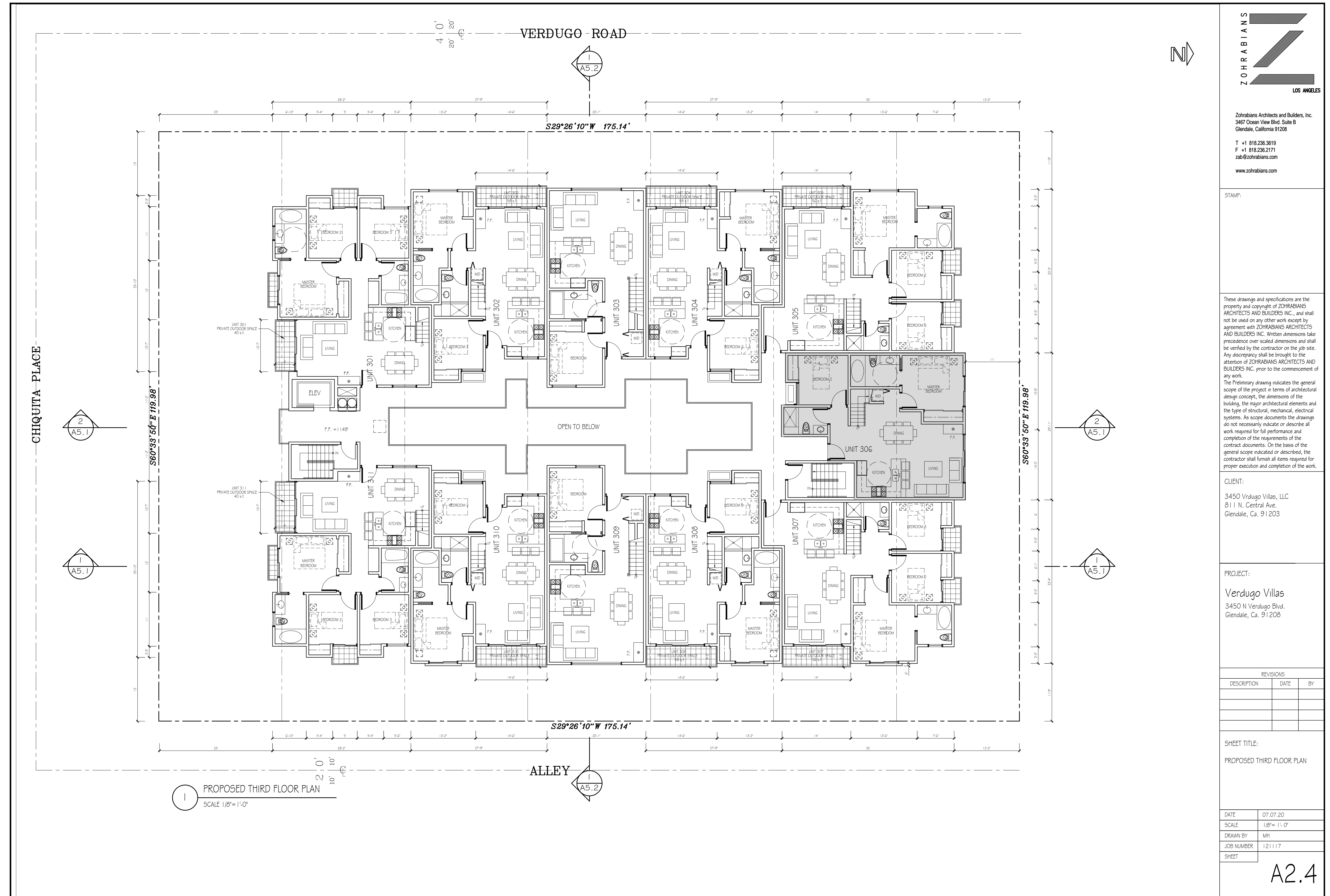
DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED THIRD FLOOR PLAN

DATE	07.07.20
SCALE	1/8" = 1'-0"
DRAWN BY	MH
JOB NUMBER	121117
SHEET	

A2.4



PROPOSED THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

VERDUGO ROAD

ALLEY

CHIQUITA PLACE

S60°33'50"E 119.98'

S60°33'50"E 119.98'

S29°26'10"W 175.14'

S29°26'10"W 175.14'

A5.2

A5.1

A5.1

A5.2

A5.1

A5.1



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Glendale, Ca. 91203

PROJECT:

Verdugo Villas
3450 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

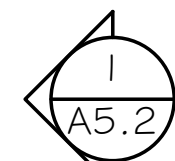
PROPOSED ROOF AND
ROOF TOP DECK PLAN

DATE	07.07.20
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	121117
SHEET	

A2.5

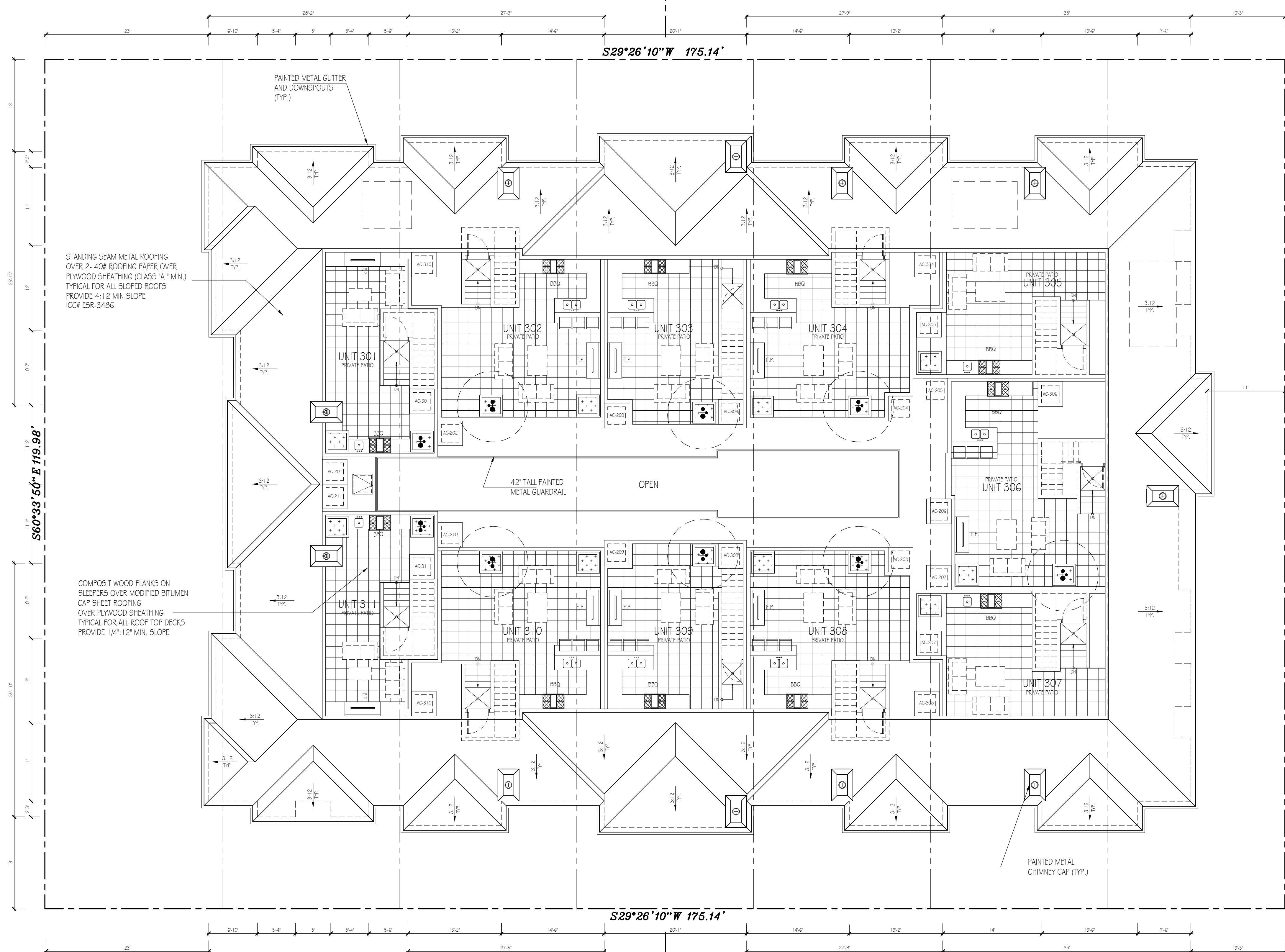


VERDUGO ROAD



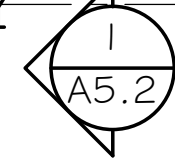
4'-0"
20'-0"

S29°26'10"W 175.14'



PROPOSED ROOF TOP DECK PLAN
SCALE 1/8" = 1'-0"

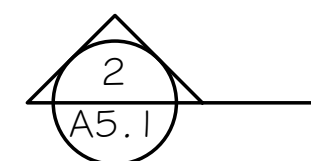
ALLEY



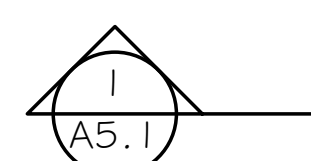
S29°26'10"W 175.14'

2'-0"
10'-10"

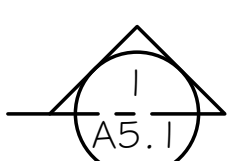
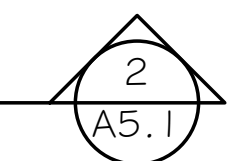
CHIQUITA PLACE

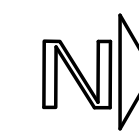


S60°33'50"E 119.98'



S60°33'50"E 119.98'





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Glendale, Ca. 91203

PROJECT:

Verdugo Villas
3450 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS

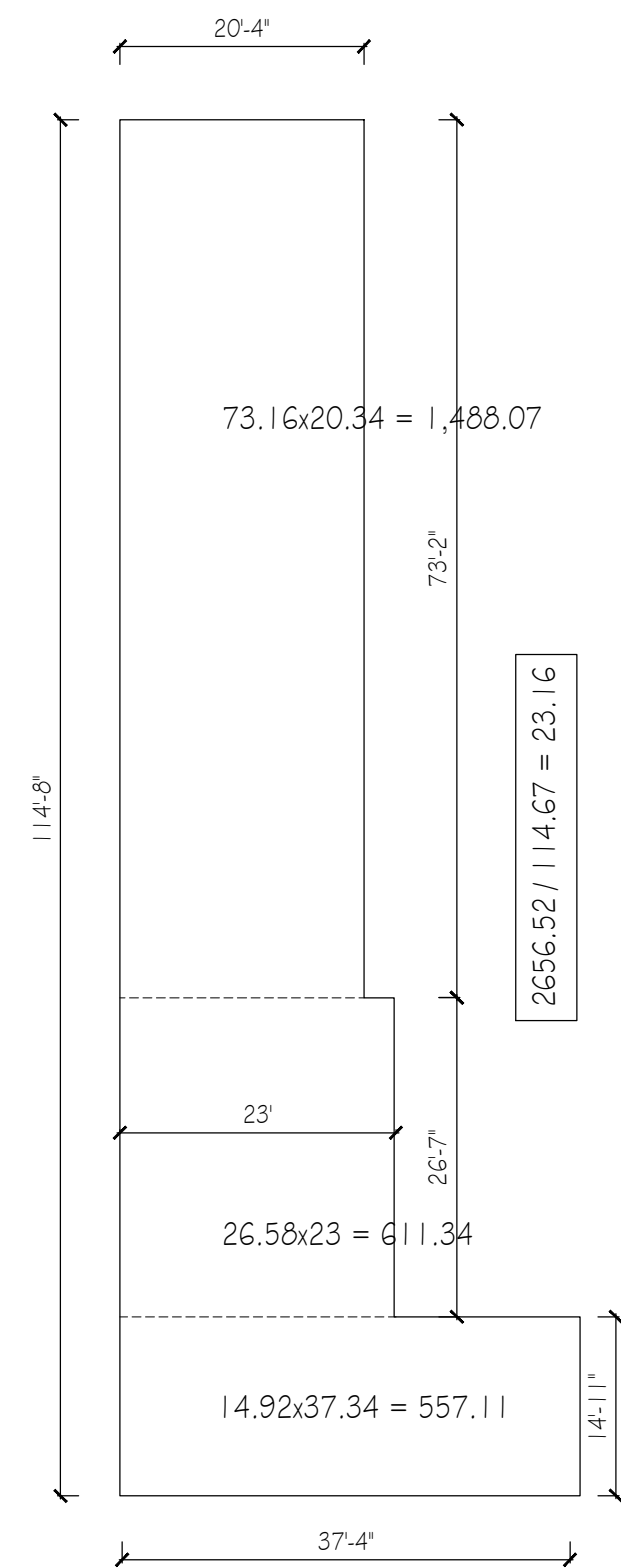
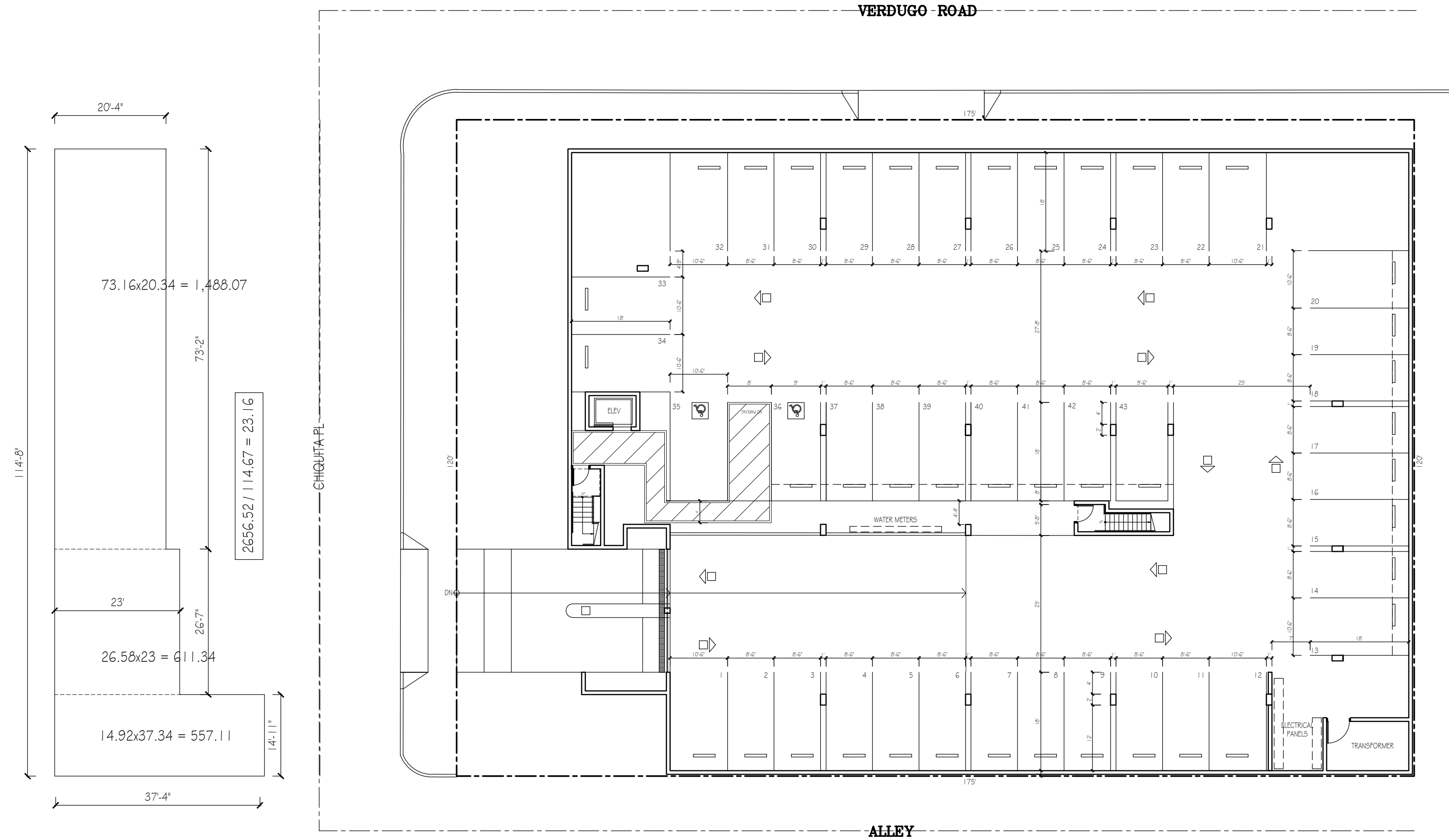
DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED SUBTERRANEAN PARKING
AVERAGE SETBACK CALCULATIONS

DATE	07.07.20
SCALE	1/16" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	121117
SHEET	

A2.6



1 PROPOSED SEMI-SUBTERRANEAN PARKING GARAGE AVERAGE SETBACKS
SCALE 1/16" = 1'-0"

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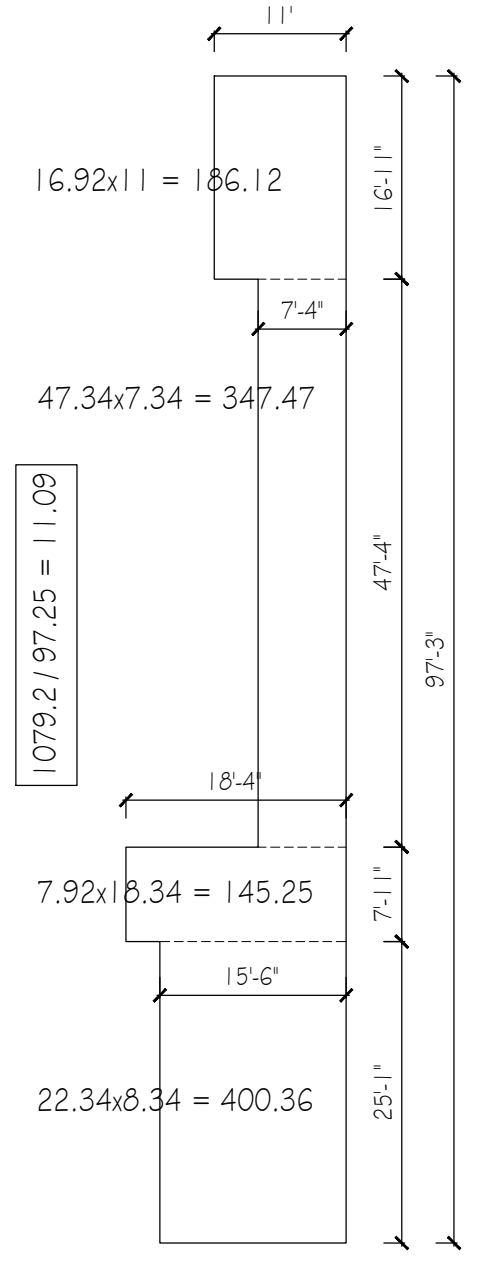
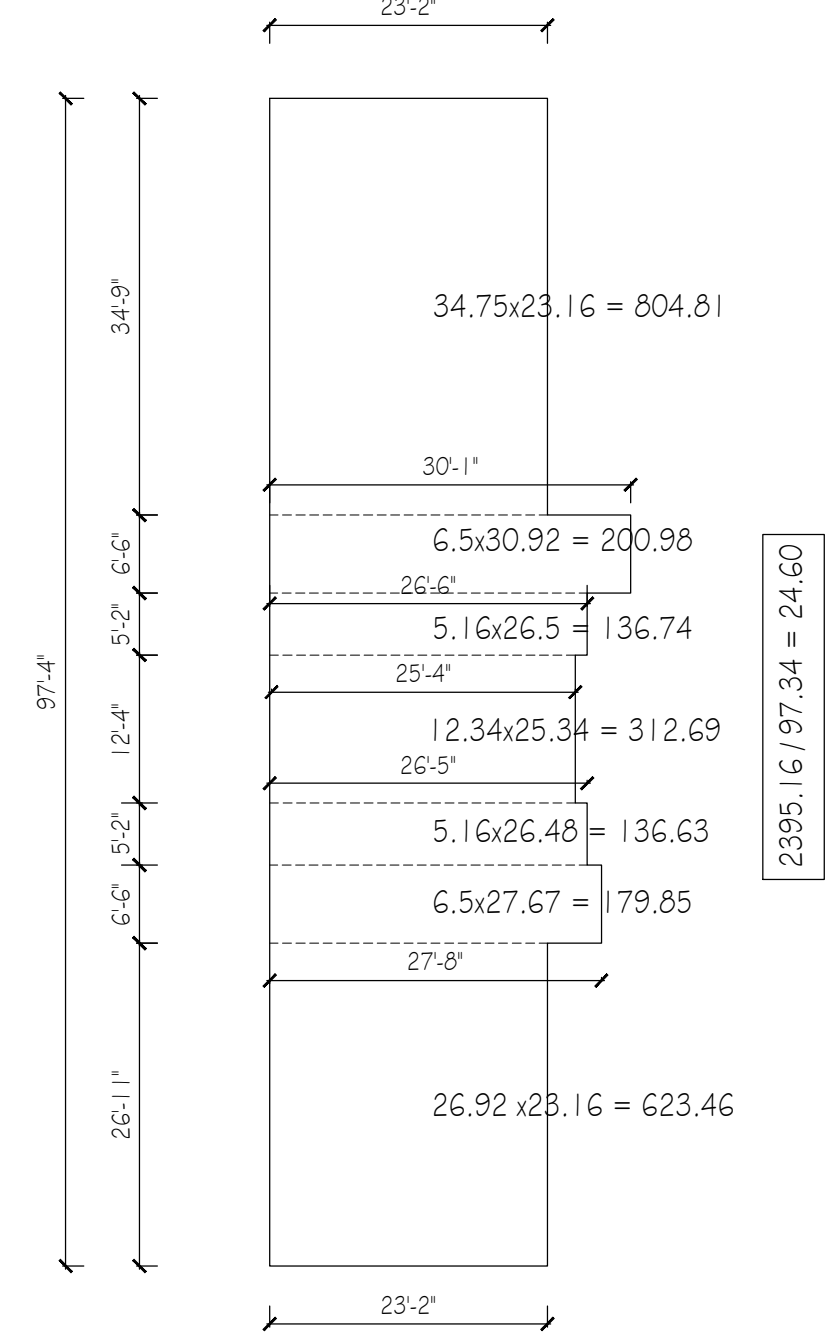
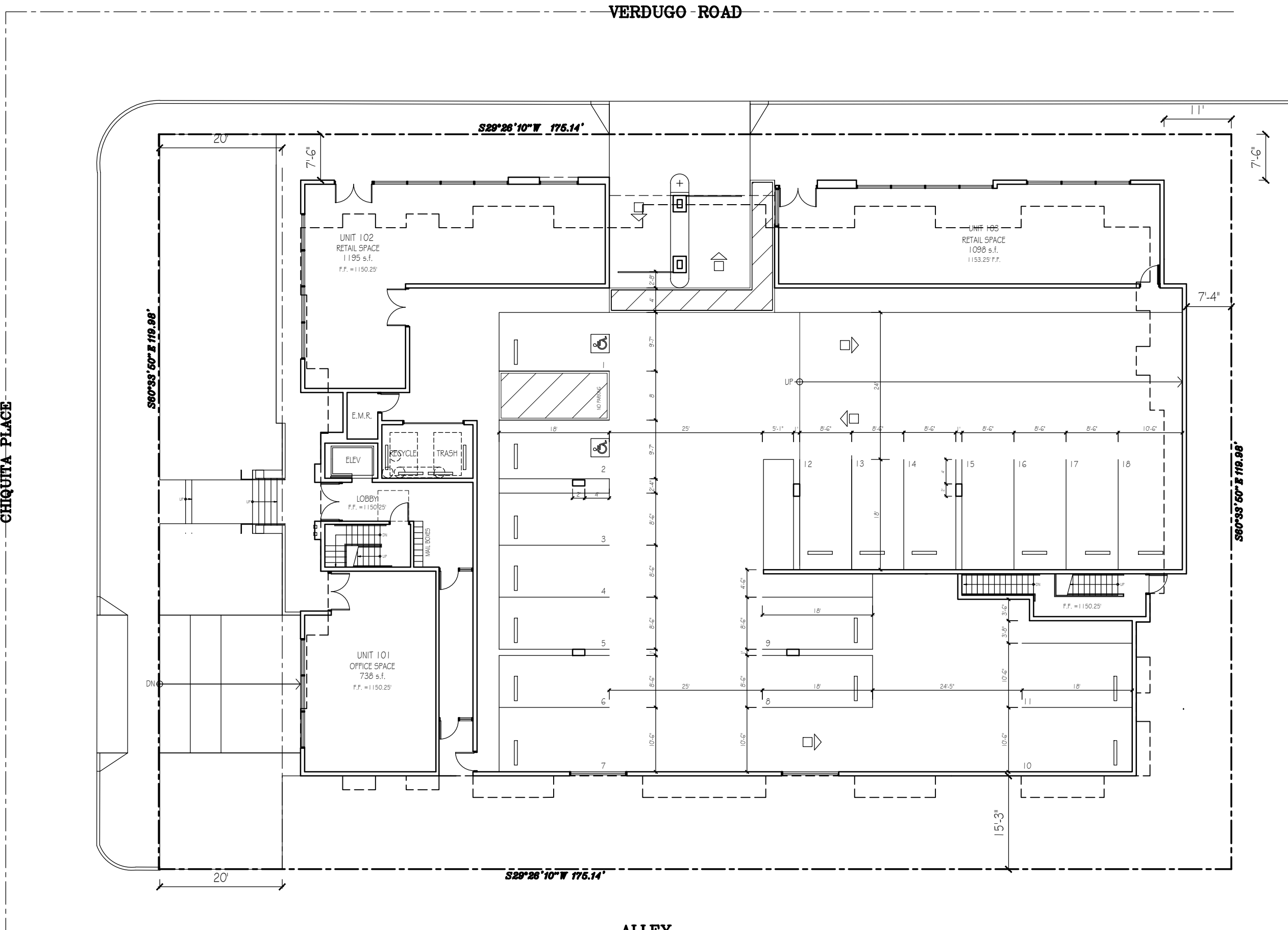
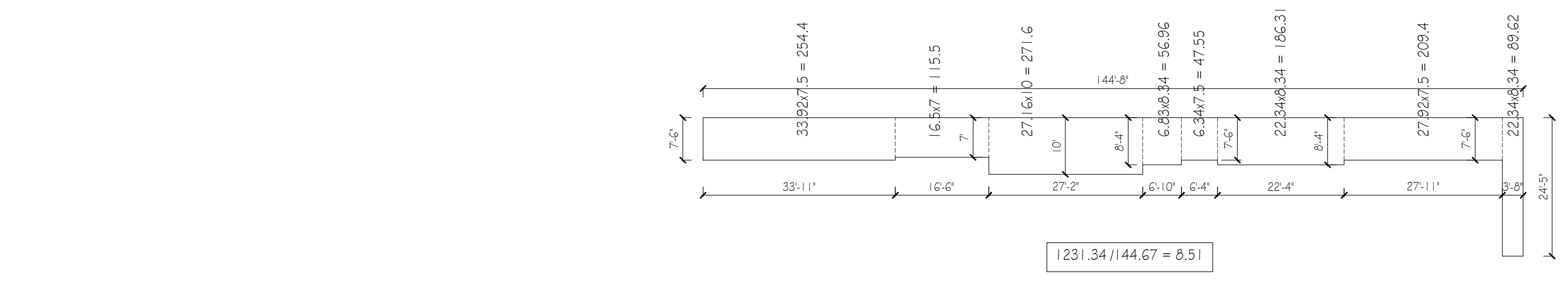
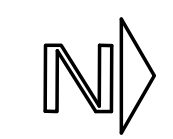
CLIENT:
3450 Vrdugo Villas, LLC
811 N. Central Ave.
Glendale, Ca. 91203

PROJECT:
Verdugo Villas
3450 N Verdugo Blvd.
Glendale, Ca. 91208

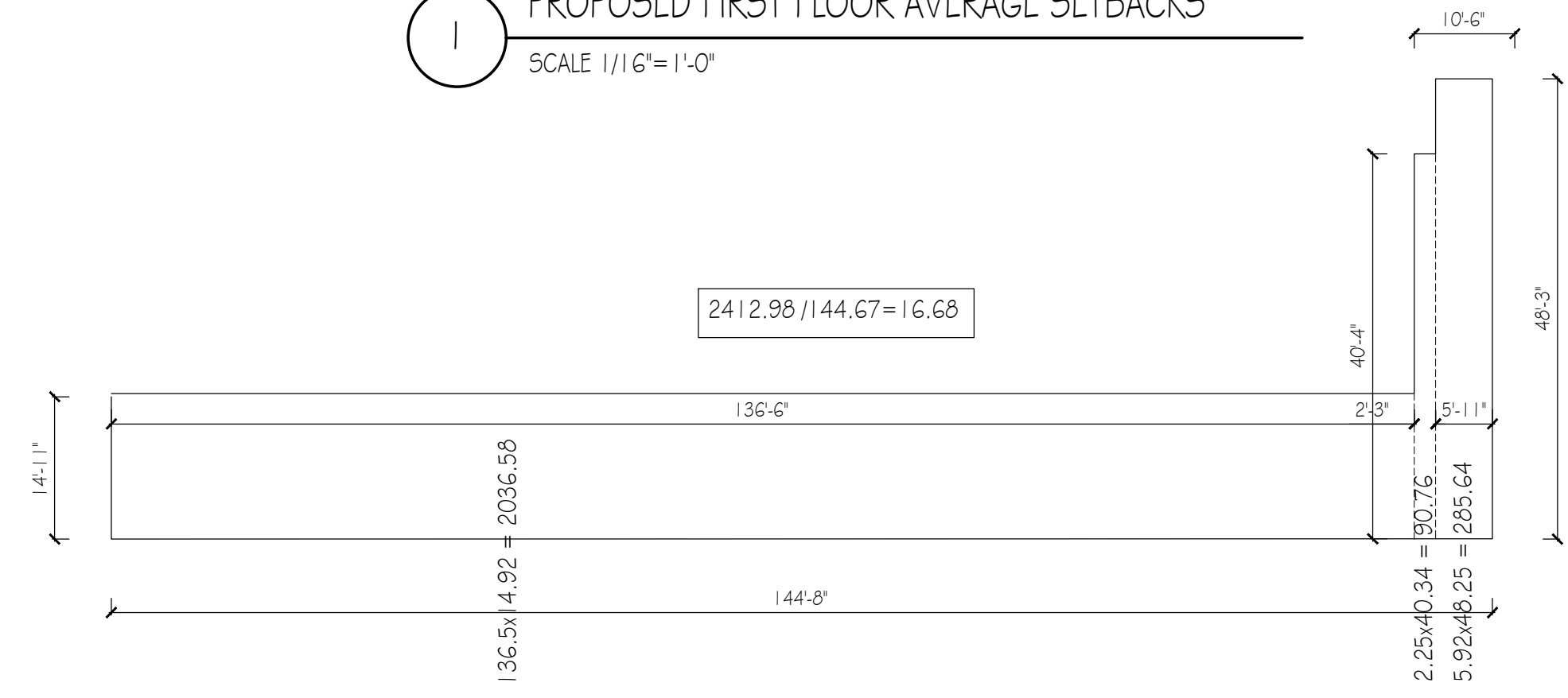
REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
PROPOSED FIRST FLOOR
AVERAGE SETBACK CALCULATIONS

DATE	07.07.20
SCALE	1/16" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	121117
SHEET	



PROPOSED FIRST FLOOR AVERAGE SETBACKS
SCALE 1/16" = 1'-0"



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Glendale, Ca. 91203

PROJECT:
Verdugo Villas
3450 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:
PROPOSED SECOND FLOOR
AVERAGE SETBACK CALCULATIONS

DATE	07.07.20
SCALE	1/16" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	121117
SHEET	



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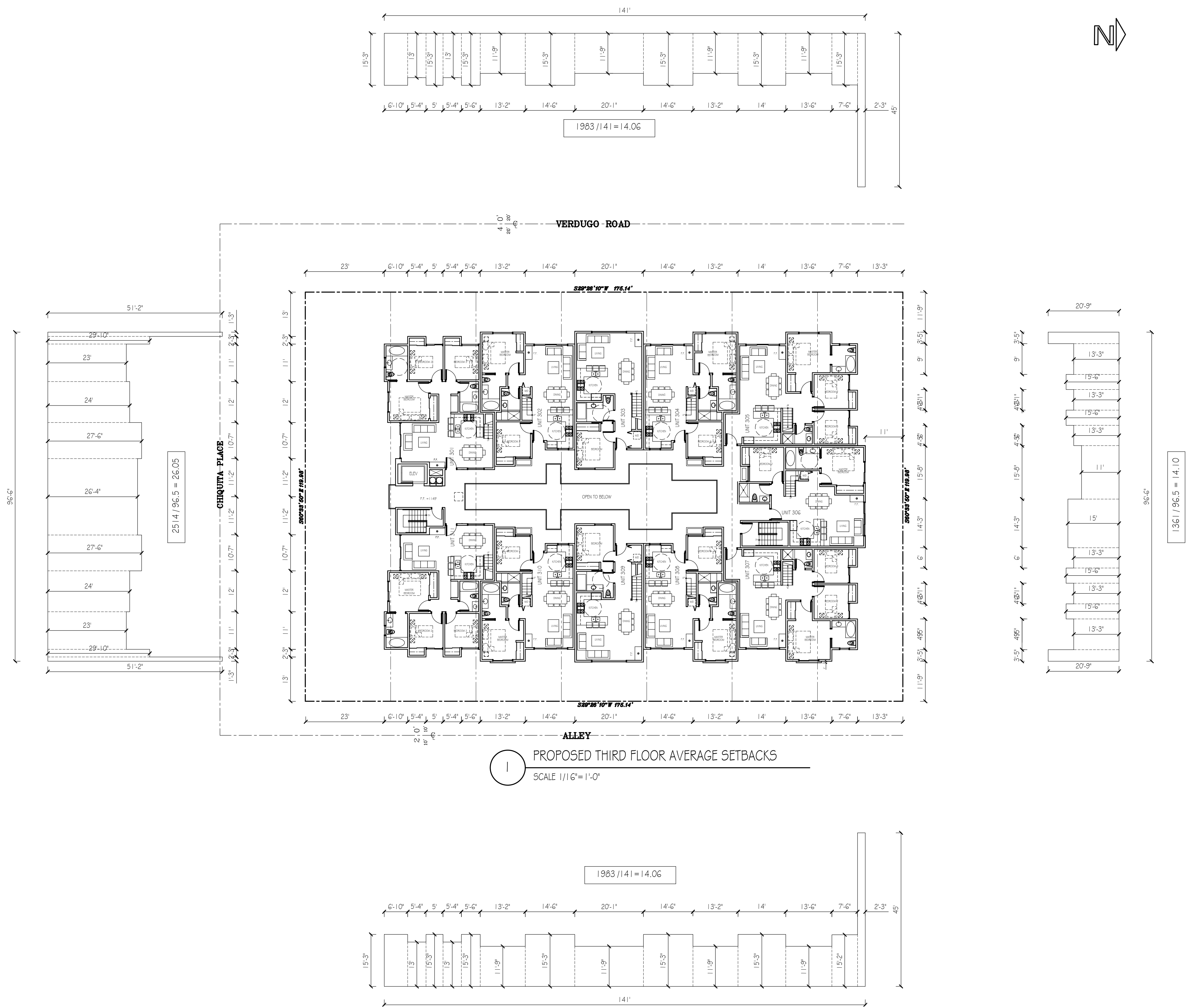
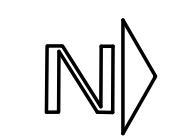
PROJECT:
Verdugo Villas
3450 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS		
DESCRIPTION	DATE	BY

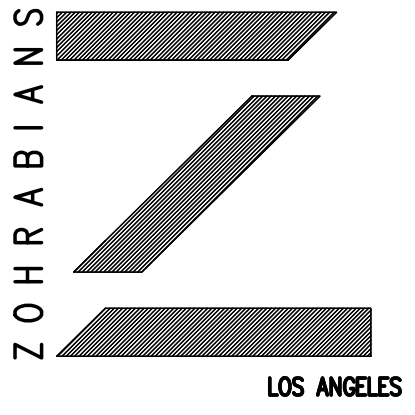
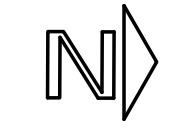
SHEET TITLE:
PROPOSED THIRD FLOOR
AVERAGE SETBACK CALCULATIONS

DATE	07.07.20
SCALE	1/16" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	121117
SHEET	

A2.9



VERDUGO ROAD



Zohrabians Architects and Builders, Inc.
 3467 Ocean View Blvd, Suite B
 Glendale, California 91208
 T +1 818.236.3619
 F +1 818.236.2171
 zab@zohrabians.com
 www.zohrabians.com

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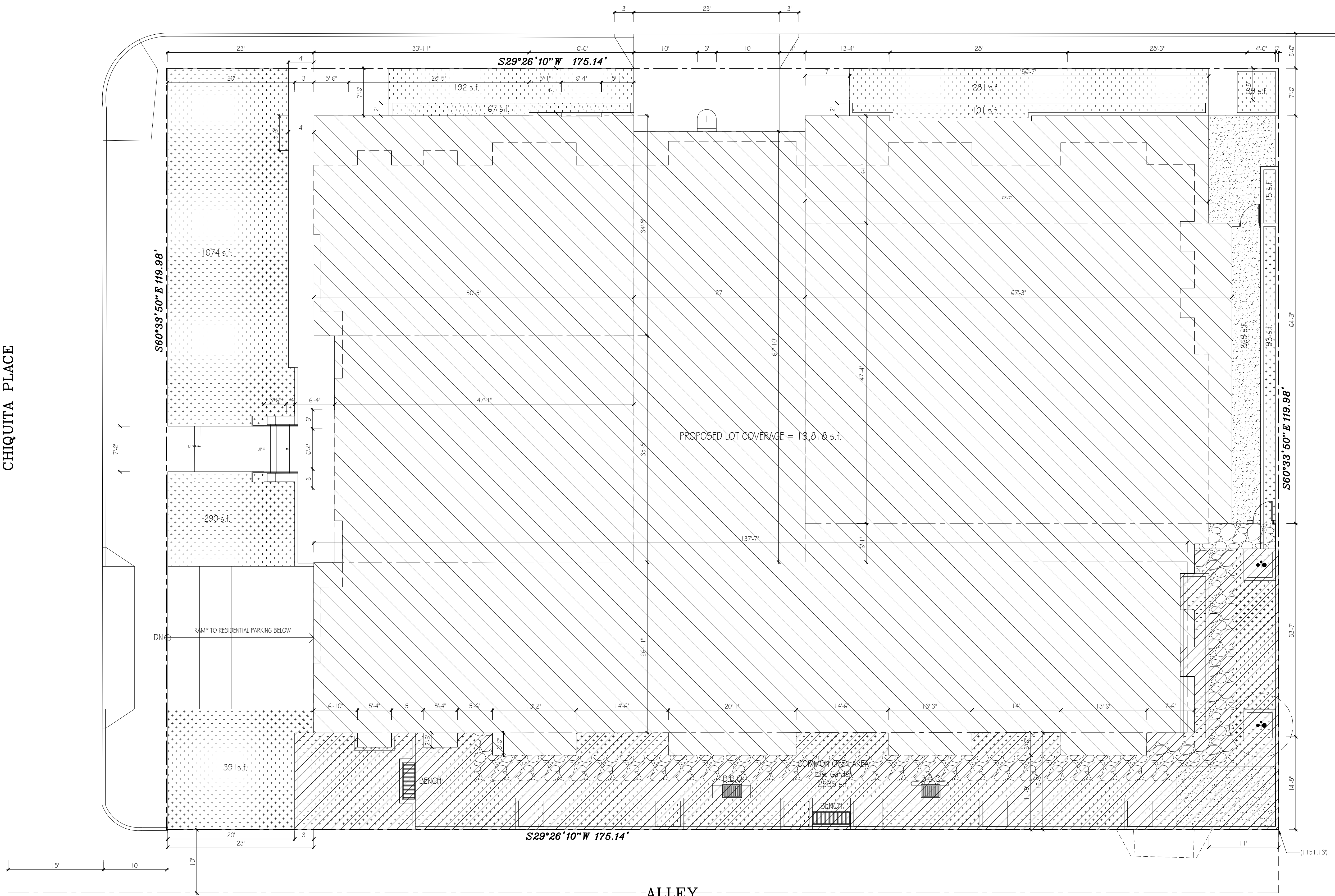
PROJECT:
 Verdugo Villas
 3450 N Verdugo Blvd.
 Glendale, Ca. 91208

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
 PROPOSED PERMANENTLY LANDSCAPED OPEN AREA

DATE	07.07.20
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	121117
SHEET	A2.10

CHIQUITA PLACE



PROPOSED LOT COVERAGE = 13,818 s.f.

1 PROPOSED SITE AND FIRST FLOOR PLAN
 SCALE 1/8" = 1'-0"

PERMANENT LANDSCAPED OPEN SPACE:
 EXISTING LOT AREA = 21,000 s.f.
 REQUIRED LANDSCAPED OPEN SPACE = 25% (21,000 s.f.) = 5,250 s.f.
 PROPOSED PERMANENT LANDSCAPED OPEN SPACE = 5,447 s.f.

$2535 + 391 + 290 + 1074 + 192 + 67 + 281 + 101 + 39 + 15 + 369 + 93 = 5,447 \text{ s.f.}$

ALLEY

FINISH KEY NOTES:

- 1A. 1" SMOOTH FINISHED CEMENT PLASTER OVER PAPER BACKED METAL LATH OVER PLYWOOD SHEATHING ON EXTERIOR SIDE OF 2X6 @ 16" O.C. AND A LAYER OF 5/8" GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-15 INSULATION IN STUD SPACE. COLOR: WHITE
- 1B. SIMILAR TO 1A BUT WITH DARKER SHADE
2. STONE TILES CEMENTED OVER PAPER BACKED METAL LATH OVER PLYWOOD SHEATHING ON EXTERIOR SIDE OF 2X6 @ 16" O.C. AND A LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-15 INSULATION IN STUD SPACE. COLOR: BEIGE
3. PAINTED BRICK TILE VENEER CEMENTED OVER WATER PROOFING OVER CONCRETE BLOCK WALL
4. PRE-CAST CONCRETE WALL CAP
5. PRE-CAST CONCRETE WINDOW SILL
6. PRE-CAST CONCRETE FINISHED EIFS CORNICE
7. STANDING SEAM METAL ROOF COVERING
8. PRE-PAINTED METAL GUTTER AND DOWN SPOUT
9. PAINTED METAL RAILING
10. PAINTED METAL LOUVERED SHADE
11. PAINTED METAL CHIMNEY CAP
12. FIBERGLASS FRAMED DUAL GLAZED WINDOW
13. FIBERGLASS FRAMED DUAL GLAZED DOOR
14. ANODIZED ALUMINUM STOREFRONT
15. ANODIZED ALUMINUM STOREFRONT DOOR
16. PAINTED METAL OPEN GRILL GATE / FENCE
17. EXTERIOR LIGHT FIXTURE
18. PRE-CAST STEPS
19. FORMED CONCRETE PLANTER WALL

STAMP:

These drawings and specifications are the property and copyright of ZOHRABIANS ARCHITECTS AND BUILDERS INC., and shall not be used on any other work except by agreement with ZOHRABIANS ARCHITECTS AND BUILDERS INC. Written dimensions take precedence over scaled dimensions and shall be verified by the contractor on the job site. Any discrepancy shall be brought to the attention of ZOHRABIANS ARCHITECTS AND BUILDERS INC. prior to the commencement of any work. The Preliminary drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

CLIENT:
3450 Verdugo Villas, LLC
811 N. Central Ave.
Glendale, Ca. 91203

PROJECT:
Verdugo Villas
3450 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
PROPOSED BUILDING
SOUTH AND WEST ELEVATIONS

DATE	07.07.20
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	121117
SHEET	

A4.1



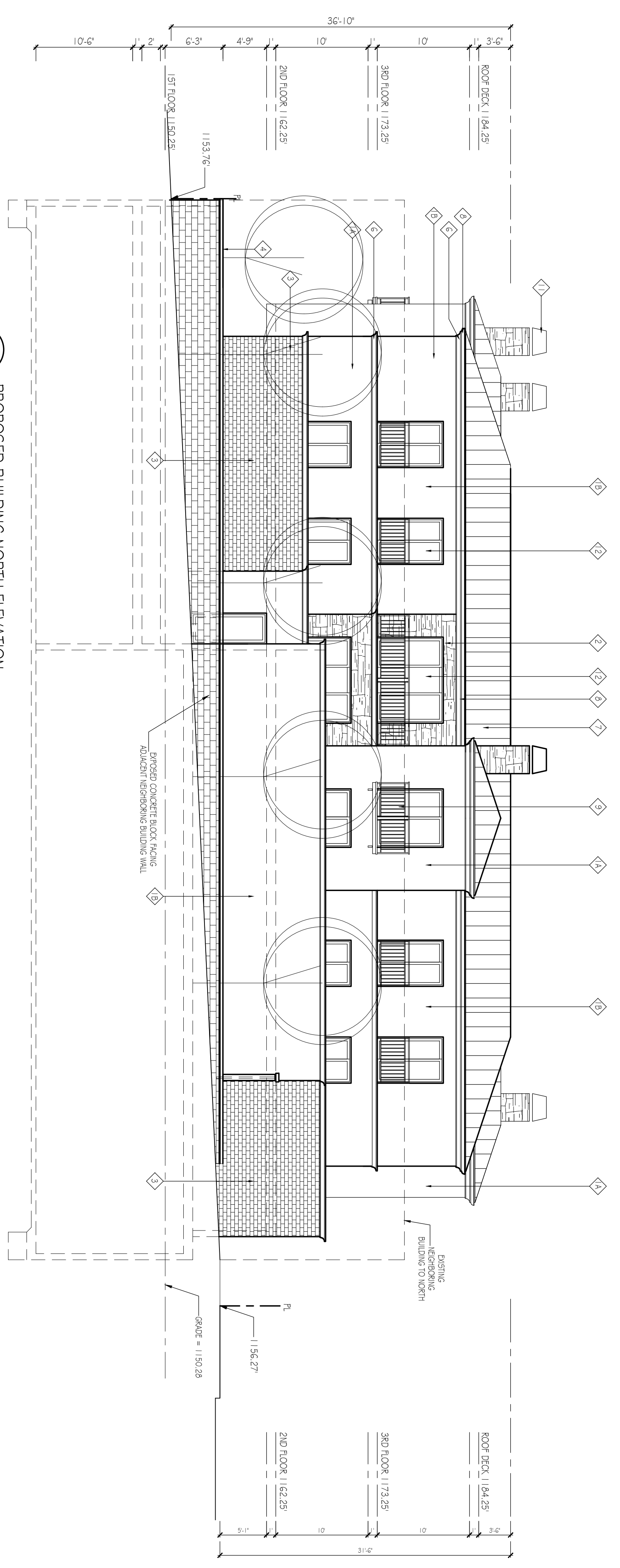
1 PROPOSED BUILDING SOUTH ELEVATION
SCALE 1/8" = 1'-0"



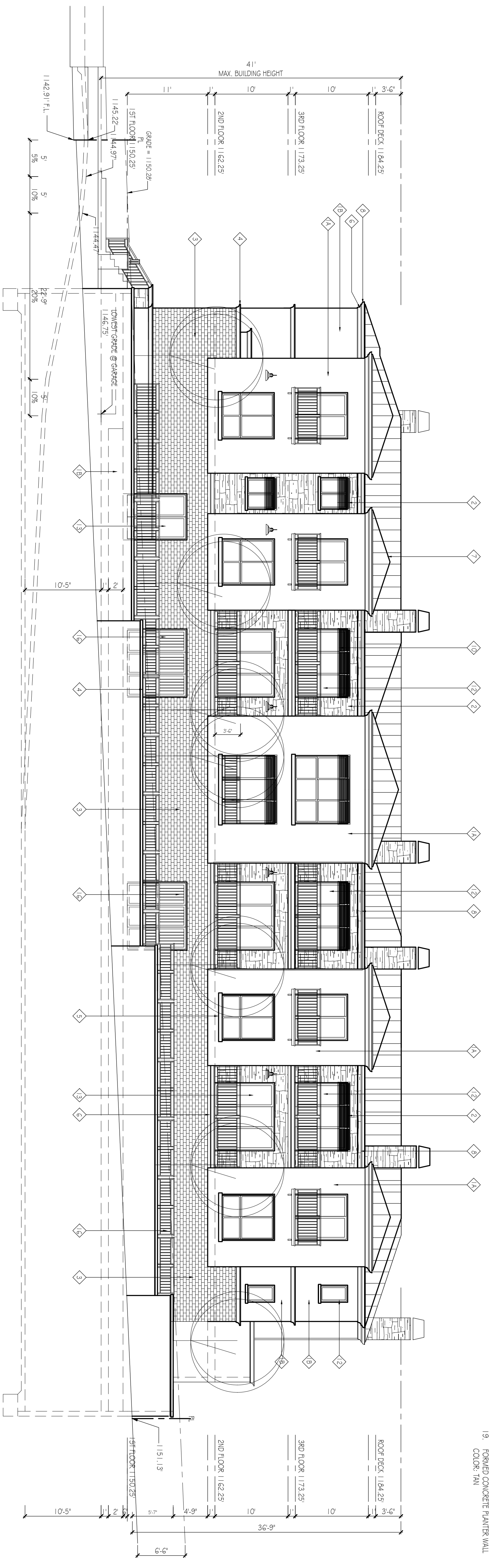
2 PROPOSED BUILDING WEST ELEVATION
SCALE 1/8" = 1'-0"

FINISH KEY NOTES:

- 1A. 1" SMOOTH FINISHED CONCRETE PLASTER OVER PAPER BACKED METAL LATH OVER 7/8" X 1/2" SCHED 40 GALV. STEEL STUDS OR INTERIOR SCHED 40 GALV. STEEL STUDS @ 16" O.C. COLOR: WHITE
- 1B. SIMILAR TO 1A BUT WITH DARKER SHADE COLOR: BEIGE
2. STONE TILE CLADDING OVER PAPER BACKED METAL LATH OVER 7/8" X 1/2" SCHED 40 GALV. STEEL STUDS OR INTERIOR SCHED 40 GALV. STEEL STUDS @ 16" O.C. AND A LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON THE INTERIOR COLOR: BEIGE
3. PAINTED BRICK TILE VENEER CLADDING OVER WATER PROOFING OVER CONCRETE BLOCK WALL COLOR: WHITE
4. PRE-CAST CONCRETE WALL CAP COLOR: HONEY OAT
5. PRE-CAST CONCRETE WINDOW SILL COLOR: HONEY OAT
6. PRE-CAST CONCRETE FINISHED EYE CORNICE COLOR: HONEY OAT
7. STANDING SEAM METAL ROOF COVERING COLOR: TO MATCH WINDOW FRAME
8. PRE-PANDED METAL GUTTER AND DOWN SPOUT COLOR: DARK BRONZE
9. PAINTED METAL RAILING COLOR: DARK BRONZE
10. PAINTED METAL LOUVERED SHOE COLOR: DARK BRONZE
11. PAINTED METAL CHIMNEY CAP COLOR: DARK BRONZE
12. FRIBGLASS FRAMED DUAL GLAZED WINDOW COLOR: DARK BRONZE
13. FRIBGLASS FRAMED DUAL GLAZED DOOR COLOR: DARK BRONZE
14. ANODIZED ALUMINUM STOREFRONT COLOR: DARK BRONZE
15. ANODIZED ALUMINUM STOREFRONT DOOR COLOR: DARK BRONZE
16. PAINTED METAL CRYSTALL GATE / FENCE COLOR: DARK BRONZE
17. EXTERIOR LIGHT FINISH COLOR: DARK BRONZE
18. PRE-CAST STIFFERS COLOR: HONEY OAT
19. FORMED CONCRETE PLASTER WALL COLOR: TAN



1
PROPOSED BUILDING NORTH ELEVATION
SCALE 1/8" = 1'-0"



2
PROPOSED BUILDING EAST ELEVATION
SCALE 1/8" = 1'-0"

CLIENT:
3450 Verdugo Villas, LLC
811 N. Central Ave.
Gardenale, Ca. 91203

PROJECT:
Verdugo Villas
3450 N Verdugo Blvd.
Gardenale, Ca. 91208

REVISIONS	DATE	BY

SHEET TITLE:
PROPOSED NORTH AND EAST
BUILDING ELEVATIONS

DATE	07.07.20
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	121117
SHEET	A4.2

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CLIENT:

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811 N. Central Ave.
Glendale, Ca. 91203

PROJECT:

Verdugo Villas
3450 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS

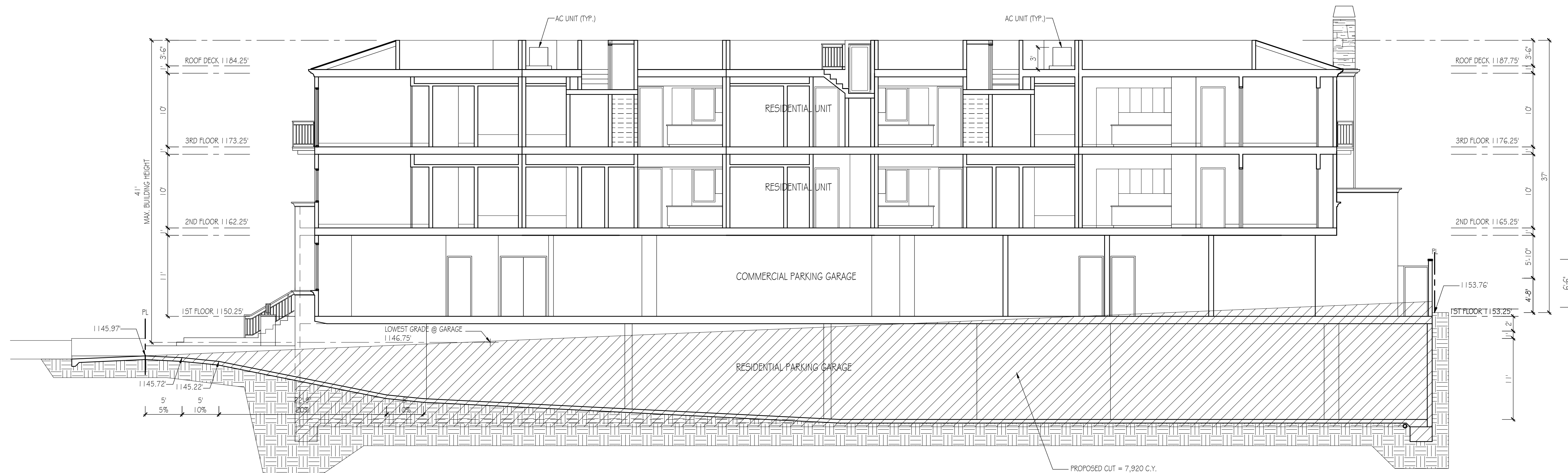
DESCRIPTION	DATE	BY

SHEET TITLE:

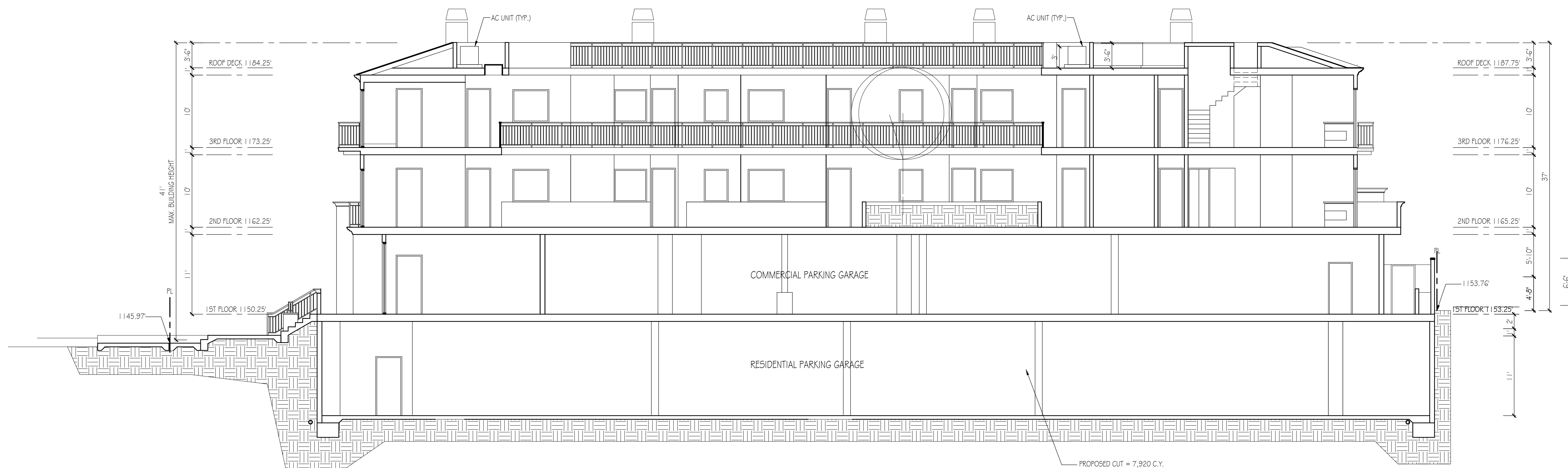
PROPOSED BUILDING SECTIONS

DATE	07.07.20
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	121117
SHEET	

A5.1



2 PROPOSED BUILDING SECTION
SCALE 1/8" = 1'-0"



2 PROPOSED BUILDING SECTION
SCALE 1/8" = 1'-0"

Attachment 4

Density Bonus and Inclusionary Housing Plan

**3450 N. Verdugo Road
Glendale, CA 91208**

August 25, 2021

3450 Verdugo Villas, LLC
c/o Hamlet Zohrabians AIA
3467 Ocean View Blvd., Suite B
Glendale, CA 91208

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

Number of Dwelling Units Proposed:

Hamlet Zohrabians AIA (“Applicant”) has proposed the development of a new, density bonus rental housing project totaling twenty-two (22) residential dwelling units (the “Project”). The Project will provide a total of four (4) affordable units (15% of the total number of units of the base density of 21) to very low income households.

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

The Project is located in the C3-1 (Commercial Service) zone. The Project site (collectively APNs 5613-007-011 and 5613-007-012) has a lot area of 21,000 square feet. Multiple residential dwellings on C3 zoned properties with the ground floor level occupied with permitted commercial uses are subject to the provisions of sites zoned R-1250. Sites zoned R-1250 with more than 90 feet of frontage are permitted one (1) unit per 1,000 square feet, which permits a maximum density of 21 units per acre. By right, Applicant has a base density of twenty-one (21) units (21,000 divided by 1,000 = 21).

Number of Affordable Units Meeting Density Bonus Requirement:

Applicant is required to designate four (4) units as affordable to very low income households (15% of 21 base density units (3.15 rounded up to 4)). 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)
203	768	1	1
205	1,113	3	2
211	1,032	3	2
306	940	2	2

Amount of Density Bonus Requested:

Pursuant to State Density Bonus Law (CA Government Code section 65915, *et seq.*), Applicant is entitled to a fifty percent (50%) density bonus by providing four (4) very low income units (15% of the base density of 21). With a fifty percent (50%) density bonus, the Project is permitted thirty-two (32) units (21 x 1.50 = 31.5 (rounded up to 32)). Applicant is requesting a lesser density bonus of four point seven six percent (4.76%) however, for a total of twenty-two (22) units (one additional unit above the base density of 21). 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 three (3) concessions pursuant to GMC 30.36.070A: to (1) not provide additional 1,499 square feet of open space as required by GMC 30.31.030 A.7; (2) exceed the maximum allowable lot coverage of 50% to 65.8%; and (3) reduce the common outdoor space by 1,865 square feet, where 4,400 square feet of common open space is required by GMC 30.11.050 C. Applicant is entitled to request three concessions under State Density

Bonus Law since the project will restrict at least fifteen percent (15%) 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 fifteen percent (15%) 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”). The Project’s unit mix includes four (4) one-bedroom units, ten (10) two-bedroom units and eight (8) three-bedroom units. Based on the number of units and bedrooms provided, the Parking Concession requires a minimum of thirty-one (31) residential parking spaces. The Project exceeds the minimum requirement under the Parking Concession, and will provide forty-three (43) parking spaces total, designated for the residential units. Accordingly, the project meets and exceeds the parking requirements under the Density Bonus Law mandatory Parking Concession.

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 (15%) of the units as affordable to low income households. The Project is subject to the IZO.

The Project is required to provide four (4) affordable units to very low income households (15% of 21 base density units). 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 four (4) 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:

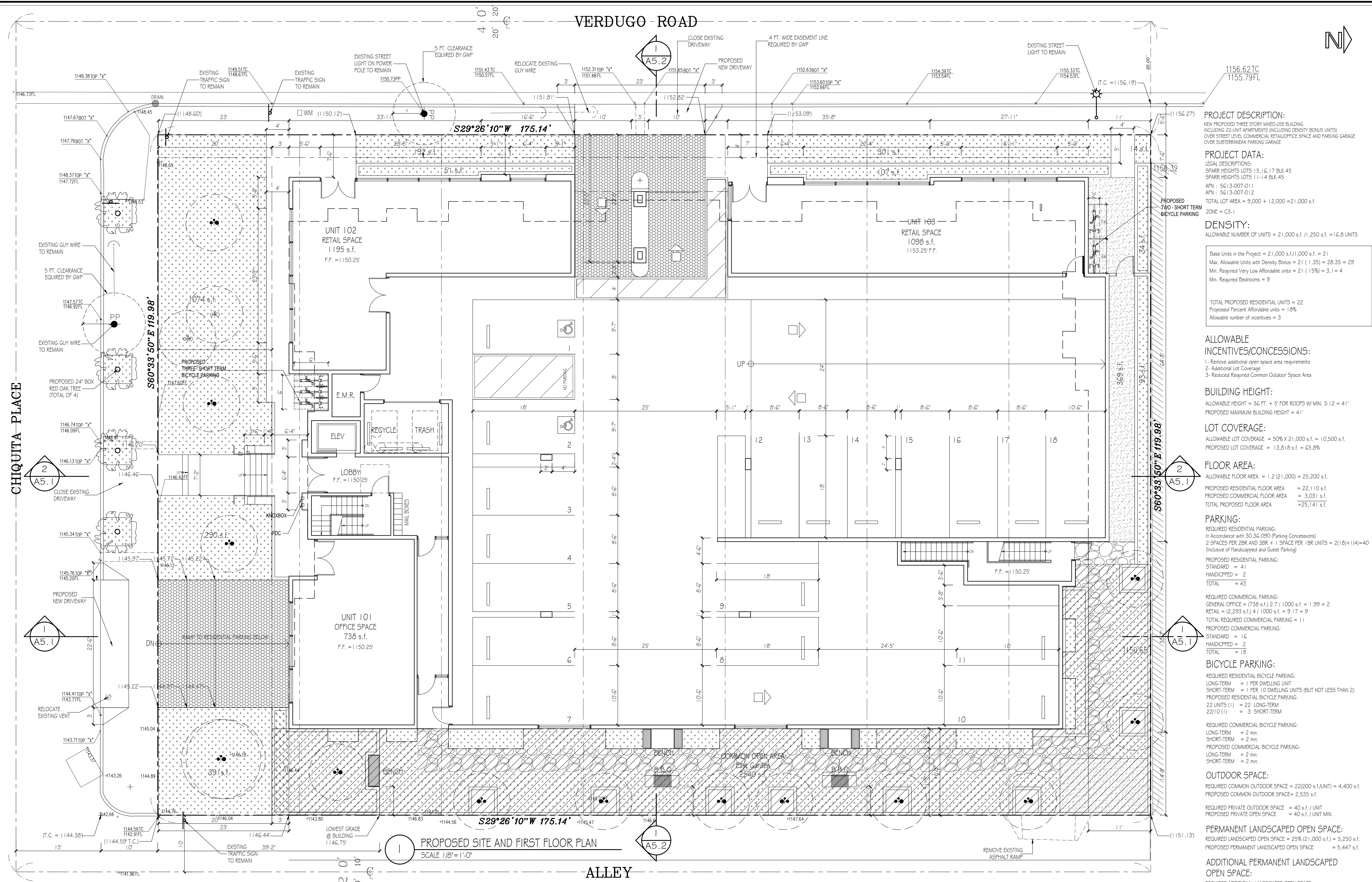
On May 7, 2019, the City adopted a Citywide Affordable Housing Commercial Development Impact Fee, Ordinance No. 5929, codified at GMC 4.11 (collectively, the “CDIF”). The CDIF became effective after a 60-day period on July 7, 2019.

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 subject to the CDIF.

The Project involves the demolition of two (2) existing, one-story commercial buildings totaling 10,500 square feet with office, vehicle repair and storage use. 7,500 square feet of the existing commercial space is located on APN 5613-007-011 and 3,000 square feet is located on APN 5613-007-012.

The Project proposes 3,031 square feet of new, commercial office and retail space on the ground floor of the proposed development. The CDIF provides a demolition credit. Since the existing commercial square footages on the Project site (10,500 square feet) exceed the Project's newly proposed square footage of commercial office and retail space (3,031 square feet), the Project does not owe fees under the CDIF.

VERDUGO ROAD



PROPOSED SITE AND FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

RESIDENTIAL UNIT AND RETAIL AREA CONFIGURATION:

UNIT NO.	LOBBY	STAIR	ELEV.	MECH.	101	102	103	201	202	203	204	205	206	207	208	209	210	211	301	302	303	304	305	306	307	308	309	310	311	TOTAL RESIDENTIAL	TOTAL COMMERCIAL	GRAND TOTAL	
BEDROOMS	-	-	-	-	-	-	-	3	2	1	2	3	2	3	2	1	2	3	3	2	1	2	3	2	3	2	1	2	3	-	-		
FIRST FLOOR	346	344	70	56	738	1195	1098	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	816 s.f.	3,031 s.f.	
SECOND FLOOR	-	232	70	-	-	-	-	1043	892	768	892	1113	940	1113	892	768	892	1032	-	-	-	-	-	-	-	-	-	-	-	-	-	10,647 s.f.	-
THIRD FLOOR	-	223	70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1043	892	768	892	1113	940	1113	892	768	892	1032	-	-	10,647 s.f.	-
SEMI SUBTERRANEAN PARKING	-	199	70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL	346	998	280	56	895	1195	1098	1043	892	768	892	1113	940	1113	892	768	892	1032	1043	892	768	892	1113	940	1113	892	768	892	1032	22,110 s.f.	3,031 s.f.	25,141 s.f.	
PRIVATE TERRACE	-	-	-	-	-	-	-	143	134	40	100	92	162	40	58	40	58	40	58	-	58	56	-	56	58	-	58	40	-	-	-	-	
ROOF TOP TERRACE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

PROJECT DESCRIPTION:
NEW PROPOSED THREE STORY MIXED-USE BUILDING INCLUDING 22-UNIT APARTMENTS (INCLUDING DENSITY BONUS UNITS) OVER STREET LEVEL COMMERCIAL RETAIL/OFFICE SPACE AND PARKING GARAGE OVER SUBTERRANEAN PARKING GARAGE.

PROJECT DATA:
LEGAL DESCRIPTIONS:
SPARR HEIGHTS LOTS 15, 16, 17 BLK 45
SPARR HEIGHTS LOTS 11, 14 BLK 45
APN - 5613-007-011
APN - 5613-007-012
TOTAL LOT AREA = 9,000 + 12,000 = 21,000 s.f.
ZONE = C3-1

DENSITY:
ALLOWABLE NUMBER OF UNITS = 21,000 s.f. / 1,250 s.f. = 16.8 UNITS

Base Units in the Project = 21,000 s.f. / 1,000 s.f. = 21
Max. Allowable Units with Density Bonus = 21 (1.35) = 28.35 = 29
Min. Required Very Low Affordable units = 21 (15%) = 3.1 = 4
Min. Required Bedrooms = 9

TOTAL PROPOSED RESIDENTIAL UNITS = 22
Proposed Percent Affordable units = 18%
Allowable number of incentives = 3

ALLOWABLE INCENTIVES/CONCESSIONS:
1- Remove additional open space area requirements
2- Additional Lot Coverage
3- Reduced Required Common Outdoor Space Area

BUILDING HEIGHT:
ALLOWABLE HEIGHT = 36 FT. + 5' FOR ROOFS W/ MIN. 3:12 = 41'
PROPOSED MAXIMUM BUILDING HEIGHT = 41'

LOT COVERAGE:
ALLOWABLE LOT COVERAGE = 50% X 21,000 s.f. = 10,500 s.f.
PROPOSED LOT COVERAGE = 13,818 s.f. = 65.8%

FLOOR AREA:
ALLOWABLE FLOOR AREA = 1.2 (21,000) = 25,200 s.f.
PROPOSED RESIDENTIAL FLOOR AREA = 22,110 s.f.
PROPOSED COMMERCIAL FLOOR AREA = 3,031 s.f.
TOTAL PROPOSED FLOOR AREA = 25,141 s.f.

PARKING:
REQUIRED RESIDENTIAL PARKING:
In Accordance with 30.36.090 (Parking Concessions)
2 SPACES PER 2BR AND 3BR + 1 SPACE PER 1BR UNITS = 2(18) + 1(4) = 40 (Inclusive of Handicapped and Guest Parking)
PROPOSED RESIDENTIAL PARKING:
STANDARD = 41
HANDICAPPED = 2
TOTAL = 43

REQUIRED COMMERCIAL PARKING:
GENERAL OFFICE = (738 s.f.) 2.77 / 1000 s.f. = 1.99 = 2
RETAIL = (2,293 s.f.) 1.41 / 1000 s.f. = 9.17 = 9
TOTAL REQUIRED COMMERCIAL PARKING = 11
PROPOSED COMMERCIAL PARKING:
STANDARD = 16
HANDICAPPED = 2
TOTAL = 18

BICYCLE PARKING:
REQUIRED RESIDENTIAL BICYCLE PARKING:
LONG-TERM = 1 PER DWELLING UNIT
SHORT-TERM = 1 PER 10 DWELLING UNITS (BUT NOT LESS THAN 2)
PROPOSED RESIDENTIAL BICYCLE PARKING:
22 UNITS (1) = 22 LONG-TERM
22/10 (1) = 3 SHORT-TERM

REQUIRED COMMERCIAL BICYCLE PARKING:
LONG-TERM = 2 min.
SHORT-TERM = 2 min.
PROPOSED COMMERCIAL BICYCLE PARKING:
LONG-TERM = 2 min.
SHORT-TERM = 2 min.

OUTDOOR SPACE:
REQUIRED COMMON OUTDOOR SPACE = 22(200 s.f./UNIT) = 4,400 s.f.
PROPOSED COMMON OUTDOOR SPACE = 2,535 s.f.

REQUIRED PRIVATE OUTDOOR SPACE = 40 s.f./UNIT
PROPOSED PRIVATE OPEN SPACE = 40 s.f./UNIT MIN.

PERMANENT LANDSCAPED OPEN SPACE:
REQUIRED LANDSCAPED OPEN SPACE = 25% (21,000 s.f.) = 5,250 s.f.
PROPOSED PERMANENT LANDSCAPED OPEN SPACE = 5,447 s.f.

ADDITIONAL PERMANENT LANDSCAPED OPEN SPACE:
REQUIRED ADDITIONAL LANDSCAPED OPEN SPACE = 900 s.f. + 119.99-90(20 s.f.) = 900 s.f. + 23,99(20 s.f.) = 1,499.6 s.f.
Incentive No. 1 is used to satisfy this requirement.

GRADE = (1156.19 + 1144.38) / 2 = 1150.28
ALLOWABLE SEMI-SUBTERRANEAN GARAGE DECK EL. = 1150.28 + 3 = 1153.28
PROPOSED SEMI-SUBTERRANEAN GARAGE DECK EL. = 1153.25

PERIMETER FENCE WALLS:
MAX. ALLOWABLE HEIGHT OF SOLID FENCE + GARAGE ABOVE ADJACENT GROUND LEVEL = 6.50
LOWEST ADJACENT GROUND LEVEL = 1146.75'
MAX. ALLOWABLE TOP OF SOLID FENCE WALL = 1153.25'

URBAN FORESTER:
THERE ARE NO PROTECTED INDIGENOUS TREES ON THE SUBJECT PROPERTY OR WITHIN 20' OF THE PROPERTY.

ZOHRABIANS
LOS ANGELES

Zohrabians Architects and Builders, Inc.
3467 Ocean View Blvd, Suite B
Glendale, California 91208

T +1 818.236.3619
F +1 818.236.2171
zab@zohrabians.com
www.zohrabians.com

STAMP:

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3450 Verdugo Villas, LLC
811 N. Verdugo Ave.
Glendale, Ca. 91203

PROJECT:
Verdugo Villas
3450 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:
PROPOSED SITE AND FIRST FLOOR PLAN

DATE	06.02.21
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	121117
SHEET	

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PROJECT:

Verdugo Villas
3450 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS

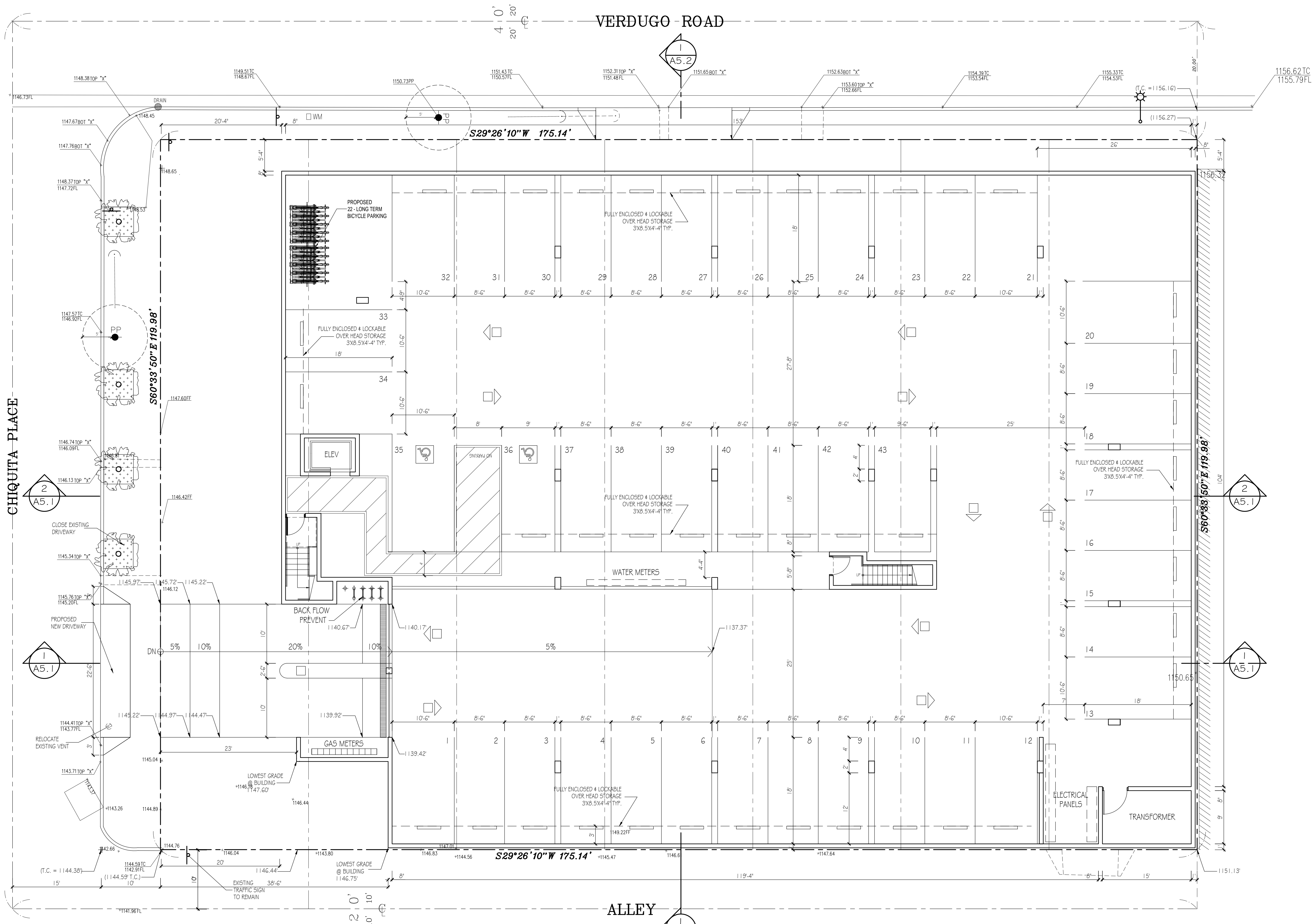
DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED SEMI-SUBTERRANEAN PARKING GARAGE PLAN

DATE	06.02.21
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	121117
SHEET	

A2.2



1 PROPOSED SEMI-SUBTERRANEAN PARKING GARAGE PLAN
SCALE 1/8" = 1'-0"

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811 N. Central Ave.
Glendale, Ca. 91203

PROJECT:
Verdugo Villas
3450 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
PROPOSED SECOND FLOOR PLAN

DATE	07.07.20
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	121117
SHEET	

A2.3



1 PROPOSED SECOND FLOOR PLAN
SCALE 1/8"=1'-0"

STAMP:

These drawings and specifications are the property and copyright of ZOHRABIANS ARCHITECTS AND BUILDERS INC., and shall not be used on any other work except by agreement with ZOHRABIANS ARCHITECTS AND BUILDERS INC. Written dimensions take precedence over scaled dimensions and shall be verified by the contractor on the job site. Any discrepancy shall be brought to the attention of ZOHRABIANS ARCHITECTS AND BUILDERS INC. prior to the commencement of any work. The Preliminary drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

CLIENT:

3450 Verdugo Villas, LLC
811 N. Central Ave.
Glendale, Ca. 91203

PROJECT:

Verdugo Villas
3450 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS

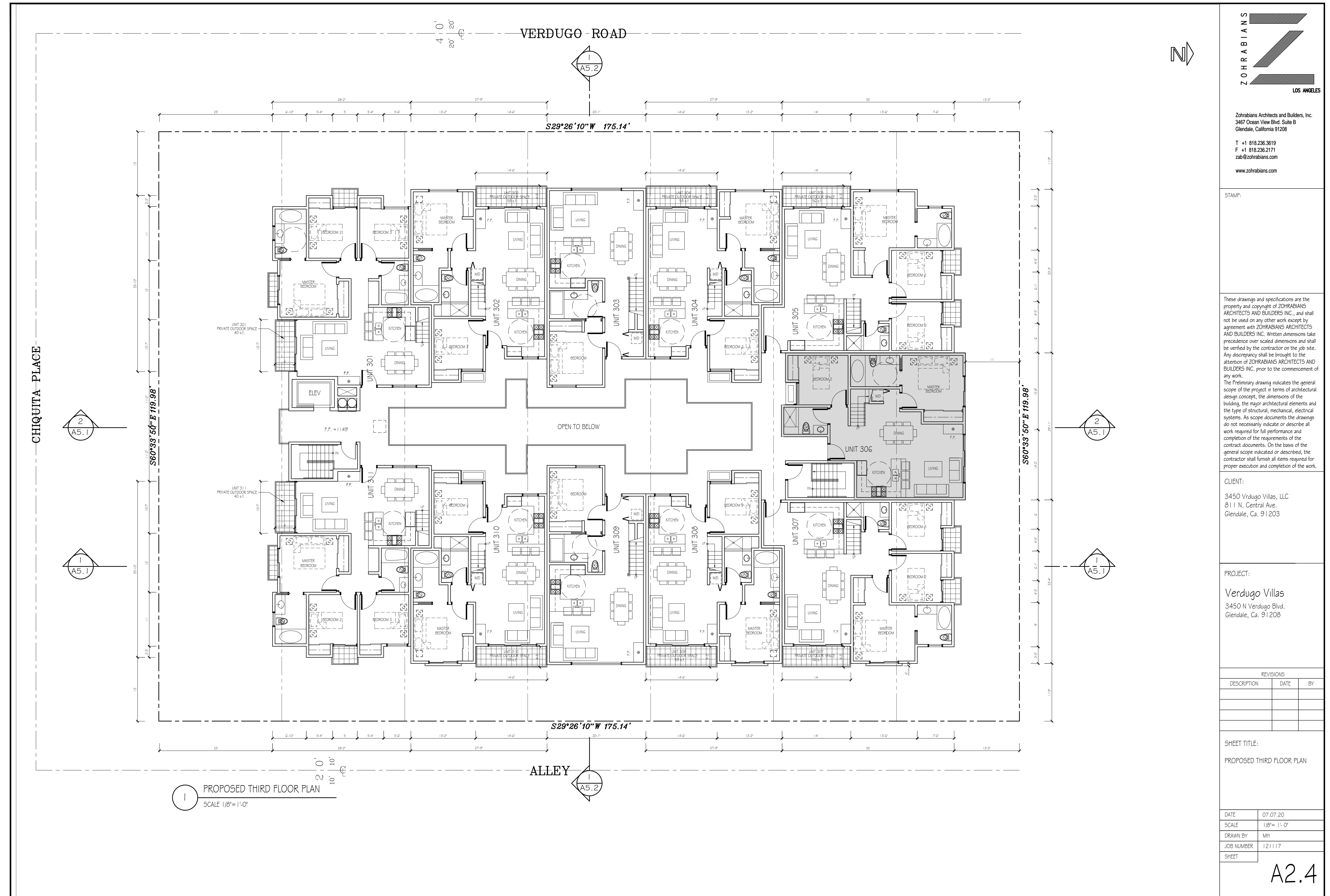
DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED THIRD FLOOR PLAN

DATE	07.07.20
SCALE	1/8" = 1'-0"
DRAWN BY	MH
JOB NUMBER	121117
SHEET	

A2.4



PROPOSED THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

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CLIENT:
3450 Verdugo Villas, LLC
811 N. Central Ave.
Glendale, Ca. 91203

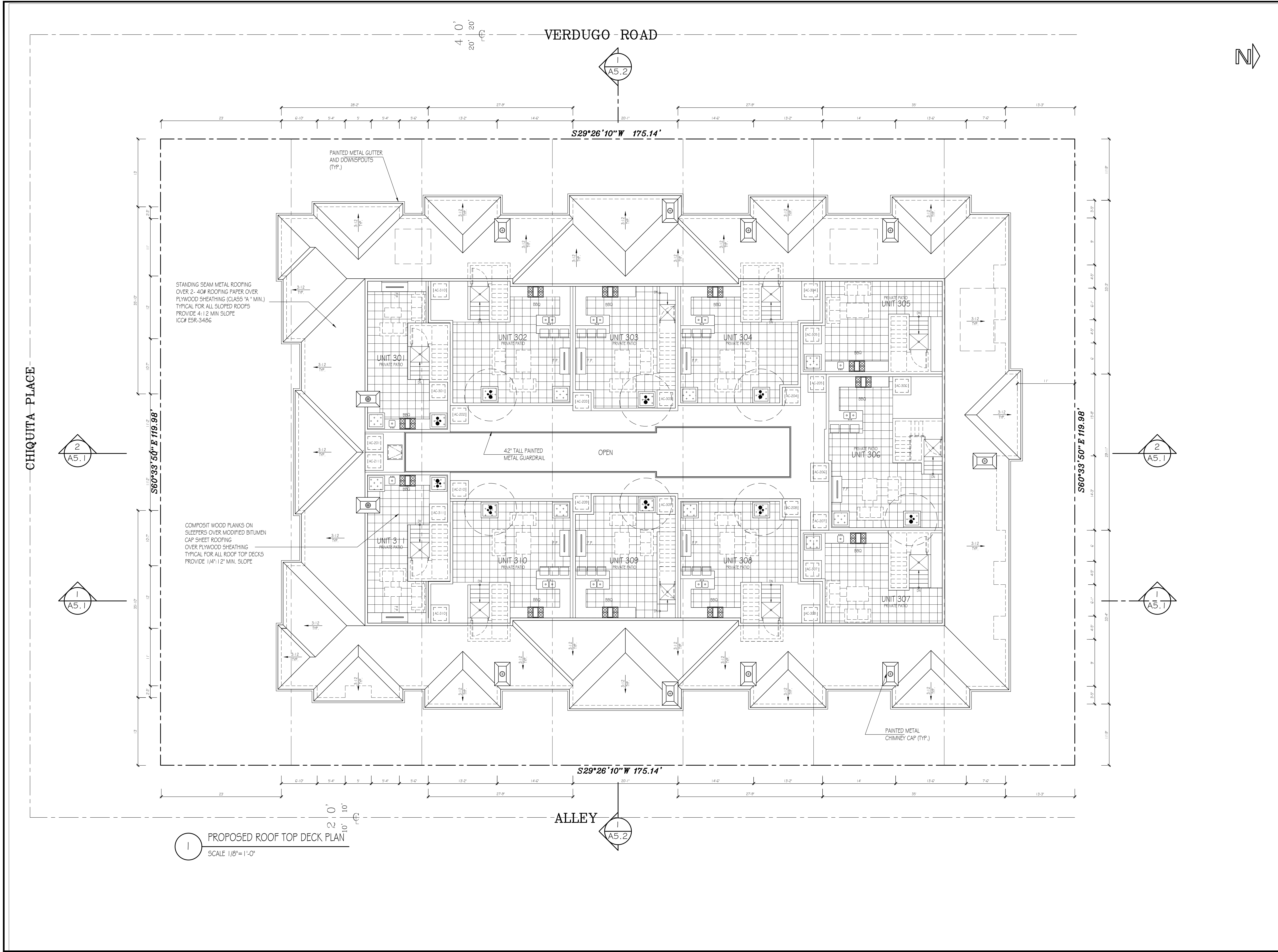
PROJECT:
Verdugo Villas
3450 N Verdugo Blvd.
Glendale, Ca. 91208

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
PROPOSED ROOF AND
ROOF TOP DECK PLAN

DATE	07.07.20
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	121117
SHEET	

A2.5



PROPOSED ROOF TOP DECK PLAN
SCALE 1/8" = 1'-0"

Class 32 Categorical Exemption Findings 3450 North Verdugo Road, Glendale, CA 91208

“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 3450 North Verdugo Road is a 22-unit, 3-story mixed-use building with commercial uses (offices and retails) at the first floor and residential uses (22 units) at the second and third floor. The 3450 North Verdugo Road is located in the City of Glendale and identified as “Project” and comprises the “Project Site”.

The Project Site is zoned C3-I (Commercial Service-Height District I). The General Plan designation for the Project site is Community Services. The Project site is comprised of 21,000 square feet and is currently improved with two, one-story commercial buildings (built in 1923/1979) on seven adjoining lots, addressed at 3450 North Verdugo Road.

The Project site is bordered by the Glendale Freeway to the east, Broadview Drive Road to the north, Oceanview Boulevard to the west, and La Crescenta Avenue to the south. The Project Site is surrounded by existing urban uses, including commercial and residential buildings. Immediately to the east of the Project site is a community park (Montrose Community Park). The Project is immediately adjacent to commercial buildings to the north, south, and west (across Verdugo Road).

The proposed Project would demolish the existing two one-story commercial and service type buildings for construction of a new three-story, 41-foot in height Density Bonus and Inclusionary Housing, mixed-use building with commercial uses and 22 dwelling units, which four (4) of the units will be reserved for very-low income households. The proposed 25,141 square-foot building will include 3,031 square-foot office and retail uses at the first floor and 22,110 square-foot residential uses (four one-bedroom units, ten two-bedroom units, and eight three-bedroom units) at the second and third floor. A total of 61 parking spaces will be provided, which 43 parking spaces out of the 61 parking spaces will be located within a new one-level

subterranean parking garage, designated for the residential units with two handicap parking spaces. Eighteen (18) parking stalls for the commercial uses of the Project will be provided at the first floor. The Project is providing the required amount of parking per Glendale Municipal Code (GMC 30.32) and California Government Code Section 65915(p). The Project's pedestrians and vehicle accesses will be on Verdugo Road and Chiquita Place (side street).

The proposed Project provides at least 40 square feet of private open space for each residential unit and 2,535 square feet of common open space for residential uses.

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 22 dwelling units in a mixed-use 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 proposed mixed use Project with 22 residential units 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 Community Services. The site is located in Area No. 3 (Montrose Business District) of Commercial Development Study Areas of Land Use Element. Area No.2 consists of the Montrose Shopping Park and commercial development along Verdugo Boulevard and Verdugo Road with an almost 50 percent dominant for commercial activities and retail services providing the second dominant use in the Area, serving the adjacent residential Areas.

Per North Glendale Community Plan, the site is located within Sparr Heights Business District, which is adjacent to Montecito Park residential district to the east and Sparr

Heights Residential District to the west. The district promotes its neighborhood serving commercial uses to create an increasingly vital and charming shopping district, while serving surrounding residential neighborhoods.

The Land Use Element is the most directly related to the approval of this use. All other elements of the General Plan will not be impacted as a result of the project. The project site has not been slated for open space or recreation, and will operate within compliance with the Noise Element thresholds. The Circulation Element identifies Verdugo Road as Major Arterial. These streets are characteristically the widest urban street and carry heaviest traffic volumes. They also distribute traffic to freeways, other arterials, collectors, activity, and business centers. Therefore, Verdugo Road is suitable for the proposed mixed-use Project. Additionally, the City's Traffic Engineer reviewed the Project and determined that no significant increase in traffic would occur as a result of the Project, as it would not generate a significant increase in the number of vehicle trips to and from the site.

The Project is consistent with its land use designation. Multiple residential dwellings on C3 zoned properties with the ground floor level occupied with permitted commercial uses are permitted use in this zone and subject to the provisions of sites zoned R-1250. In accordance with GMC 30.12.020. The Project also complies with all policies and all applicable zoning designations 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 21,000 square feet (0.48 acres), which is less than five acres in size. The Project Site is substantially surrounded by existing urban uses, including single and multifamily residential and commercial buildings. Immediately to the east of the Project site is a 14.5-acre community park (Montrose Community Park). The Project is immediately adjacent to a commercial building to north and there are commercial buildings to the west and south (across Verdugo Road and Chiquita Place). 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 two existing commercial buildings. 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 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 3, 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 93 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 mixed-use building with 22 residential 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 mixed-used 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. Adjacent and nearby lots are developed with commercial and residential buildings. The properties across Verdugo Road and Chiquita Place are developed with commercial 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 Glendale Freeway to the east, Broadview Drive Road to the north, Oceanview Boulevard to the west, and La Crescenta Avenue and urban developments with local streets to the south. The Project Site is surrounded by existing urban uses, including commercial and 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 3450 North Verdugo Road is not listed on the National Register of Historic Places, California Register of Historical Resources, or Glendale Register of Historic Resources, and has not been identified as a historic resource in any survey. The Project Site is therefore not a historic resource under CEQA.

3450 N Verdugo Road - South Coast AQMD Air District, Annual

3450 N Verdugo Road South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments High Rise	22.00	Dwelling Unit	0.41	21,000.00	63
Strip Mall	2.30	1000sqft	0.05	2,300.00	0
Office Park	0.74	1000sqft	0.02	740.00	0
Unenclosed Parking with Elevator	13.83	1000sqft	0.05	13,830.00	0

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 & Power				
CO2 Intensity (lb/MW hr)	1115.33	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

3450 N Verdugo Road - South Coast AQMD Air District, Annual

Project Characteristics - New mixed use building (22-unit multi-family residential) and 3,301 SQ.FT commercial (office 738 sq.ft/retail, 2,293 sq.ft) for total of 25,141 SF

Land Use - 21,000 SF lot area (0.48 acre); 22 multi-family dwelling units, 738 SF office, 2,293 SF retail, 13,832 SF subterranean parking.

Construction Phase - Demo/site prep will occur over a month. Grading will occur over a 3 months. Construction 12 months. Paving 2 months

Grading - 8,180 cubic yards of export; 260 cubic yards of fill (7,660 CY of total export)

Demolition - 10,500 SF of demolition

Energy Use -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	22,000.00	21,000.00
tblLandUse	LotAcreage	0.35	0.41
tblLandUse	LotAcreage	0.32	0.05

2.0 Emissions Summary

3450 N Verdugo Road - South Coast AQMD Air District, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	8-1-2022	10-31-2022	0.2721	0.2721
2	11-1-2022	1-31-2023	0.2936	0.2936
		Highest	0.2936	0.2936

2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1749	8.3200e-003	0.3670	3.7000e-004		0.0223	0.0223		0.0223	0.0223	2.3368	4.8616	7.1984	7.3300e-003	1.6000e-004	7.4288
Energy	1.3600e-003	0.0117	5.1900e-003	7.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	93.1721	93.1721	2.3300e-003	6.8000e-004	93.4317
Mobile	0.0469	0.2254	0.5910	2.3000e-003	0.1965	1.6400e-003	0.1981	0.0527	1.5300e-003	0.0542	0.0000	212.6312	212.6312	9.8700e-003	0.0000	212.8779
Waste						0.0000	0.0000		0.0000	0.0000	2.6856	0.0000	2.6856	0.1587	0.0000	6.6534
Water						0.0000	0.0000		0.0000	0.0000	0.5505	17.5500	18.1006	0.0570	1.4300e-003	19.9516
Total	0.2231	0.2454	0.9632	2.7400e-003	0.1965	0.0248	0.2213	0.0527	0.0247	0.0774	5.5729	328.2149	333.7878	0.2352	2.2700e-003	340.3434

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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	0.1749	8.3200e-003	0.3670	3.7000e-004		0.0223	0.0223		0.0223	0.0223	2.3368	4.8616	7.1984	7.3300e-003	1.6000e-004	7.4288
Energy	1.3600e-003	0.0117	5.1900e-003	7.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	93.1721	93.1721	2.3300e-003	6.8000e-004	93.4317
Mobile	0.0469	0.2254	0.5910	2.3000e-003	0.1965	1.6400e-003	0.1981	0.0527	1.5300e-003	0.0542	0.0000	212.6312	212.6312	9.8700e-003	0.0000	212.8779
Waste						0.0000	0.0000		0.0000	0.0000	2.6856	0.0000	2.6856	0.1587	0.0000	6.6534
Water						0.0000	0.0000		0.0000	0.0000	0.5505	17.5500	18.1006	0.0570	1.4300e-003	19.9516
Total	0.2231	0.2454	0.9632	2.7400e-003	0.1965	0.0248	0.2213	0.0527	0.0247	0.0774	5.5729	328.2149	333.7878	0.2352	2.2700e-003	340.3434

	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

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2022	8/12/2022	5	10	
2	Site Preparation	Site Preparation	8/13/2022	8/15/2022	5	1	
3	Grading	Grading	8/16/2022	8/17/2022	5	2	
4	Building Construction	Building Construction	8/18/2022	1/4/2023	5	100	
5	Paving	Paving	1/5/2023	1/11/2023	5	5	
6	Architectural Coating	Architectural Coating	1/12/2023	1/18/2023	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.05

Residential Indoor: 42,525; Residential Outdoor: 14,175; Non-Residential Indoor: 4,560; Non-Residential Outdoor: 1,520; Striped Parking Area: 830 (Architectural Coating – sqft)

OffRoad Equipment

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

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	48.00	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	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	23.00	5.00	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	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3450 N Verdugo Road - South Coast AQMD Air District, Annual

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					5.1700e-003	0.0000	5.1700e-003	7.8000e-004	0.0000	7.8000e-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	5.1700e-003	1.6900e-003	6.8600e-003	7.8000e-004	1.6100e-003	2.3900e-003	0.0000	5.2068	5.2068	9.6000e-004	0.0000	5.2308

3450 N Verdugo Road - South Coast AQMD Air District, Annual

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	1.7000e-004	5.7700e-003	1.3100e-003	2.0000e-005	4.1000e-004	2.0000e-005	4.3000e-004	1.1000e-004	2.0000e-005	1.3000e-004	0.0000	1.7708	1.7708	1.2000e-004	0.0000	1.7738
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	1.4000e-004	1.6100e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4607	0.4607	1.0000e-005	0.0000	0.4610
Total	3.7000e-004	5.9100e-003	2.9200e-003	3.0000e-005	9.6000e-004	2.0000e-005	9.8000e-004	2.6000e-004	2.0000e-005	2.8000e-004	0.0000	2.2315	2.2315	1.3000e-004	0.0000	2.2348

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					5.1700e-003	0.0000	5.1700e-003	7.8000e-004	0.0000	7.8000e-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	5.1700e-003	1.6900e-003	6.8600e-003	7.8000e-004	1.6100e-003	2.3900e-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	1.7000e-004	5.7700e-003	1.3100e-003	2.0000e-005	4.1000e-004	2.0000e-005	4.3000e-004	1.1000e-004	2.0000e-005	1.3000e-004	0.0000	1.7708	1.7708	1.2000e-004	0.0000	1.7738
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	1.4000e-004	1.6100e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4607	0.4607	1.0000e-005	0.0000	0.4610
Total	3.7000e-004	5.9100e-003	2.9200e-003	3.0000e-005	9.6000e-004	2.0000e-005	9.8000e-004	2.6000e-004	2.0000e-005	2.8000e-004	0.0000	2.2315	2.2315	1.3000e-004	0.0000	2.2348

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	8.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0230	0.0230	0.0000	0.0000	0.0231
Total	1.0000e-005	1.0000e-005	8.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0230	0.0230	0.0000	0.0000	0.0231

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	8.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0230	0.0230	0.0000	0.0000	0.0231
Total	1.0000e-005	1.0000e-005	8.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0230	0.0230	0.0000	0.0000	0.0231

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					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.1000e-004	6.4100e-003	7.4700e-003	1.0000e-005		3.4000e-004	3.4000e-004		3.2000e-004	3.2000e-004	0.0000	1.0414	1.0414	1.9000e-004	0.0000	1.0462
Total	7.1000e-004	6.4100e-003	7.4700e-003	1.0000e-005	7.5000e-004	3.4000e-004	1.0900e-003	4.1000e-004	3.2000e-004	7.3000e-004	0.0000	1.0414	1.0414	1.9000e-004	0.0000	1.0462

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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	0.0000	0.0000	0.0000	0.0000	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	4.0000e-005	3.0000e-005	3.2000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0921	0.0921	0.0000	0.0000	0.0922
Total	4.0000e-005	3.0000e-005	3.2000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0921	0.0921	0.0000	0.0000	0.0922

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					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.1000e-004	6.4100e-003	7.4700e-003	1.0000e-005		3.4000e-004	3.4000e-004		3.2000e-004	3.2000e-004	0.0000	1.0414	1.0414	1.9000e-004	0.0000	1.0462
Total	7.1000e-004	6.4100e-003	7.4700e-003	1.0000e-005	7.5000e-004	3.4000e-004	1.0900e-003	4.1000e-004	3.2000e-004	7.3000e-004	0.0000	1.0414	1.0414	1.9000e-004	0.0000	1.0462

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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	0.0000	0.0000	0.0000	0.0000	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	4.0000e-005	3.0000e-005	3.2000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0921	0.0921	0.0000	0.0000	0.0922
Total	4.0000e-005	3.0000e-005	3.2000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0921	0.0921	0.0000	0.0000	0.0922

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	0.0333	0.3408	0.3469	5.5000e-004		0.0180	0.0180		0.0166	0.0166	0.0000	48.5716	48.5716	0.0157	0.0000	48.9644
Total	0.0333	0.3408	0.3469	5.5000e-004		0.0180	0.0180		0.0166	0.0166	0.0000	48.5716	48.5716	0.0157	0.0000	48.9644

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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	6.5000e-004	0.0223	5.5000e-003	6.0000e-005	1.5300e-003	4.0000e-005	1.5700e-003	4.4000e-004	4.0000e-005	4.8000e-004	0.0000	5.8684	5.8684	3.6000e-004	0.0000	5.8774
Worker	4.3700e-003	3.1000e-003	0.0359	1.1000e-004	0.0122	9.0000e-005	0.0123	3.2500e-003	8.0000e-005	3.3300e-003	0.0000	10.2782	10.2782	2.6000e-004	0.0000	10.2846
Total	5.0200e-003	0.0254	0.0414	1.7000e-004	0.0138	1.3000e-004	0.0139	3.6900e-003	1.2000e-004	3.8100e-003	0.0000	16.1466	16.1466	6.2000e-004	0.0000	16.1621

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	0.0333	0.3408	0.3469	5.5000e-004		0.0180	0.0180		0.0166	0.0166	0.0000	48.5716	48.5716	0.0157	0.0000	48.9643
Total	0.0333	0.3408	0.3469	5.5000e-004		0.0180	0.0180		0.0166	0.0166	0.0000	48.5716	48.5716	0.0157	0.0000	48.9643

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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	6.5000e-004	0.0223	5.5000e-003	6.0000e-005	1.5300e-003	4.0000e-005	1.5700e-003	4.4000e-004	4.0000e-005	4.8000e-004	0.0000	5.8684	5.8684	3.6000e-004	0.0000	5.8774
Worker	4.3700e-003	3.1000e-003	0.0359	1.1000e-004	0.0122	9.0000e-005	0.0123	3.2500e-003	8.0000e-005	3.3300e-003	0.0000	10.2782	10.2782	2.6000e-004	0.0000	10.2846
Total	5.0200e-003	0.0254	0.0414	1.7000e-004	0.0138	1.3000e-004	0.0139	3.6900e-003	1.2000e-004	3.8100e-003	0.0000	16.1466	16.1466	6.2000e-004	0.0000	16.1621

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.5000e-004	9.6300e-003	0.0107	2.0000e-005		4.8000e-004	4.8000e-004		4.4000e-004	4.4000e-004	0.0000	1.5031	1.5031	4.9000e-004	0.0000	1.5153
Total	9.5000e-004	9.6300e-003	0.0107	2.0000e-005		4.8000e-004	4.8000e-004		4.4000e-004	4.4000e-004	0.0000	1.5031	1.5031	4.9000e-004	0.0000	1.5153

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3.5 Building Construction - 2023

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	1.0000e-005	5.2000e-004	1.5000e-004	0.0000	5.0000e-005	0.0000	5.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.1760	0.1760	1.0000e-005	0.0000	0.1763
Worker	1.3000e-004	9.0000e-005	1.0200e-003	0.0000	3.8000e-004	0.0000	3.8000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3060	0.3060	1.0000e-005	0.0000	0.3062
Total	1.4000e-004	6.1000e-004	1.1700e-003	0.0000	4.3000e-004	0.0000	4.3000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.4821	0.4821	2.0000e-005	0.0000	0.4825

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	9.5000e-004	9.6300e-003	0.0107	2.0000e-005		4.8000e-004	4.8000e-004		4.4000e-004	4.4000e-004	0.0000	1.5031	1.5031	4.9000e-004	0.0000	1.5153
Total	9.5000e-004	9.6300e-003	0.0107	2.0000e-005		4.8000e-004	4.8000e-004		4.4000e-004	4.4000e-004	0.0000	1.5031	1.5031	4.9000e-004	0.0000	1.5153

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3.5 Building Construction - 2023

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	1.0000e-005	5.2000e-004	1.5000e-004	0.0000	5.0000e-005	0.0000	5.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.1760	0.1760	1.0000e-005	0.0000	0.1763
Worker	1.3000e-004	9.0000e-005	1.0200e-003	0.0000	3.8000e-004	0.0000	3.8000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3060	0.3060	1.0000e-005	0.0000	0.3062
Total	1.4000e-004	6.1000e-004	1.1700e-003	0.0000	4.3000e-004	0.0000	4.3000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.4821	0.4821	2.0000e-005	0.0000	0.4825

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.5300e-003	0.0138	0.0176	3.0000e-005		6.6000e-004	6.6000e-004		6.2000e-004	6.2000e-004	0.0000	2.3498	2.3498	6.8000e-004	0.0000	2.3669
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.5300e-003	0.0138	0.0176	3.0000e-005		6.6000e-004	6.6000e-004		6.2000e-004	6.2000e-004	0.0000	2.3498	2.3498	6.8000e-004	0.0000	2.3669

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3.6 Paving - 2023

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	1.7000e-004	1.1000e-004	1.3400e-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	0.0000	0.3994
Total	1.7000e-004	1.1000e-004	1.3400e-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	0.0000	0.3994

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	1.5300e-003	0.0138	0.0176	3.0000e-005		6.6000e-004	6.6000e-004		6.2000e-004	6.2000e-004	0.0000	2.3498	2.3498	6.8000e-004	0.0000	2.3669
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.5300e-003	0.0138	0.0176	3.0000e-005		6.6000e-004	6.6000e-004		6.2000e-004	6.2000e-004	0.0000	2.3498	2.3498	6.8000e-004	0.0000	2.3669

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3.6 Paving - 2023

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	1.7000e-004	1.1000e-004	1.3400e-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	0.0000	0.3994
Total	1.7000e-004	1.1000e-004	1.3400e-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	0.0000	0.3994

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0817					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.8000e-004	3.2600e-003	4.5300e-003	1.0000e-005		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6393
Total	0.0822	3.2600e-003	4.5300e-003	1.0000e-005		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6393

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3.7 Architectural Coating - 2023

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	5.0000e-005	3.0000e-005	3.7000e-004	0.0000	1.4000e-004	0.0000	1.4000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1109	0.1109	0.0000	0.0000	0.1109
Total	5.0000e-005	3.0000e-005	3.7000e-004	0.0000	1.4000e-004	0.0000	1.4000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1109	0.1109	0.0000	0.0000	0.1109

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	0.0817					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.8000e-004	3.2600e-003	4.5300e-003	1.0000e-005		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6393
Total	0.0822	3.2600e-003	4.5300e-003	1.0000e-005		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6393

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3.7 Architectural Coating - 2023

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	5.0000e-005	3.0000e-005	3.7000e-004	0.0000	1.4000e-004	0.0000	1.4000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1109	0.1109	0.0000	0.0000	0.1109
Total	5.0000e-005	3.0000e-005	3.7000e-004	0.0000	1.4000e-004	0.0000	1.4000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1109	0.1109	0.0000	0.0000	0.1109

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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	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	0.0469	0.2254	0.5910	2.3000e-003	0.1965	1.6400e-003	0.1981	0.0527	1.5300e-003	0.0542	0.0000	212.6312	212.6312	9.8700e-003	0.0000	212.8779
Unmitigated	0.0469	0.2254	0.5910	2.3000e-003	0.1965	1.6400e-003	0.1981	0.0527	1.5300e-003	0.0542	0.0000	212.6312	212.6312	9.8700e-003	0.0000	212.8779

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	92.40	109.56	80.30	318,215	318,215
Office Park	8.45	1.21	0.56	21,252	21,252
Strip Mall	101.94	96.69	46.99	177,583	177,583
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	202.79	207.47	127.85	517,050	517,050

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 High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15
Unenclosed Parking with	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Office Park	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Strip Mall	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Unenclosed Parking with Elevator	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	79.6958	79.6958	2.0700e-003	4.3000e-004	79.8754
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	79.6958	79.6958	2.0700e-003	4.3000e-004	79.8754
NaturalGas Mitigated	1.3600e-003	0.0117	5.1900e-003	7.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	13.4763	13.4763	2.6000e-004	2.5000e-004	13.5564
NaturalGas Unmitigated	1.3600e-003	0.0117	5.1900e-003	7.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	13.4763	13.4763	2.6000e-004	2.5000e-004	13.5564

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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 High Rise	241520	1.3000e-003	0.0111	4.7400e-003	7.0000e-005		9.0000e-004	9.0000e-004		9.0000e-004	9.0000e-004	0.0000	12.8884	12.8884	2.5000e-004	2.4000e-004	12.9650
Office Park	7244.6	4.0000e-005	3.6000e-004	3.0000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.3866	0.3866	1.0000e-005	1.0000e-005	0.3889
Strip Mall	3772	2.0000e-005	1.8000e-004	1.6000e-004	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.2013	0.2013	0.0000	0.0000	0.2025
Unenclosed 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		1.3600e-003	0.0117	5.2000e-003	7.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	13.4763	13.4763	2.6000e-004	2.5000e-004	13.5564

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5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments High Rise	241520	1.3000e-003	0.0111	4.7400e-003	7.0000e-005		9.0000e-004	9.0000e-004		9.0000e-004	9.0000e-004	0.0000	12.8884	12.8884	2.5000e-004	2.4000e-004	12.9650
Office Park	7244.6	4.0000e-005	3.6000e-004	3.0000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.3866	0.3866	1.0000e-005	1.0000e-005	0.3889
Strip Mall	3772	2.0000e-005	1.8000e-004	1.6000e-004	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.2013	0.2013	0.0000	0.0000	0.2025
Unenclosed 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		1.3600e-003	0.0117	5.2000e-003	7.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	13.4763	13.4763	2.6000e-004	2.5000e-004	13.5564

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5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	89179.9	45.1166	1.1700e-003	2.4000e-004	45.2182
Office Park	10471	5.2973	1.4000e-004	3.0000e-005	5.3093
Strip Mall	31050	15.7084	4.1000e-004	8.0000e-005	15.7438
Unenclosed Parking with Elevator	26830.2	13.5735	3.5000e-004	7.0000e-005	13.6041
Total		79.6958	2.0700e-003	4.2000e-004	79.8754

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5.3 Energy by Land Use - Electricity**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	89179.9	45.1166	1.1700e-003	2.4000e-004	45.2182
Office Park	10471	5.2973	1.4000e-004	3.0000e-005	5.3093
Strip Mall	31050	15.7084	4.1000e-004	8.0000e-005	15.7438
Unenclosed Parking with Elevator	26830.2	13.5735	3.5000e-004	7.0000e-005	13.6041
Total		79.6958	2.0700e-003	4.2000e-004	79.8754

6.0 Area Detail**6.1 Mitigation Measures Area**

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	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	0.1749	8.3200e-003	0.3670	3.7000e-004		0.0223	0.0223		0.0223	0.0223	2.3368	4.8616	7.1984	7.3300e-003	1.6000e-004	7.4288
Unmitigated	0.1749	8.3200e-003	0.3670	3.7000e-004		0.0223	0.0223		0.0223	0.0223	2.3368	4.8616	7.1984	7.3300e-003	1.6000e-004	7.4288

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	8.1700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0878					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0721	5.7100e-003	0.1399	3.6000e-004		0.0210	0.0210		0.0210	0.0210	2.3368	4.4906	6.8274	6.9700e-003	1.6000e-004	7.0489
Landscaping	6.8600e-003	2.6200e-003	0.2271	1.0000e-005		1.2600e-003	1.2600e-003		1.2600e-003	1.2600e-003	0.0000	0.3710	0.3710	3.6000e-004	0.0000	0.3800
Total	0.1749	8.3300e-003	0.3670	3.7000e-004		0.0223	0.0223		0.0223	0.0223	2.3368	4.8616	7.1984	7.3300e-003	1.6000e-004	7.4288

7.2 Water by Land Use
Unmitigated

Category		MT/yr			
	Total CO2	CH4	N2O	CO2e	
Mitigated	18.1006	0.0570	1.4300e-003	19.9516	
Unmitigated	18.1006	0.0570	1.4300e-003	19.9516	

Land Use		Mgal			
	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Apartment's High Rise	1.43339 / 0.903658	14.9762	0.0471	1.1800e-003	16.5052
Office Park	0.131523 / 0.0806109	1.3612	4.3200e-003	1.1000e-004	1.5015
Strip Mall	0.170367 / 0.104418	1.7632	5.6000e-003	1.4000e-004	1.9449
Unenclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		18.1006	0.0570	1.4300e-003	19.9516

7.2 Water by Land Use
Mitigated

Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Mgal	MT/yr			
Land Use				
Apartments High Rise	1.43339 /	14.9762	0.0471	1.1800e-16.5052
Office Park	0.131523 /	1.3612	4.3200e-1.1000e-	1.5015
Strip Mall	0.170367 /	1.7632	5.6000e-1.4000e-	1.9449
Unenclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000
Total	18.1006	0.0570	1.4300e-003	19.9516

8.0 Waste Detail

8.1 Mitigation Measures Waste

8.2 Waste by Land Use
Mitigated

Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr		
Apartments High Rise	10.12	2.0543	0.1214	0.0000
Office Park	0.69	0.1401	8.2800e-003	0.0000
Strip Mall	2.42	0.4912	0.0290	0.0000
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000
Total		2.6856	0.1587	0.0000
				6.6534

9.0 Operational Offroad

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Boilers

User Defined Equipment

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Equipment Type <td>Number</td> <td>Hours/Day</td> <td>Hours/Year</td> <td>Horse Power</td> <td>Load Factor</td> <td>Fuel Type</td>	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

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

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Equipment Type	Number
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11.0 Vegetation

3450 N Verdugo Road - South Coast AQMD Air District, Summer

3450 N Verdugo Road
South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments High Rise	22.00	Dwelling Unit	0.41	21,000.00	63
Strip Mall	2.30	1000sqft	0.05	2,300.00	0
Office Park	0.74	1000sqft	0.02	740.00	0
Unenclosed Parking with Elevator	13.83	1000sqft	0.05	13,830.00	0

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 & Power				
CO2 Intensity (lb/MW hr)	1115.33	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

3450 N Verdugo Road - South Coast AQMD Air District, Summer

Project Characteristics - New mixed use building (22-unit multi-family residential) and 3,301 SQ.FT commercial (office 738 sq.ft/retail, 2,293 sq.ft) for total of 25,141 SF

Land Use - 21,000 SF lot area (0.48 acre); 22 multi-family dwelling units, 738 SF office, 2,293 SF retail, 13,832 SF subterranean parking.

Construction Phase - Demo/site prep will occur over a month. Grading will occur over a 3 months. Construction 12 months. Paving 2 months

Grading - 8,180 cubic yards of export; 260 cubic yards of fill (7,660 CY of total export)

Demolition - 10,500 SF of demolition

Energy Use -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	22,000.00	21,000.00
tblLandUse	LotAcreage	0.35	0.41
tblLandUse	LotAcreage	0.32	0.05

2.0 Emissions Summary

3450 N Verdugo Road - South Coast AQMD Air District, Summer

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	6.3453	0.4774	13.0053	0.0286		1.6906	1.6906		1.6906	1.6906	206.0722	399.2718	605.3441	0.6177	0.0140	624.9546
Energy	7.4600e-003	0.0639	0.0284	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003		81.3978	81.3978	1.5600e-003	1.4900e-003	81.8815
Mobile	0.3201	1.3765	3.9177	0.0152	1.2692	0.0104	1.2796	0.3396	9.6600e-003	0.3492		1,545.2986	1,545.2986	0.0692		1,547.0279
Total	6.6728	1.9178	16.9514	0.0442	1.2692	1.7062	2.9753	0.3396	1.7054	2.0450	206.0722	2,025.9682	2,232.0404	0.6884	0.0155	2,253.8640

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	6.3453	0.4774	13.0053	0.0286		1.6906	1.6906		1.6906	1.6906	206.0722	399.2718	605.3441	0.6177	0.0140	624.9546
Energy	7.4600e-003	0.0639	0.0284	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003		81.3978	81.3978	1.5600e-003	1.4900e-003	81.8815
Mobile	0.3201	1.3765	3.9177	0.0152	1.2692	0.0104	1.2796	0.3396	9.6600e-003	0.3492		1,545.2986	1,545.2986	0.0692		1,547.0279
Total	6.6728	1.9178	16.9514	0.0442	1.2692	1.7062	2.9753	0.3396	1.7054	2.0450	206.0722	2,025.9682	2,232.0404	0.6884	0.0155	2,253.8640

3450 N Verdugo Road - South Coast AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	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	8/1/2022	8/12/2022	5	10	
2	Site Preparation	Site Preparation	8/13/2022	8/15/2022	5	1	
3	Grading	Grading	8/16/2022	8/17/2022	5	2	
4	Building Construction	Building Construction	8/18/2022	1/4/2023	5	100	
5	Paving	Paving	1/5/2023	1/11/2023	5	5	
6	Architectural Coating	Architectural Coating	1/12/2023	1/18/2023	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.05

Residential Indoor: 42,525; Residential Outdoor: 14,175; Non-Residential Indoor: 4,560; Non-Residential Outdoor: 1,520; Striped Parking Area: 830 (Architectural Coating – sqft)

OffRoad Equipment

3450 N Verdugo Road - South Coast AQMD Air District, Summer

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

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	48.00	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	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	23.00	5.00	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	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3450 N Verdugo Road - South Coast AQMD Air District, Summer

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	lb/day										lb/day					
Fugitive Dust					1.0336	0.0000	1.0336	0.1565	0.0000	0.1565			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	1.0336	0.3375	1.3711	0.1565	0.3225	0.4790		1,147.9025	1,147.9025	0.2119		1,153.2001

3450 N Verdugo Road - South Coast AQMD Air District, Summer

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	lb/day										lb/day					
Hauling	0.0331	1.1220	0.2541	3.6300e-003	0.0839	3.2400e-003	0.0871	0.0230	3.1000e-003	0.0261		393.4824	393.4824	0.0261		394.1345
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0396	0.0247	0.3484	1.0700e-003	0.1118	8.0000e-004	0.1126	0.0296	7.4000e-004	0.0304		106.7724	106.7724	2.6900e-003		106.8397
Total	0.0727	1.1468	0.6025	4.7000e-003	0.1957	4.0400e-003	0.1997	0.0526	3.8400e-003	0.0565		500.2548	500.2548	0.0288		500.9741

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					1.0336	0.0000	1.0336	0.1565	0.0000	0.1565			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	1.0336	0.3375	1.3711	0.1565	0.3225	0.4790	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001

3450 N Verdugo Road - South Coast AQMD Air District, Summer

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	lb/day										lb/day					
Hauling	0.0331	1.1220	0.2541	3.6300e-003	0.0839	3.2400e-003	0.0871	0.0230	3.1000e-003	0.0261		393.4824	393.4824	0.0261		394.1345
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0396	0.0247	0.3484	1.0700e-003	0.1118	8.0000e-004	0.1126	0.0296	7.4000e-004	0.0304		106.7724	106.7724	2.6900e-003		106.8397
Total	0.0727	1.1468	0.6025	4.7000e-003	0.1957	4.0400e-003	0.1997	0.0526	3.8400e-003	0.0565		500.2548	500.2548	0.0288		500.9741

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

3450 N Verdugo Road - South Coast AQMD Air District, Summer

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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0198	0.0124	0.1742	5.4000e-004	0.0559	4.0000e-004	0.0563	0.0148	3.7000e-004	0.0152		53.3862	53.3862	1.3500e-003		53.4198
Total	0.0198	0.0124	0.1742	5.4000e-004	0.0559	4.0000e-004	0.0563	0.0148	3.7000e-004	0.0152		53.3862	53.3862	1.3500e-003		53.4198

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

3450 N Verdugo Road - South Coast AQMD Air District, Summer

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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0198	0.0124	0.1742	5.4000e-004	0.0559	4.0000e-004	0.0563	0.0148	3.7000e-004	0.0152		53.3862	53.3862	1.3500e-003		53.4198
Total	0.0198	0.0124	0.1742	5.4000e-004	0.0559	4.0000e-004	0.0563	0.0148	3.7000e-004	0.0152		53.3862	53.3862	1.3500e-003		53.4198

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					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			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	0.7528	0.3375	1.0903	0.4138	0.3225	0.7363		1,147.9025	1,147.9025	0.2119		1,153.2001

3450 N Verdugo Road - South Coast AQMD Air District, Summer

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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0396	0.0247	0.3484	1.0700e-003	0.1118	8.0000e-004	0.1126	0.0296	7.4000e-004	0.0304		106.7724	106.7724	2.6900e-003		106.8397
Total	0.0396	0.0247	0.3484	1.0700e-003	0.1118	8.0000e-004	0.1126	0.0296	7.4000e-004	0.0304		106.7724	106.7724	2.6900e-003		106.8397

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					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			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	0.7528	0.3375	1.0903	0.4138	0.3225	0.7363	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001

3450 N Verdugo Road - South Coast AQMD Air District, Summer

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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0396	0.0247	0.3484	1.0700e-003	0.1118	8.0000e-004	0.1126	0.0296	7.4000e-004	0.0304		106.7724	106.7724	2.6900e-003		106.8397
Total	0.0396	0.0247	0.3484	1.0700e-003	0.1118	8.0000e-004	0.1126	0.0296	7.4000e-004	0.0304		106.7724	106.7724	2.6900e-003		106.8397

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

3450 N Verdugo Road - South Coast AQMD Air District, Summer

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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0131	0.4527	0.1070	1.2600e-003	0.0320	8.3000e-004	0.0328	9.2100e-003	8.0000e-004	0.0100		135.0296	135.0296	7.9300e-003		135.2279
Worker	0.0911	0.0569	0.8012	2.4600e-003	0.2571	1.8400e-003	0.2589	0.0682	1.6900e-003	0.0699		245.5765	245.5765	6.1900e-003		245.7313
Total	0.1041	0.5096	0.9082	3.7200e-003	0.2891	2.6700e-003	0.2918	0.0774	2.4900e-003	0.0799		380.6061	380.6061	0.0141		380.9591

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	1,103.9393	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	0.0000	1,103.9393	1,103.9393	0.3570		1,112.8652

3450 N Verdugo Road - South Coast AQMD Air District, Summer

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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0131	0.4527	0.1070	1.2600e-003	0.0320	8.3000e-004	0.0328	9.2100e-003	8.0000e-004	0.0100		135.0296	135.0296	7.9300e-003		135.2279
Worker	0.0911	0.0569	0.8012	2.4600e-003	0.2571	1.8400e-003	0.2589	0.0682	1.6900e-003	0.0699		245.5765	245.5765	6.1900e-003		245.7313
Total	0.1041	0.5096	0.9082	3.7200e-003	0.2891	2.6700e-003	0.2918	0.0774	2.4900e-003	0.0799		380.6061	380.6061	0.0141		380.9591

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402

3450 N Verdugo Road - South Coast AQMD Air District, Summer

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	9.7300e-003	0.3422	0.0964	1.2200e-003	0.0320	3.8000e-004	0.0324	9.2100e-003	3.7000e-004	9.5800e-003		130.9339	130.9339	6.9200e-003		131.1068
Worker	0.0856	0.0515	0.7399	2.3700e-003	0.2571	1.7900e-003	0.2589	0.0682	1.6500e-003	0.0698		236.4239	236.4239	5.5800e-003		236.5635
Total	0.0954	0.3937	0.8363	3.5900e-003	0.2891	2.1700e-003	0.2913	0.0774	2.0200e-003	0.0794		367.3578	367.3578	0.0125		367.6703

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	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402

3450 N Verdugo Road - South Coast AQMD Air District, Summer

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	9.7300e-003	0.3422	0.0964	1.2200e-003	0.0320	3.8000e-004	0.0324	9.2100e-003	3.7000e-004	9.5800e-003		130.9339	130.9339	6.9200e-003		131.1068
Worker	0.0856	0.0515	0.7399	2.3700e-003	0.2571	1.7900e-003	0.2589	0.0682	1.6500e-003	0.0698		236.4239	236.4239	5.5800e-003		236.5635
Total	0.0954	0.3937	0.8363	3.5900e-003	0.2891	2.1700e-003	0.2913	0.0774	2.0200e-003	0.0794		367.3578	367.3578	0.0125		367.6703

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466		1,036.0878	1,036.0878	0.3018		1,043.6331
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466		1,036.0878	1,036.0878	0.3018		1,043.6331

3450 N Verdugo Road - South Coast AQMD Air District, Summer

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0670	0.0403	0.5791	1.8600e-003	0.2012	1.4000e-003	0.2026	0.0534	1.2900e-003	0.0547		185.0274	185.0274	4.3700e-003		185.1367
Total	0.0670	0.0403	0.5791	1.8600e-003	0.2012	1.4000e-003	0.2026	0.0534	1.2900e-003	0.0547		185.0274	185.0274	4.3700e-003		185.1367

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	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466	0.0000	1,036.0878	1,036.0878	0.3018		1,043.6331
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466	0.0000	1,036.0878	1,036.0878	0.3018		1,043.6331

3450 N Verdugo Road - South Coast AQMD Air District, Summer

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0670	0.0403	0.5791	1.8600e-003	0.2012	1.4000e-003	0.2026	0.0534	1.2900e-003	0.0547		185.0274	185.0274	4.3700e-003		185.1367
Total	0.0670	0.0403	0.5791	1.8600e-003	0.2012	1.4000e-003	0.2026	0.0534	1.2900e-003	0.0547		185.0274	185.0274	4.3700e-003		185.1367

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	32.6860					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	32.8777	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

3450 N Verdugo Road - South Coast AQMD Air District, Summer

3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0186	0.0112	0.1609	5.2000e-004	0.0559	3.9000e-004	0.0563	0.0148	3.6000e-004	0.0152		51.3965	51.3965	1.2100e-003		51.4269
Total	0.0186	0.0112	0.1609	5.2000e-004	0.0559	3.9000e-004	0.0563	0.0148	3.6000e-004	0.0152		51.3965	51.3965	1.2100e-003		51.4269

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	32.6860					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	32.8777	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

3450 N Verdugo Road - South Coast AQMD Air District, Summer

3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0186	0.0112	0.1609	5.2000e-004	0.0559	3.9000e-004	0.0563	0.0148	3.6000e-004	0.0152		51.3965	51.3965	1.2100e-003		51.4269
Total	0.0186	0.0112	0.1609	5.2000e-004	0.0559	3.9000e-004	0.0563	0.0148	3.6000e-004	0.0152		51.3965	51.3965	1.2100e-003		51.4269

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

3450 N Verdugo Road - South Coast AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3201	1.3765	3.9177	0.0152	1.2692	0.0104	1.2796	0.3396	9.6600e-003	0.3492		1,545.2986	1,545.2986	0.0692		1,547.0279
Unmitigated	0.3201	1.3765	3.9177	0.0152	1.2692	0.0104	1.2796	0.3396	9.6600e-003	0.3492		1,545.2986	1,545.2986	0.0692		1,547.0279

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	92.40	109.56	80.30	318,215	318,215
Office Park	8.45	1.21	0.56	21,252	21,252
Strip Mall	101.94	96.69	46.99	177,583	177,583
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	202.79	207.47	127.85	517,050	517,050

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 High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15
Unenclosed Parking with	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

3450 N Verdugo Road - South Coast AQMD Air District, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Office Park	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Strip Mall	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Unenclosed Parking with Elevator	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	7.4600e-003	0.0639	0.0284	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003		81.3978	81.3978	1.5600e-003	1.4900e-003	81.8815
NaturalGas Unmitigated	7.4600e-003	0.0639	0.0284	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003		81.3978	81.3978	1.5600e-003	1.4900e-003	81.8815

3450 N Verdugo Road - South Coast AQMD Air District, Summer

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 High Rise	661.699	7.1400e-003	0.0610	0.0260	3.9000e-004		4.9300e-003	4.9300e-003		4.9300e-003	4.9300e-003		77.8469	77.8469	1.4900e-003	1.4300e-003	78.3095
Office Park	19.8482	2.1000e-004	1.9500e-003	1.6300e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		2.3351	2.3351	4.0000e-005	4.0000e-005	2.3490
Strip Mall	10.3342	1.1000e-004	1.0100e-003	8.5000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.2158	1.2158	2.0000e-005	2.0000e-005	1.2230
Unenclosed 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		7.4600e-003	0.0639	0.0284	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003		81.3978	81.3978	1.5500e-003	1.4900e-003	81.8815

3450 N Verdugo Road - South Coast AQMD Air District, Summer

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	0.661699	7.1400e-003	0.0610	0.0260	3.9000e-004		4.9300e-003	4.9300e-003		4.9300e-003	4.9300e-003		77.8469	77.8469	1.4900e-003	1.4300e-003	78.3095
Office Park	0.0198482	2.1000e-004	1.9500e-003	1.6300e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		2.3351	2.3351	4.0000e-005	4.0000e-005	2.3490
Strip Mall	0.0103342	1.1000e-004	1.0100e-003	8.5000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.2158	1.2158	2.0000e-005	2.0000e-005	1.2230
Unenclosed 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		7.4600e-003	0.0639	0.0284	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003		81.3978	81.3978	1.5500e-003	1.4900e-003	81.8815

6.0 Area Detail

6.1 Mitigation Measures Area

3450 N Verdugo Road - South Coast AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.3453	0.4774	13.0053	0.0286		1.6906	1.6906		1.6906	1.6906	206.0722	399.2718	605.3441	0.6177	0.0140	624.9546
Unmitigated	6.3453	0.4774	13.0053	0.0286		1.6906	1.6906		1.6906	1.6906	206.0722	399.2718	605.3441	0.6177	0.0140	624.9546

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	0.0448					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4809					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	5.7648	0.4565	11.1881	0.0285		1.6805	1.6805		1.6805	1.6805	206.0722	396.0000	602.0722	0.6146	0.0140	621.6039
Landscaping	0.0549	0.0209	1.8172	1.0000e-004		0.0101	0.0101		0.0101	0.0101		3.2718	3.2718	3.1500e-003		3.3507
Total	6.3453	0.4774	13.0053	0.0286		1.6906	1.6906		1.6906	1.6906	206.0722	399.2718	605.3440	0.6177	0.0140	624.9546

3450 N Verdugo Road - South Coast AQMD Air District, Summer

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															
Architectural Coating	0.0448					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4809					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Hearth	5.7648	0.4565	11.1881	0.0285		1.6805	1.6805	1.6805	1.6805	1.6805	206.0722	396.0000	602.0722	0.6146	0.0140	621.6039
Landscaping	0.0549	0.0209	1.8172	1.000e-004		0.0101	0.0101	0.0101	0.0101	0.0101			3.2718	3.1500e-003		3.3507
Total	6.3453	0.4774	13.0053	0.0286		1.6906	1.6906	1.6906	1.6906	1.6906	206.0722	399.2718	605.3440	0.6177	0.0140	624.9546

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

3450 N Verdugo Road - South Coast AQMD Air District, Summer

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

3450 N Verdugo Road - South Coast AQMD Air District, Winter

3450 N Verdugo Road
South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments High Rise	22.00	Dwelling Unit	0.41	21,000.00	63
Strip Mall	2.30	1000sqft	0.05	2,300.00	0
Office Park	0.74	1000sqft	0.02	740.00	0
Unenclosed Parking with Elevator	13.83	1000sqft	0.05	13,830.00	0

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 & Power				
CO2 Intensity (lb/MW hr)	1115.33	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

3450 N Verdugo Road - South Coast AQMD Air District, Winter

Project Characteristics - New mixed use building (22-unit multi-family residential) and 3,301 SQ.FT commercial (office 738 sq.ft/retail, 2,293 sq.ft) for total of 25,141 SF

Land Use - 21,000 SF lot area (0.48 acre); 22 multi-family dwelling units, 738 SF office, 2,293 SF retail, 13,832 SF subterranean parking.

Construction Phase - Demo/site prep will occur over a month. Grading will occur over a 3 months. Construction 12 months. Paving 2 months

Grading - 8,180 cubic yards of export; 260 cubic yards of fill (7,660 CY of total export)

Demolition - 10,500 SF of demolition

Energy Use -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	22,000.00	21,000.00
tblLandUse	LotAcreage	0.35	0.41
tblLandUse	LotAcreage	0.32	0.05

2.0 Emissions Summary

3450 N Verdugo Road - South Coast AQMD Air District, Winter

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	6.3453	0.4774	13.0053	0.0286		1.6906	1.6906		1.6906	1.6906	206.0722	399.2718	605.3441	0.6177	0.0140	624.9546
Energy	7.4600e-003	0.0639	0.0284	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003		81.3978	81.3978	1.5600e-003	1.4900e-003	81.8815
Mobile	0.3025	1.3977	3.6840	0.0143	1.2692	0.0105	1.2796	0.3396	9.7200e-003	0.3493		1,463.0280	1,463.0280	0.0693		1,464.7616
Total	6.6552	1.9391	16.7178	0.0434	1.2692	1.7062	2.9754	0.3396	1.7055	2.0451	206.0722	1,943.6976	2,149.7698	0.6886	0.0155	2,171.5976

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	6.3453	0.4774	13.0053	0.0286		1.6906	1.6906		1.6906	1.6906	206.0722	399.2718	605.3441	0.6177	0.0140	624.9546
Energy	7.4600e-003	0.0639	0.0284	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003		81.3978	81.3978	1.5600e-003	1.4900e-003	81.8815
Mobile	0.3025	1.3977	3.6840	0.0143	1.2692	0.0105	1.2796	0.3396	9.7200e-003	0.3493		1,463.0280	1,463.0280	0.0693		1,464.7616
Total	6.6552	1.9391	16.7178	0.0434	1.2692	1.7062	2.9754	0.3396	1.7055	2.0451	206.0722	1,943.6976	2,149.7698	0.6886	0.0155	2,171.5976

3450 N Verdugo Road - South Coast AQMD Air District, Winter

	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	8/1/2022	8/12/2022	5	10	
2	Site Preparation	Site Preparation	8/13/2022	8/15/2022	5	1	
3	Grading	Grading	8/16/2022	8/17/2022	5	2	
4	Building Construction	Building Construction	8/18/2022	1/4/2023	5	100	
5	Paving	Paving	1/5/2023	1/11/2023	5	5	
6	Architectural Coating	Architectural Coating	1/12/2023	1/18/2023	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.05

Residential Indoor: 42,525; Residential Outdoor: 14,175; Non-Residential Indoor: 4,560; Non-Residential Outdoor: 1,520; Striped Parking Area: 830 (Architectural Coating – sqft)

OffRoad Equipment

3450 N Verdugo Road - South Coast AQMD Air District, Winter

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

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	48.00	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	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	23.00	5.00	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	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3450 N Verdugo Road - South Coast AQMD Air District, Winter

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	lb/day										lb/day					
Fugitive Dust					1.0336	0.0000	1.0336	0.1565	0.0000	0.1565			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	1.0336	0.3375	1.3711	0.1565	0.3225	0.4790		1,147.9025	1,147.9025	0.2119		1,153.2001

3450 N Verdugo Road - South Coast AQMD Air District, Winter

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	lb/day										lb/day					
Hauling	0.0340	1.1341	0.2721	3.5600e-003	0.0839	3.2900e-003	0.0872	0.0230	3.1500e-003	0.0261		386.1424	386.1424	0.0272		386.8212
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0434	0.0271	0.3125	1.0000e-003	0.1118	8.0000e-004	0.1126	0.0296	7.4000e-004	0.0304		99.8537	99.8537	2.5100e-003		99.9163
Total	0.0774	1.1611	0.5846	4.5600e-003	0.1957	4.0900e-003	0.1997	0.0526	3.8900e-003	0.0565		485.9960	485.9960	0.0297		486.7375

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					1.0336	0.0000	1.0336	0.1565	0.0000	0.1565			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	1.0336	0.3375	1.3711	0.1565	0.3225	0.4790	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001

3450 N Verdugo Road - South Coast AQMD Air District, Winter

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	lb/day										lb/day					
Hauling	0.0340	1.1341	0.2721	3.5600e-003	0.0839	3.2900e-003	0.0872	0.0230	3.1500e-003	0.0261		386.1424	386.1424	0.0272		386.8212
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0434	0.0271	0.3125	1.0000e-003	0.1118	8.0000e-004	0.1126	0.0296	7.4000e-004	0.0304		99.8537	99.8537	2.5100e-003		99.9163
Total	0.0774	1.1611	0.5846	4.5600e-003	0.1957	4.0900e-003	0.1997	0.0526	3.8900e-003	0.0565		485.9960	485.9960	0.0297		486.7375

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

3450 N Verdugo Road - South Coast AQMD Air District, Winter

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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0217	0.0135	0.1562	5.0000e-004	0.0559	4.0000e-004	0.0563	0.0148	3.7000e-004	0.0152		49.9268	49.9268	1.2500e-003		49.9582
Total	0.0217	0.0135	0.1562	5.0000e-004	0.0559	4.0000e-004	0.0563	0.0148	3.7000e-004	0.0152		49.9268	49.9268	1.2500e-003		49.9582

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

3450 N Verdugo Road - South Coast AQMD Air District, Winter

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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0217	0.0135	0.1562	5.0000e-004	0.0559	4.0000e-004	0.0563	0.0148	3.7000e-004	0.0152		49.9268	49.9268	1.2500e-003		49.9582
Total	0.0217	0.0135	0.1562	5.0000e-004	0.0559	4.0000e-004	0.0563	0.0148	3.7000e-004	0.0152		49.9268	49.9268	1.2500e-003		49.9582

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					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			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	0.7528	0.3375	1.0903	0.4138	0.3225	0.7363		1,147.9025	1,147.9025	0.2119		1,153.2001

3450 N Verdugo Road - South Coast AQMD Air District, Winter

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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0434	0.0271	0.3125	1.0000e-003	0.1118	8.0000e-004	0.1126	0.0296	7.4000e-004	0.0304		99.8537	99.8537	2.5100e-003		99.9163
Total	0.0434	0.0271	0.3125	1.0000e-003	0.1118	8.0000e-004	0.1126	0.0296	7.4000e-004	0.0304		99.8537	99.8537	2.5100e-003		99.9163

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					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			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	0.7528	0.3375	1.0903	0.4138	0.3225	0.7363	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001

3450 N Verdugo Road - South Coast AQMD Air District, Winter

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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0434	0.0271	0.3125	1.0000e-003	0.1118	8.0000e-004	0.1126	0.0296	7.4000e-004	0.0304		99.8537	99.8537	2.5100e-003		99.9163
Total	0.0434	0.0271	0.3125	1.0000e-003	0.1118	8.0000e-004	0.1126	0.0296	7.4000e-004	0.0304		99.8537	99.8537	2.5100e-003		99.9163

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

3450 N Verdugo Road - South Coast AQMD Air District, Winter

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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0137	0.4509	0.1198	1.2300e-003	0.0320	8.6000e-004	0.0329	9.2100e-003	8.2000e-004	0.0100		131.0971	131.0971	8.5100e-003		131.3100
Worker	0.0998	0.0623	0.7187	2.3000e-003	0.2571	1.8400e-003	0.2589	0.0682	1.6900e-003	0.0699		229.6634	229.6634	5.7600e-003		229.8075
Total	0.1135	0.5131	0.8384	3.5300e-003	0.2891	2.7000e-003	0.2918	0.0774	2.5100e-003	0.0799		360.7605	360.7605	0.0143		361.1175

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	1,103.9393	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	0.0000	1,103.9393	1,103.9393	0.3570		1,112.8652

3450 N Verdugo Road - South Coast AQMD Air District, Winter

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	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0137	0.4509	0.1198	1.2300e-003	0.0320	8.6000e-004	0.0329	9.2100e-003	8.2000e-004	0.0100		131.0971	131.0971	8.5100e-003		131.3100
Worker	0.0998	0.0623	0.7187	2.3000e-003	0.2571	1.8400e-003	0.2589	0.0682	1.6900e-003	0.0699		229.6634	229.6634	5.7600e-003		229.8075
Total	0.1135	0.5131	0.8384	3.5300e-003	0.2891	2.7000e-003	0.2918	0.0774	2.5100e-003	0.0799		360.7605	360.7605	0.0143		361.1175

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402

3450 N Verdugo Road - South Coast AQMD Air District, Winter

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0103	0.3400	0.1059	1.1900e-003	0.0320	4.0000e-004	0.0324	9.2100e-003	3.9000e-004	9.6000e-003		127.1808	127.1808	7.3700e-003		127.3651
Worker	0.0941	0.0563	0.6624	2.2200e-003	0.2571	1.7900e-003	0.2589	0.0682	1.6500e-003	0.0698		221.0982	221.0982	5.1900e-003		221.2280
Total	0.1043	0.3963	0.7683	3.4100e-003	0.2891	2.1900e-003	0.2913	0.0774	2.0400e-003	0.0794		348.2790	348.2790	0.0126		348.5931

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	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402

3450 N Verdugo Road - South Coast AQMD Air District, Winter

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0103	0.3400	0.1059	1.1900e-003	0.0320	4.0000e-004	0.0324	9.2100e-003	3.9000e-004	9.6000e-003		127.1808	127.1808	7.3700e-003		127.3651
Worker	0.0941	0.0563	0.6624	2.2200e-003	0.2571	1.7900e-003	0.2589	0.0682	1.6500e-003	0.0698		221.0982	221.0982	5.1900e-003		221.2280
Total	0.1043	0.3963	0.7683	3.4100e-003	0.2891	2.1900e-003	0.2913	0.0774	2.0400e-003	0.0794		348.2790	348.2790	0.0126		348.5931

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466		1,036.0878	1,036.0878	0.3018		1,043.6331
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466		1,036.0878	1,036.0878	0.3018		1,043.6331

3450 N Verdugo Road - South Coast AQMD Air District, Winter

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0736	0.0441	0.5184	1.7400e-003	0.2012	1.4000e-003	0.2026	0.0534	1.2900e-003	0.0547		173.0334	173.0334	4.0600e-003		173.1350
Total	0.0736	0.0441	0.5184	1.7400e-003	0.2012	1.4000e-003	0.2026	0.0534	1.2900e-003	0.0547		173.0334	173.0334	4.0600e-003		173.1350

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	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466	0.0000	1,036.0878	1,036.0878	0.3018		1,043.6331
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466	0.0000	1,036.0878	1,036.0878	0.3018		1,043.6331

3450 N Verdugo Road - South Coast AQMD Air District, Winter

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0736	0.0441	0.5184	1.7400e-003	0.2012	1.4000e-003	0.2026	0.0534	1.2900e-003	0.0547		173.0334	173.0334	4.0600e-003		173.1350
Total	0.0736	0.0441	0.5184	1.7400e-003	0.2012	1.4000e-003	0.2026	0.0534	1.2900e-003	0.0547		173.0334	173.0334	4.0600e-003		173.1350

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	32.6860					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	32.8777	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

3450 N Verdugo Road - South Coast AQMD Air District, Winter

3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0205	0.0122	0.1440	4.8000e-004	0.0559	3.9000e-004	0.0563	0.0148	3.6000e-004	0.0152		48.0648	48.0648	1.1300e-003		48.0931
Total	0.0205	0.0122	0.1440	4.8000e-004	0.0559	3.9000e-004	0.0563	0.0148	3.6000e-004	0.0152		48.0648	48.0648	1.1300e-003		48.0931

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	32.6860					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	32.8777	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

3450 N Verdugo Road - South Coast AQMD Air District, Winter

3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0205	0.0122	0.1440	4.8000e-004	0.0559	3.9000e-004	0.0563	0.0148	3.6000e-004	0.0152		48.0648	48.0648	1.1300e-003		48.0931
Total	0.0205	0.0122	0.1440	4.8000e-004	0.0559	3.9000e-004	0.0563	0.0148	3.6000e-004	0.0152		48.0648	48.0648	1.1300e-003		48.0931

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

3450 N Verdugo Road - South Coast AQMD Air District, Winter

	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	0.3025	1.3977	3.6840	0.0143	1.2692	0.0105	1.2796	0.3396	9.7200e-003	0.3493		1,463.0280	1,463.0280	0.0693		1,464.7616
Unmitigated	0.3025	1.3977	3.6840	0.0143	1.2692	0.0105	1.2796	0.3396	9.7200e-003	0.3493		1,463.0280	1,463.0280	0.0693		1,464.7616

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	92.40	109.56	80.30	318,215	318,215
Office Park	8.45	1.21	0.56	21,252	21,252
Strip Mall	101.94	96.69	46.99	177,583	177,583
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	202.79	207.47	127.85	517,050	517,050

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 High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15
Unenclosed Parking with	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

3450 N Verdugo Road - South Coast AQMD Air District, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Office Park	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Strip Mall	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Unenclosed Parking with Elevator	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	7.4600e-003	0.0639	0.0284	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003		81.3978	81.3978	1.5600e-003	1.4900e-003	81.8815
NaturalGas Unmitigated	7.4600e-003	0.0639	0.0284	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003		81.3978	81.3978	1.5600e-003	1.4900e-003	81.8815

3450 N Verdugo Road - South Coast AQMD Air District, Winter

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 High Rise	661.699	7.1400e-003	0.0610	0.0260	3.9000e-004		4.9300e-003	4.9300e-003		4.9300e-003	4.9300e-003		77.8469	77.8469	1.4900e-003	1.4300e-003	78.3095
Office Park	19.8482	2.1000e-004	1.9500e-003	1.6300e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		2.3351	2.3351	4.0000e-005	4.0000e-005	2.3490
Strip Mall	10.3342	1.1000e-004	1.0100e-003	8.5000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.2158	1.2158	2.0000e-005	2.0000e-005	1.2230
Unenclosed 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		7.4600e-003	0.0639	0.0284	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003		81.3978	81.3978	1.5500e-003	1.4900e-003	81.8815

3450 N Verdugo Road - South Coast AQMD Air District, Winter

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	0.661699	7.1400e-003	0.0610	0.0260	3.9000e-004		4.9300e-003	4.9300e-003		4.9300e-003	4.9300e-003		77.8469	77.8469	1.4900e-003	1.4300e-003	78.3095
Office Park	0.0198482	2.1000e-004	1.9500e-003	1.6300e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004		2.3351	2.3351	4.0000e-005	4.0000e-005	2.3490
Strip Mall	0.0103342	1.1000e-004	1.0100e-003	8.5000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.2158	1.2158	2.0000e-005	2.0000e-005	1.2230
Unenclosed 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		7.4600e-003	0.0639	0.0284	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003		81.3978	81.3978	1.5500e-003	1.4900e-003	81.8815

6.0 Area Detail

6.1 Mitigation Measures Area

3450 N Verdugo Road - South Coast AQMD Air District, Winter

	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	6.3453	0.4774	13.0053	0.0286		1.6906	1.6906		1.6906	1.6906	206.0722	399.2718	605.3441	0.6177	0.0140	624.9546
Unmitigated	6.3453	0.4774	13.0053	0.0286		1.6906	1.6906		1.6906	1.6906	206.0722	399.2718	605.3441	0.6177	0.0140	624.9546

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	0.0448					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4809					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	5.7648	0.4565	11.1881	0.0285		1.6805	1.6805		1.6805	1.6805	206.0722	396.0000	602.0722	0.6146	0.0140	621.6039
Landscaping	0.0549	0.0209	1.8172	1.0000e-004		0.0101	0.0101		0.0101	0.0101		3.2718	3.2718	3.1500e-003		3.3507
Total	6.3453	0.4774	13.0053	0.0286		1.6906	1.6906		1.6906	1.6906	206.0722	399.2718	605.3440	0.6177	0.0140	624.9546

3450 N Verdugo Road - South Coast AQMD Air District, Winter

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															
Architectural Coating	0.0448				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4809				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Hearth	5.7648	0.4565	11.1881	0.0285	1.6805	1.6805	1.6805	1.6805	1.6805	1.6805	206.0722	396.0000	602.0722	0.6146	0.0140	621.6039
Landscaping	0.0549	0.0209	1.8172	1.000e-004	0.0101	0.0101	0.0101	0.0101	0.0101	0.0101			3.2718	3.1500e-003		3.3507
Total	6.3453	0.4774	13.0053	0.0286	1.6906	1.6906	1.6906	1.6906	1.6906	1.6906	206.0722	399.2718	605.3440	0.6177	0.0140	624.9546

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

3450 N Verdugo Road - South Coast AQMD Air District, Winter

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
