



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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

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December 19, 2023

Keith McCloskey  
433 S. Spring Street, Suite 750  
Los Angeles, CA 90013

**RE: DENSITY BONUS & INCLUSIONARY HOUSING PLAN  
CASE NO. PDBP 001840-2023  
1112 – 1118 N. Columbus Ave.**

Dear Applicant:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.36 and California Government Code Sections 65915, *et seq.* ("Density Bonus Law"), the Community Development Department has processed your application for a Density Bonus Housing Plan to construct a new 4-story, 19,633 square-foot multi-family residential project with 18 residential units, featuring two (2) affordable units restricted to very low-income households ("Project"). Parking will be provided within an underground (subterranean) garage with 20 parking spaces. The three existing residential dwelling units on-site (built circa 1922, 1941 and 1948) will be removed in conjunction with the project. The project site is 11,491 square feet and located at 1112-1118 N. Columbus Avenue, in the R-1250 (High Density Residential) zone and described as Lots 4 and 5 of Tract No. 1341, as per Map recorded in Book 18, Page 91 of Maps, and portions of Lots 14 and 15 of Casa Verdugo Villa Tract, as per Map recorded in Book 9, Page 110 of Maps, both in the Office of the Recorder of Los Angeles County.

**ENVIRONMENTAL DETERMINATION** The Project has undergone environmental review required by the California Environmental Quality Act ("CEQA") and has been determined to be 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 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 Housing Plan meets the requirements of the Density Bonus Law because the Project is providing 15 percent of the total base density units of the housing development as affordable units which will be restricted to very low-income households, as defined in Section 50105 of the Health and Safety Code.

The Project involves the demolition of three residential dwelling units, including a duplex and a detached garage (built circa 1941/1948) located on the property addressed as 1112 N. Columbus Avenue and the demolition of a single-family residence and a detached garage (built circa 1922) located on the property addressed as 1118 N. Columbus Avenue. The 11,491 square-foot site is located on the east side of North Columbus Avenue. The proposed residential development consists of a new four-story, 18-unit multi-family residential project totaling 19,633 square feet over a one-level, subterranean parking structure containing 20 residential parking spaces. The Project will provide two (2) affordable units reserved for rent to very low-income households. The Project site is located in the R-1250 (High Density Residential) zone. In accordance with GMC 30.11.020, 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 11,491 square feet in size, with a lot width of approximately 101 feet. By right, the Project has a maximum density allowed of 12 units ( $11,491 / 1,000 = 11.491$  rounded up to 12 (CA Govt Code § 65915(q) requires all density bonus calculations to be rounded up)).

Per the Density Bonus Law, an applicant is ineligible for a density bonus or any other incentives/concessions if a project is proposed on a parcel with all rental dwelling units that have been vacated or demolished within five (5) years from the Project's development application, or any rental dwelling units that have been occupied by lower or very low-income households, unless the proposed Project replaces those units.

Pursuant to Density Bonus Law, if any dwelling units are occupied on the date of a project's development application, the proposed Project is required to provide the same number of units of equivalent size (i.e., the same number of bedrooms) as affordable to the same or lower income households in occupancy. If the incomes are unknown to the applicant, there is an established rebuttable presumption per HUD's Comprehensive Housing Affordability Strategy database. Using the most recent data (2015-2019) for Extremely Low, Very Low, and Low Renter households (33,120 households) on <https://www.huduser.gov/portal/datasets/cp.html> and dividing the total households from those three categories by the total renters within the City of Glendale (50,075), this presumption amounts to 66.14% of renter households at or below 80% AMI.

Per the Los Angeles County Assessor, there are currently three (3) existing residential dwelling units at five (5) bedrooms total. The Project is subject to the 66.14% presumption set forward by HUD. By applying the rebuttable presumption of 66.14% to the three (3) residential dwelling units and five (5) bedrooms, 2 replacement units ( $66.14\% \times 3 = 1.9842$  rounded up to 2) at 4 bedrooms total ( $66.14\% \times 5 = 3.307$  rounded up to 4) are required under Density Bonus Law. The Project is required to provide four (4) bedrooms through the requirement to provide two (2) affordable units to very low-income households. As such, applicant has met the replacement obligation, and no additional units are required.

The applicant is required to designate two (2) units with at least four (4) bedrooms as affordable to very low-income households. The applicant proposes providing the following two (2) affordable units – Unit 102 (two (2)-bedrooms at 802 square feet) and Unit 206 (two (2)-bedrooms at 803 square feet). The average unit size of these units is three (3) square feet less than the average total for two-bedroom units (805 square feet) in the Project, but this deficiency is *de minimis*. Housing preliminarily approves the applicant's requested affordable units.

Per GMC Chapter 30.35, the Inclusionary Zoning Ordinance (the "IZO"), a housing development (a rental development project of eight (8) or more dwelling units proposed to be constructed in the City) must 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 two (2) affordable units to low-income households (15 percent of 12 base density units (1.8 rounded up to 2)). Therefore, the Project will meet the IZO requirement through the requirement to provide two (2) affordable units to very low-income households. No additional affordable units are required under the IZO.

Per GMC 4.11, the Affordable Housing Commercial Development Impact Fee (the "Commercial DIF") is not applicable to the Project as it does not entail a permitted commercial component.

The applicant is entitled to a fifty percent (50%) density bonus by providing two (2) very low-income units (15 percent of the base density of 12 = 1.8 rounded up to 2). The applicant is requesting a fifty percent (50%) density bonus and this request complies with Density Bonus Law, which allows up to a fifty percent (50%) maximum density bonus, as well as three (3) incentives in exchange for the provision of two (2) very low-income units. With a fifty percent (50%) density bonus, the Project is permitted eighteen (18) units ( $12 \times 1.50 = 18$ ). With a 15% affordability level, the applicant is entitled to and is requesting three (3) concessions pursuant to the Density Bonus Law and GMC Chapter 30.36. The Developer will be required to enter into a Density Bonus Housing Agreement ("DB Agreement") in which the Developer will covenant that at least 15 percent of the 12 base density units (1.8 rounded up to 2) 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.

The applicant has requested the following three (3) concessions:

- (1) increase maximum allowed building height and stories;
- (2) increase maximum allowed floor area ratio (FAR); and
- (3) Not be subject to the requirement to provide additional open space for additional density gained by having a lot width greater than 90 feet wide.

In sum, and as stated above, 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. Increase the maximum height and stories: In accordance with GMC Section 30.11.030 Table 30.11-B, the maximum allowed height is three stories and 36 feet. The Project proposes to increase the maximum allowed number of stories to four and the overall building height to approximately 47 feet, 3-inches (11-foot, 3-inch height increase).
2. Increase maximum allowed floor area ratio (FAR): In accordance with GMC Section 30.11.020 Table 30.11-B, the maximum allowable floor area ratio (FAR) for multi-family projects in the R-1250 zone is 1.2 (maximum 13,789.2 square feet for the subject Project). The applicant is requesting to exceed the maximum allowable floor area ratio. As proposed, the Project features a total FAR of 1.7 (19,633 square feet), exceeding the maximum allowable FAR by 0.5 (5,843.8 square feet).

3. Not provide additional common outdoor space: Pursuant to GMC Section 30.31.020.7, a minimum 900 square feet of additional open space for lots greater than 90 feet in width that exceed density plus an additional 20 square feet for each foot of lot width thereafter (the Project is required to provide 1,136 square feet). As proposed, the Project will not provide the additional open space for additional density gained by having a lot width greater than 90 feet.

In addition to these concessions, and as detailed above, the Project qualifies for the mandatory Parking Concession.

Pursuant to California Government Code section 65915(p) and GMC section 30.36.090(A), an applicant may request an automatic (mandatory) parking concession. Section 65915(p)(2)(A) provides that upon the request of an applicant, the required vehicle parking ratio, inclusive of handicapped and guest parking, is not to exceed one-half (0.5) space per unit of a development providing at least eleven percent (11%) very low-income units located within one-half (0.5) mile of a major transit stop with unobstructed access ("Parking Concession"). The Parking Concession requires the applicant to provide a minimum of nine (9) residential parking spaces (18 units x 0.5 = 9). The Project exceeds the Parking Concession requirement by providing twenty (20) parking spaces total. Accordingly, the Project meets and exceeds the Parking Concession minimum under Density Bonus Law, CA Govt Code Section 65915(p)(2)(A).

### **CONCESSIONS/INCENTIVES FINDINGS**

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

1. **The concessions (incentives) must be granted *unless* the Director finds, based on substantial evidence, that the concessions do not result in identifiable and**

**actual cost reductions to provide for affordable housing costs or to provide affordable rents.**

This denial finding cannot be made, as there is no evidence that the incentives will not result in actual and identifiable cost reductions to build the housing and/or provide affordable rent. The Density Bonus Housing Plan meets the requirements of Density Bonus Law 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 R-1250 (High Density Residential) zone. In accordance with GMC section 30.11.030, Table 30.11-B, 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 11,491 square feet in size, with a lot width of 101.8 feet. By right, the Project has a maximum density allowed of 12 units ( $11,491 / 1,000 = 11.491$  rounded up to 12). The applicant is entitled to a fifty percent (50%) density bonus by providing two (2) very low-income units (15 percent of the base density of 12 = 1.8 rounded up to 2). The applicant is requesting a fifty percent (50%) density bonus and is requesting to provide two (2) very low-income units. This request complies with Density Bonus Law, which allows up to a fifty percent (50%) maximum density bonus, as well as three (3) incentives in exchange for the provision of two (2) very low-income units. With a fifty percent (50%) density bonus, the Project is permitted eighteen (18) units ( $12 \times 1.50 = 18$ ). With a fifteen percent (15%) affordability level, the applicant is entitled to three (3) concessions. The Density Bonus 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 1) increasing the maximum allowed building height to 47 feet, 3-inches (11-ft., 3-inch height increase) and four stories; 2) increasing the maximum allowed FAR to 1.7 (19,633 SF), where the maximum allowed is 1.2 (exceeding the maximum allowed by 0.5 (5,843.8 SF; and 3) Not providing additional outdoor space. Pursuant to GMC Section 30.31.020.7, a minimum 900 square feet of additional open space for lots greater than 90 feet in width that exceed density plus an additional 20 square feet for each foot of lot width thereafter (the Project is required to provide 1,136 square feet). As proposed, the Project will not provide the additional open space for additional density gained by having a lot width greater than 90 feet.

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 units will result in actual and identifiable cost reductions because the additional units will take advantage of construction efficiencies when being built and will generate rental income to offset the cost of providing the units at an affordable rent. If the Project were to comply with the Zoning Code regulations associated with maximum building height/number of stories, maximum allowed floor area ratio and provide additional outdoor space gained by having a lot width greater than 90 feet wide, 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 two (2) 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 two (2) affordable units for very-low-income households. This denial finding cannot be made as there is no evidence that the incentives will have any adverse impacts. To the contrary, no specific adverse impacts 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 number of stories and building height and floor area ratio, and not provide additional open space gained by having a lot width greater than 90 feet. The Project Site has not been 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. Moreover, an individualized analysis by Planning staff was conducted and staff concluded there is no evidence the Project

Site or the structure on the Project Site are historic. Accordingly, this denial finding cannot be met.

The concessions do not include or necessitate reductions in standards to any state or local Building and Safety Division (Community Development Department), Fire department or Engineering Division (Public Works Department) requirements or any other objective, identifiable written requirements pertaining to health and safety. The existing residential 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. (See Attachment 2, "Class 32 Infill Exemption Analysis"). 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 similar multi-family residential buildings to the south, east and west of the subject site.

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 households. Moreover, the Project will advance the goals and policies of the General Plan, Housing Element (2021-2029), including, but not limited to, Goal 1 ("A City with a Wide Range of Housing Types to Meet the Needs of Current and Future Residents"), Goal 3 ("A City with Increased Opportunities for Affordable and Special Needs Housing Development") and Policies 3.1 and 3.2 ("Encourage both the private and public sectors to produce or assist in the production of affordable housing for special needs groups such as: persons with disabilities, 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 18-unit affordable housing residential project is consistent with the General Plan. The Project meets the goals and policies in the Housing Element to provide affordable housing. There is no evidence of state or federal laws being violated. Accordingly, this denial finding cannot be met. In addition to the three requested concessions, the applicant is requesting to use the Parking Concessions in accordance with 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 nine (9) parking spaces for the residential units; the Project is providing in excess of the requirement – a total of 20 parking spaces within a one-level subterranean parking garage for the residents.

Since there is no substantial evidence to support any of the three findings for denial, the Director of Community Development must grant, and does hereby grant, the requested concessions.

#### **CONDITIONS OF APPROVAL**

**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/her 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 the applicant shall comply with all Section/Department requirements as specified in their memos to the satisfaction of the City or Department Director. These memos include but are not limited to GWP (August 2, 2023), Public Works Engineering (August 8, 2023), Traffic Engineering (August 29, 2023), Maintenance Services/Urban Forester (July 31, 2023), (Building and Safety Division (August 18, 2023) Community Development Housing Division (August 17, 2023), Community Services and Parks (August 2, 2023), and Fire Prevention Engineering (August 18, 2023).
  10. That approval of the Design Review Board shall be obtained prior to applying for or obtaining building permits.
  11. That if any buildings, sidewalks, curb, or gutter, fencing or landscaping areas, etc., adjacent to the site are damaged during the course of construction on public or private property, the damage shall be repaired to the satisfaction of the Director of Public Works for public property.
  12. That any proposed exterior lighting shall be directed on the driveways, walkways and parking areas within the development and away from adjacent properties and the public right-of-way to the satisfaction of the Director of Community

Development.

13. That the developer shall comply with the City's Inclusionary Zoning Ordinance (IZO), as regulated by GMC Chapter 30.35.
14. That the applicant, the owner of the Site, 1112 -1118 N. Columbus Avenue, and any of their successors and/or assigns (collectively, "Developer") agrees to defend, indemnify, and hold harmless the City, and each of its agents, officers, council members, commissioners, attorneys, employees and representatives, with counsel reasonably acceptable to the City, from any claim, action or proceeding brought against the City to attack, set aside, void or annul any City land use approval for the Project located at 1112 – 1118 N. Columbus Avenue, Glendale, CA 91202 (the "Project"). At its sole discretion, the City may participate at its own expense in the defense of any such action, but such participation shall not relieve the Developer of any obligation imposed by this condition. The Developer's indemnity, defense and hold harmless obligations shall include, without limitation, payment of all damages awarded against the City, if any, costs of suit, attorney's fees, and other costs and expenses incurred in connection with such action or proceeding. In the event that a claim, action or proceeding referenced herein is brought, the City shall promptly notify the Developer of the existence of the claim, action or proceeding and will cooperate fully in the defense of such claim, action or proceeding. As used herein, "land use approval" refers to decisions of the City approving requests for planning permits for the Project including, but not limited to, density bonus housing plans (including requests for density bonus, incentives and/or waivers), design review, general plan amendments, zone changes, zoning ordinance text amendments, tentative maps, vesting tentative maps, tentative parcel maps, reversions to acreage, final maps, final map modifications or amendments, time extensions, parcel map waivers, lot line adjustments, boundary line adjustments, certificates of compliance, conditional certificates of compliance, development agreements, conditional use permits, conditional use permit modifications, conditional use permit extensions, variances, variance modifications, precise plan of design, specific plans, sign permits, site plans, temporary use permits, any administrative or discretionary permit or any accompanying California Environmental Quality Act determinations pertaining to the type of approval referred to in this section, and any other similar approval. Notwithstanding the above, the Developer may be required, at the City's election, to execute a formal agreement with the City setting forth the above defense, indemnification and hold harmless provisions in substance, within five (5) business days of this approval.

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

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

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

**All appeals must be filed using the City's online permit portal: [www.glendaleca.gov/Permits](http://www.glendaleca.gov/Permits). Create an account, click "Apply," type "appeal" in the search bar, and apply for "Appeal of Planning Decision." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before January 03, 2024. Information regarding appeals and appeals fees may be obtained by calling the Community Development Department staff at 818-548-2140, or contacting the case planner, Milca Toledo, at [MiToledo@glendaleca.gov](mailto:MiToledo@glendaleca.gov) or 818-937-8181.**

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## **GMC CHAPTER 30.41 PROVIDES FOR**

### Termination

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

### Cessation

A Density Bonus Housing Plan may be terminated by the review authority upon any interruption or cessation of the use permitted by the Density Bonus Housing Plan for one year or more in the continuous exercise in good faith of such right and privilege.

### Extension

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

### **TRANSFERABILITY**

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

### **VIOLATIONS OF THESE CONDITIONS**

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

### **NOTICE – subsequent contacts with this office**

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

You may contact the case planner, Milca Toledo, during normal business hours at (818) 937-8181 or via e-mail at [MiToledo@glendaleca.gov](mailto:MiToledo@glendaleca.gov).

Sincerely,



Bradley Calvert  
Director of Community Development

Attachments:

1. Density Bonus Housing Plan
2. Class 32 Infill Exemption Analysis

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

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**Density Bonus and Inclusionary Housing Plan**

**1112-1118 North Columbus Avenue  
Glendale, CA 91202**

December 14, 2023

Toomas Properties LLC  
c/o Keith McCloskey  
433 South Spring Street, Suite 750  
Los Angeles, CA 90013

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

**Number of Dwelling Units Proposed:**

Keith McCloskey ("Applicant") has proposed the development of a 19,633 square foot density bonus new construction, rental housing project totaling eighteen (18) multi-family residential dwelling units (the "Project"). The Project will provide a total of two (2) units (15 percent of the total number of units of the base density of 12) as rent-restricted to very low income households.

**Maximum Number of Units Permitted per Glendale Municipal Code ("GMC"):**

The Project is located in the R-1250 (High Density Residential) zone. The Project site (APNs collectively, 5636-008-023 and 5636-008-026) has a lot area of 11,491 square feet and consists of more than one-hundred (100) feet of frontage. Sites zoned R-1250 with more than ninety (90) feet of frontage are permitted one (1) unit per 1,000 square feet, which permits a maximum base density of twelve (12) units ( $11,491 / 1,000 = 11.5$  rounded up to 12).

**Replacement Unit Obligation under the Density Bonus Requirement:**

Per State Density Bonus Law (CA Govt Code § 65915, *et seq.*), an applicant is ineligible for a density bonus or any other incentives if a project is proposed on a parcel or parcels with rental dwelling units that have been vacated or demolished within a five (5)-year period preceding the project's development application or have been occupied by lower or very low income households, unless the proposed project replaces those units. Pursuant to CA Govt Code § 65915, if any dwelling units are occupied on the date of a project's development application, the proposed project is required to provide the same number of units of equivalent size (i.e., the same total number of bedrooms as the units being replaced) as affordable to the same or lower income households in occupancy. If the incomes are unknown to the applicant, there is an established rebuttable presumption per HUD's Comprehensive Housing Affordability Strategy database. Using the most recent data (2015-2019) for Extremely Low, Very Low, and Low Renter households (33,120 households) on <https://www.huduser.gov/portal/datasets/cp.html> and dividing the total households from those three categories by the total renters within the City of Glendale (50,075), this presumption amounts to 66.14% of renter households at or below 80% AMI. Per the Los Angeles County Assessor, there are currently three (3) existing residential dwelling units at five (5) bedrooms total. The Project is subject to the 66.14% presumption set forward by HUD. By applying the rebuttable presumption of 66.14% to the three (3) residential dwelling units and five (5) bedrooms, 2 replacement units ( $66.14\% \times 3 = 1.9842$  rounded up to 2) at 4 bedrooms total ( $66.14\% \times 5 = 3.307$  rounded up to 4) are required under State Density Bonus Law. The Project is required to provide four (4) bedrooms through the requirement to provide two (2) affordable units to very low income households under Glendale Municipal Code ("GMC") Chapter 30.36. As such, Applicant has met the replacement obligation, and no additional units are required.

**Number of Affordable Units Meeting Density Bonus Requirement:**

Applicant is required to designate two (2) units as rent-restricted and affordable to very low income households (15 percent of 12 base density units) per State Density Bonus Law and GMC Chapter 30.36. 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)
102	802	2	1
206	803	2	2

**Amount of Density Bonus Requested:**

Applicant is entitled to a fifty percent (50%) density bonus by providing two (2) very low income units (15 percent of the base density of 12 = 1.8 rounded up to 2). Applicant is requesting a fifty percent (50%) density bonus in exchange for the provision of two (2) very low income units. This request complies with State Density Bonus Law, which allows up to a fifty percent (50%) maximum density bonus, as well as three (3) incentives in exchange for the provision of two (2) very low income units. With a fifty percent (50%) density bonus, the Project is permitted eighteen (18) units ( $12 \times 1.50 = 18$ ).

**Number and Description of Incentives and Concessions Requested:**

With a fifteen percent (15%) affordability level, Applicant is entitled to three (3) concessions. Pursuant to GMC Section 30.36.070A, Applicant has requested three (3) concessions: (i) to increase height and stories; (ii) to reduce additional open space; and (iii) to increase FAR.

**Amount of Parking Concessions Requested:**

Applicant has requested an automatic parking concession under CA Govt Code § 65915(p)(2)(A), which provides that upon the request of an applicant and approval through the Planning Division, the required vehicle parking ratio, inclusive of handicapped and guest parking, is not to exceed one-half (0.5) space per unit of a development providing at least eleven percent (11%) very-low income units located within one-half (0.5) mile of a major transit stop with unobstructed access. The parking concession per CA Govt Code § 65915(p)(2)(A) would amount to a minimum of nine (9) residential parking spaces ( $18 \text{ units} \times 0.5 = 9$ ). The Project exceeds the minimum requirement per CA Govt Code § 65915(p)(2)(A) and proposes to provide twenty-one (21) parking spaces total. Accordingly, the Project meets and exceeds the parking requirements under CA Govt Code § 65915(p)(2)(A), subject to approval from the Planning Division.

**Child Care Space:**

Not applicable.

**Inclusionary Housing Requirement:**

GMC Chapter 30.35, the Inclusionary Zoning Ordinance (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 two (2) affordable units to low income households (15 percent of 12 base density units (1.8 rounded up to 2)). Therefore, the Project will meet and exceed the IZO requirement through the provision of two (2) affordable units to very low income households. 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 in GMC Chapter 4.11 (collectively, the “Commercial DIF”). The Commercial DIF 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 Commercial DIF imposes a \$4 per square foot fee (per the FY 2023 Citywide Fee Schedule) on all commercial development projects with a gross floor area exceeding 1,250 square feet. The Project is not subject to the Commercial DIF as it does not propose a permitted commercial component.

**Note About Required Condition: The Project is conditioned on Applicant complying with CA Govt Code § 66300 (d)(2)(C) and (D).**

# Attachment 1



## PROJECT DESCRIPTION

The site is located at 1112, 1118 North Columbus within a R-1250 zone, having a lot area of 0.26 AC. The project proposes the demolition of a duplex on the 1112 property and a single family home on the 1118 property ( 3 dwelling units total) to allow the construction of 18 new dwelling units distributed on a 4-story structure with an approximate height of 47 feet, and 3 inches over a fully subterranean parking garage for 20 vehicles.

The vehicular access to the underground parking is provided on the southern corner of the site, while the main pedestrian access is located further north, creating a landscaped buffer between the two access points. Additional perimeter common open space and pedestrian paths are provided along the north, south and east yards.

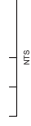
The project will include a mix of one and two-bedroom units ranging in size from approximately 602 sf to 811 sf, each of them containing a private balcony with a minimum area of 40 sf. The fourth floor has been thoughtfully designed to offer an array of recreational spaces that foster connection and create a sense of belonging among the future residents. As you step onto this floor, you'll discover a multitude of indoor and outdoor gathering areas, carefully curated to meet the diverse needs and interests of the tenants.



Architecture + Planning  
888.456.5849  
kitguy.com

**1112-1118 N COLUMBUS**  
GLENDALE, CA # 20211330

Density Bonus Submittal  
OCTOBER 03, 2023



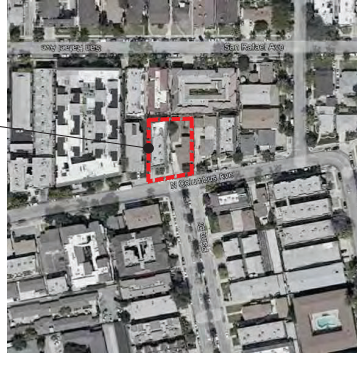
TITLE SHEET  
PROJECT SUMMARY

A0-0

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A0-2	CONCEPT IMAGES
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A1-3	LOT COVERAGE & COMMON OUTDOOR SPACE
A1-4	PRIVATE OPEN SPACE
A2-0	BUILDING PLANS
A2-1	BUILDING PLANS
A2-2	BUILDING PLANS
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A3-1	BUILDING ELEVATIONS
A4-0	BUILDING SECTIONS
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## PROJECT LOCATION



VICINITY MAP NTS

SITE ZONING REGULATIONS SUMMARY		* CONCESSION REQUIRED
PROJECT NAME	1112-1118 N COLUMBUS	
PROJECT LOCATION	GLENDALE CA	
LEGAL DESCRIPTION	REFER TO ATTACHED LEGAL DESCRIPTION	
LOT AREA	11.491	0.26 ACRES
EXISTING TOTAL UNITS	2 SINGLE FAMILY HOMES	
PROPOSED TOTAL UNITS	18 APARTMENT UNITS (INCLUDING 50% D.B.)	
DENSITY BREAKDOWN	ALLOWED/REQUIRED	PROVIDED
BASE DENSITY	1 DU/1,000 SF OF LAND	11,491 SF / 1,000 = 11.491 UNITS
DENSITY BONUS %	12 UNITS (ROUNDED UP)	12 UNITS (ROUNDED UP)
AFFORDABLE UNITS	50% (USING 15% VERY LOW INCOME)	12 BASE UNITS X 1.50 (50% D.B.) = 18 UNITS
TOTAL PROPOSED DENSITY	15% VERY LOW INCOME*	12 BASE UNITS X 0.15 VERY LOW INCOME = 1.8 UNITS
		2 VERY LOW INCOME UNITS (ROUNDED UP) = UNITS 102 & 206
		18 UNITS

\* NOTE: 15% VERY LOW INCOME AFFORDABILITY FACTOR EQUATES TO A THREE (3) CONCESSION PROJECT.

HEIGHT*	36'-0"	CONCESSION 1: 4'47'-3"*
STORIES	3 STORIES	4 STORIES*
ADDITIONAL OPEN SPACE*	900 SF BASE + 20 SF (FOR EACH ADD. FOOT) = 101.8 FT. - 90 = 11.8 FT. 11.8 X 20 FT = 236 SF TOTAL ADDITIONAL REQ'D = 900 + 236 = 1,136 SF	CONCESSION 2: ADDITIONAL OPEN SPACE: NONE PROVIDED
FAR*	MAX. ALLOWABLE FAR 1.2 (13,789.2 SF)  ratio of floor area (gross) plus garage area to lot area (indoor recreational facilities, outdoor swimming pool, semi-subterranean garage areas shall be included from this ratio).	CONCESSION 3: PROPOSED FAR 1.7* (19,693 SF) EXCLUDING BALCONIES, PORCHES, SUBTERRANEAN GARAGE, UNENCLOSED CORRIDORS AND STAIRS.

ZONING	EXISTING PROPOSED	R-1250 R-1250
LAND USE	HIGH DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL

SETBACKS (REFER TO SHEET A7-0)		
STREET FRONT	FIRST RES. FLOOR: 20' MIN. - 23' AVG. 2ND & 3RD RES. FLOOR: 23' MIN - 26' AVG.	WEST (FRONT) = 20' MIN. - 30.68' AVERAGE OF ALL FLOORS FIRST FLOOR = 20' MIN. - 25.88' AVERAGE 2ND TO THIRD FLOOR = 23' MIN. - 25.88' AVERAGE FOURTH FLOOR = 23' MIN. - 45.09' AVERAGE
PARKING STREET FRONT	20' MIN. - 23' AVERAGE	PARKING STREET FRONT: 23'
INTERIOR	FIRST RES. FLOOR: 5' MIN. - 8' AVG. 2ND RES. FLOOR: 8' MIN. - 11' AVG. 3RD RES. FLOOR: 11' MIN. - 14' AVG.	SOUTH - 11' MIN. - 23.25' AVERAGE OF ALL FLOORS FIRST TO THIRD FLOOR = 11' MIN. - 18.41' AVERAGE FOURTH FLOOR = 11' MIN. - 37.76' AVERAGE NORTH - 11' MIN. - 15.08' AVERAGE EAST (REAR) - 14' MIN. - 17.74' AVERAGE

OPEN SPACE		
COMMON OPEN SPACE	200 SF/DU = 3,600 SF	GROUND FLOOR = 1,972 SF FOURTH FLOOR = 1,632 SF TOTAL COMMON OPEN SPACE = 3,604 SF (200.2 SF/DU)
PERMANENTLY LANDSCAPED	MIN 25% OF SITE AREA = 2,873 SF	3,047 SF (26.5% OF SITE AREA)
PRIVATE OPEN SPACE	40 SF/DU = 720 SF	MIN. 49.3 SF/DU TOTAL PRIVATE OPEN SPACE = 777 SF
LOT COVERAGE	50% MAX. (5,745 SF)	49.83% (5,738 SF)
MIN. DU SIZE	600 SF	602 SF AVG
1 BEDROOM	800 SF	805 SF AVG
2 BEDROOM		
STORAGE	90 CUBIC FEET/UNIT = 1,620 CUBIC FEET	1,890 CUBIC FEET (11 STORAGE AREA/UNIT) REFER TO BUILDING PLANS

PARKING REQUIRED	
REQUIRED (PER AB-2345)	
1-BED	1.57/DU 3 SPACES
2-BED	1.57/DU 23 SPACES
TOTAL	1.57/DU 26 SPACES
PROVIDED	
PARKING GARAGE	20 SPACES
RATIO	1.11 SP/DU
*AB-2345 PARKING REDUCTION	0.50 SP/DU
TOTAL REQ'D	9 SPACES

\* ALLOWED REDUCTION TO 0.50 SP/DU RATIO FOR LOTS WITHIN 1/2 MILE OF A MAJOR TRANSIT STOP OR HIGH-QUALITY TRANSIT CORRIDOR.

UNIT SUMMARY	UNIT TYPE	BED	BATH	MSF	L1	L2	L3	L4	UNITS	AREA	%	AVG
1-BED	1-1	1	1	602	1	1	1	1	3	1,806	17%	602
2-BED	2-0	2	1	802	1	1	1	1	3	2,406	83%	805
2-1	2-1	2	2	803	2	2	2	2	6	4,818		
2-2	2-2	2	2	811	1	1	1	1	3	2,433		
2-3	2-3	2	2	808	1	1	1	1	3	2,424		
TOTALS					6	6	6	6	18	13,887	100%	772
GROSS FLOOR AREA*					5,715	5,715	5,715	2,488	19,633	GSF		

\* NOTE: MEASURED TO THE EXTERIOR FACES OF THE EXTERIOR WALLS EXCLUDING BALCONIES, PORCHES, UNENCLOSED CORRIDORS AND STAIRS.

UNIT TOTALS	AREA TOTALS
1-BED	3 UNITS 17%
2-BED	15 UNITS 83%
TOTAL	18 UNITS 100%
UNITS 102 & 206 ASSIGNED AS AFFORDABLE UNITS	

UNIT SUMMARY	UNIT TYPE	BED	BATH	MSF	L1	L2	L3	L4	UNITS	AREA	%	AVG
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**PROJECT SUMMARY**

1112-1118 N COLUMBUS  
 GLENDALE, CA  
 ZONING: R-1250  
 AREA: 0.26 ACRES (11,491 SF)  
 UNITS: 18 DU  
 BASE DENSITY ALLOWED :  
 1 DU/1,000 SF OF LAND: 12 DU (ROUNDED-UP)  
 DENSITY PROVIDED: 12 UNITS  
 50% BONUS DENSITY: 6 UNITS  
 (USING 15% V.L.)  
 TOTAL UNITS PROVIDED: 18 UNITS

UNIT MIX  
 1-BED: 3 UNITS (17%)  
 2-BED: 15 UNITS (83%)  
 TOTAL: 18 UNITS

TOTAL RESIDENTIAL NET RENTABLE AREA:  
 13,887 SF  
 FAR  
 ALLOWED: 1.2 (13,789.2 SF)  
 PROPOSED: 1.7 (19,633 SF)  
 LOT COVERAGE  
 ALLOWED: 50% (5,745 SF)  
 PROPOSED: 49.93% (5,738 SF)

3'-0" X 3'-0" UNOBSTRUCTED AREA FOR  
 LADDER PAD FOR EMERGENCY ESCAPE  
 AND RESCUE ACCESS.



NOTE: LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR DETAILED INFORMATION. THERE ARE NO OAK, BAY OR STYCMORE TREES ON THE LOT OR WITHIN TWENTY (20) FEET OF THE SITE.



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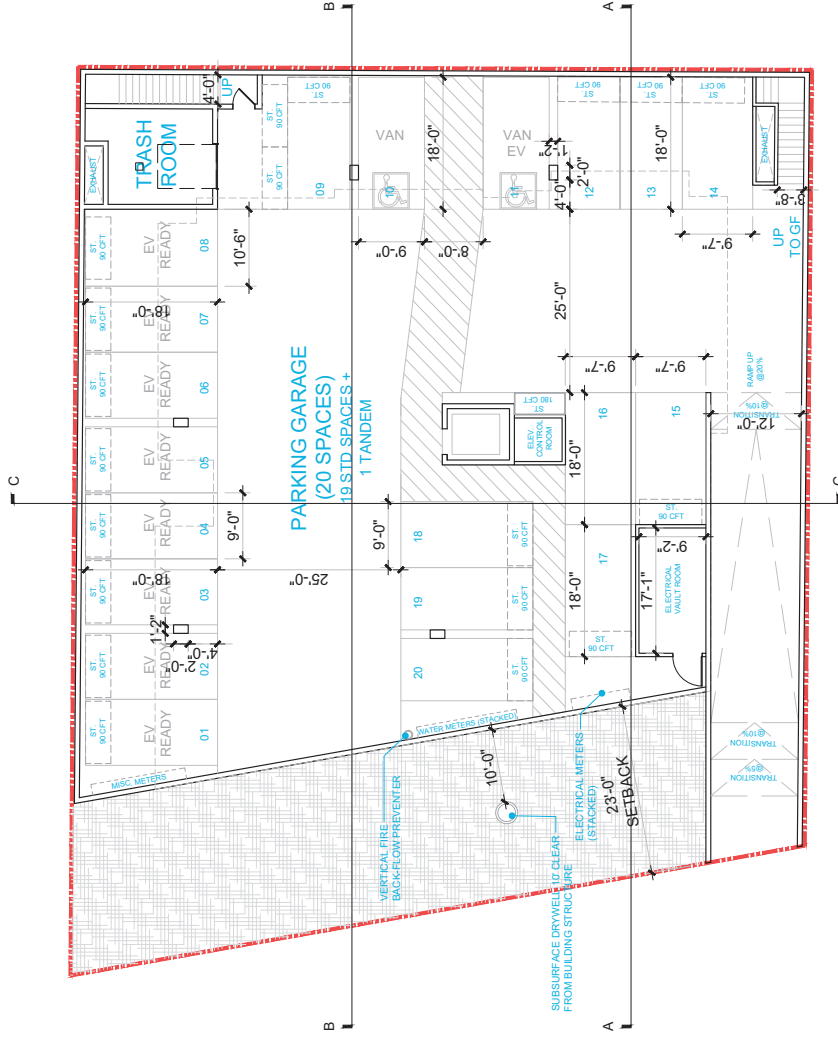
1112-1118 N COLUMBUS  
 GLENDALE, CA #20211330

Density Bonus Submittal  
 OCTOBER 03, 2023



CONCEPTUAL SITE PLAN

A1-0



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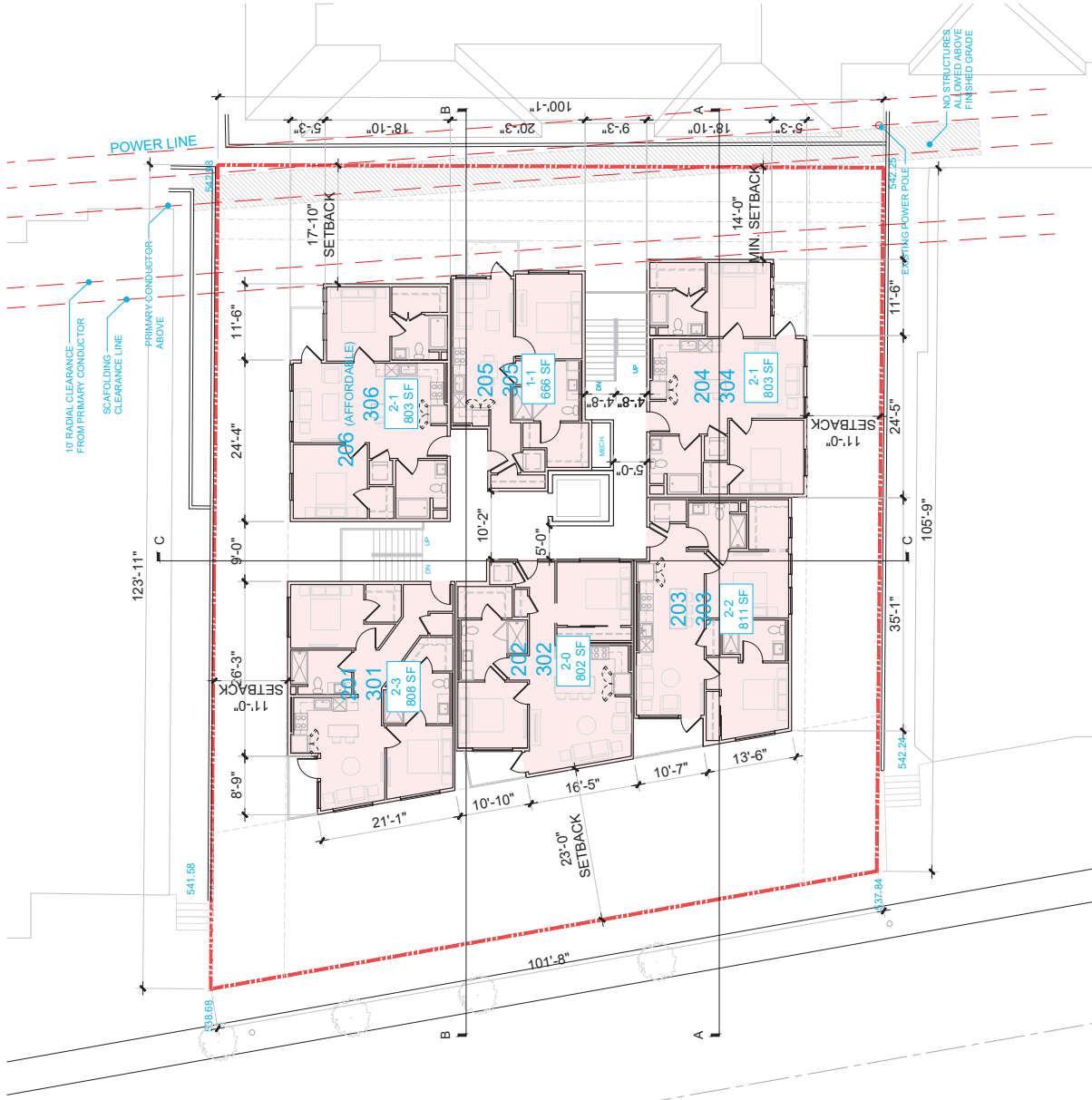
1112-1118 N COLUMBUS  
GLENDALE, CA # 20211330

Density Bonus Submittal  
OCTOBER 03, 2023



BUILDING PLANS  
UNDERGROUND PARKING

A2-0



N COLUMBUS AVE

**Class 32 Categorical Exemption Findings  
1112 – 1118 N. Columbus Avenue, Glendale, CA 91202**

Class 32 consists of projects characterized as in-fill development meeting the following conditions: (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 11,491 square-foot site is currently developed with three residential dwelling units, including a duplex and a detached garage (built circa 1941/1948) located on the property addressed as 1112 N. Columbus Avenue and a single-family residence and a detached garage (built circa 1922) located on the property addressed as 1118 N. Columbus Avenue. The site is located on the east side of North Columbus Avenue, in the R-1250 (High Density Residential) zone. The proposed project would demolish three existing residential dwelling structures and garage in conjunction with the construction of the new four-story, 18-unit multi-family residential project totaling 19,633 square feet over a one-level, subterranean (underground) parking structure containing 20 residential parking spaces. The project will provide two (2) affordable units reserved for very low-income households. The project features, fifteen (15), two-bedrooms units and three (3) three one-bedroom units and provides at least 40 square feet of private open space for each residential unit and 3,604 square feet of common open space for residential uses (hereinafter “Project”).

The Project is providing a total of 20 parking spaces within a one-level subterranean parking garage including two tandem spaces and two handicap accessible parking spaces. The Project is providing the required amount of parking per Glendale Municipal Code (GMC 30.32) and California Government Code Section 65915(p). Primary access to the building and the subterranean parking will be from North Columbus Avenue.

The Project site is surrounded by existing urban uses, including residential buildings and is adjacent to residential uses to the north, south, east, and west.

- 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 Project site and building a new structure which will yield a total of 18 residential dwelling units 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 (2021-2029), including, but not limited to, Goal 1 (“A City with a Wide Range of Housing Types to Meet the Needs of Current and Future Residents”), Goal 3 (“A City with Increased Opportunities for Affordable and Special Needs Housing Development”) and Policies 3.1 and 3.2 (“Encourage both the private and public sectors to produce or assist in the production of affordable housing for special needs groups such as: persons with disabilities, 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.”).

Thus, the Project is consistent with this Element because it will provide a balanced mix of housing opportunities and services affordable to all current and future residents consistent with and supported by the future goals of the West Glendale Community Plan.

The proposed 18-unit residential development will be consistent with the other various elements and objectives of the General Plan. The Project site is located in the R-1250 (High Density Residential) zone. The Land Use Element of the General Plan designates the Project site as High Density Residential. The Project is located near Brand Boulevard, the gateway into Downtown Glendale where shopping facilities are concentrated on Brand Boulevard.

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 subject site does not contain any historic resources and is not designated or slated for open space or recreational use, and will operate in compliance with the Noise Element thresholds. The Safety Element does not identify any hazards associated with the site. The site is not within a hazard zone and the conditions placed on the proposed use will ensure the Project does not contribute to local crime. The Project site is accessible by North Columbus Avenue. The Circulation Element identifies this portion of North Columbus as a Local Street, which can accommodate the traffic generated as a result of the project. These streets carry low volumes of traffic to and from collectors and arterials. 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. Multi-family residential uses in the R-1250 (High Density Residential) zone is a permitted use in this zone.

The Project is consistent with Zoning Code designations, standards and regulations, other than with respect to the density bonus and incentives/concessions requested. In accordance with GMC section 30.11.030, Table 30.11-B, 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 11,491 square feet in size, with a lot width of 101.8 feet. By right, the Project has a maximum density allowed of 17 units ( $21,750 / 1,000 = 11.491$  rounded up to 12). The applicant is entitled to a fifty percent (50%) density bonus by providing two (2) very low income units (15 percent of the base density of 12 = 1.8 rounded up to 2). The applicant is requesting a fifty percent (50%) density bonus and is proposing to provide two (2) very low-income units. This request complies with State Density Bonus Law, which allows up to a fifty percent (50%) maximum density bonus, as well as three (3) incentives in exchange for the provision of two (2) very low income units. With a fifty percent (50%) density bonus, the Project is permitted eighteen (18) units ( $12 \times 1.50 = 18$ ).

**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 located in the R-1250 (High Density Residential) zone, entirely within the City of Glendale boundary limits. The site is approximately 11,491 square feet (0.26 acres), which is less than five acres in size. The Project site is substantially surrounded by existing similar and complimentary uses in the immediate project vicinity. Surrounding urban uses, including multi-family residential are located to the north, south, east and west of the subject site. As the Public Resources Code (PRC) defines qualified urban use as "any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses," the Project Site is substantially surrounded by urban uses. (PRC § 21072.)

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

The Project site is fully developed with three residential dwelling units, including a duplex and a detached garage (built circa 1941/1948) located on the property addressed as 1112 N. Columbus Avenue and the demolition of a single-family residence and a detached garage (built circa 1922) located on the property addressed as 1118 N. Columbus Avenue. 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.**

The Project would not result in any significant impacts related to traffic, noise, air quality or water quality.

Traffic

Parking for the Project is provided within a one-level subterranean garage. Access to the 20-space, one-level subterranean parking garage is on N. Columbus Avenue via a driveway proposed at the southern portion of the site.

Based on the attached trip generation estimates conducted by staff, the proposed Project is estimated to generate fewer than 50 net peak-hour trips, thus, no Traffic Impact Analysis is required. A summary of the results is attached hereto as Attachment “1”.

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 a small project, which is estimated to generate less than 50 net peak-hour trips and is screened out of VMT analysis. As such, a detailed VMT analysis is not required since the Project would have a less-than-significant VMT impact.

## Noise

The Project is located in a developed urban area. The surrounding neighborhood is developed with residential dwellings to the north, south, east, and west. The proposed Project would generate similar if not the same noise as other residential uses in the area. As a result, the Project would not add substantial operational noise that would be audible above existing conditions.

A temporary periodic increase in ambient noise would occur during construction activities associated with the proposed Project. Noise from the construction activities would be generated by vehicles and equipment involved during various stages of construction operations: site grading, foundation, and building construction. The noise levels created by construction equipment would vary depending on factors such as the type of equipment and the specific model, the mechanical/operational condition of the equipment, and the type of operation being performed. However, all development within the Project site will be required to comply with the City of Glendale Noise Ordinance (Municipal Code Chapter 8.36), which prohibits construction activities to between the hours of 7:00 p.m. on one day and 7:00 a.m. of the next day or from 7:00 p.m. on Saturday to 7:00 a.m. on Monday or from 7:00 p.m. preceding a holiday.

The proposed Project would have a minimal effect on the noise environment in proximity to the Project site. Noise generated by the proposed Project would result primarily from visitors, off-site traffic, and heating, ventilation, and air conditioning (HVAC) equipment. However, the proposed project's mechanical equipment would need to comply with the City's Noise Ordinance, which establishes maximum permitted noise levels from mechanical equipment. 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. The Project's compliance with the City's Noise Ordinance would ensure that noise levels from building mechanical equipment would not exceed thresholds of significance.

The proposed Project would be constructed using typical construction techniques and would minimize the use of pile driving for construction, thus reducing significant vibration impacts from pile installation. Heavy construction equipment (e.g., bulldozer and excavator) would generate a limited amount of ground-borne vibration during construction activities at short distances away from the source. The use of equipment would be limited to a few hours spread over several days during grading and excavation activities. As such, ground-borne vibration and noise levels associated with the proposed Project would be less than significant.

### Air Quality

The California Emissions Estimator Model® (CalEEMod) was used to estimate air quality impacts during the construction and operation stages of the Project. Results from the model indicate that the proposed Project would not exceed thresholds for construction, area, or operational impacts. A summary of the results is attached hereto as Attachment "2".

### Water Quality

Implementation of the proposed Project will require compliance with all the NPDES requirements including the submittal and certification of plans and details showing both construction and post-construction Best Management Practices (BMPs) that are integrated into the design of the Project. The submittal of a Standard Urban Stormwater Mitigation Plan (SUSMP), as approved by the City Engineer, will also be required to be integrated into the design of the Project. Therefore, implementation of the proposed Project is not expected to violate any water quality standards or waste water discharge requirements since the Project will be required to comply with applicable permitting requirements.

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.

**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 18-unit multi-family residential development does 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 an 18-unit multi-family residential Project 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 residential buildings and commercial uses including parking structures to the west. 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 surrounded by urban development. The site is bordered by Stocker Street to the North, Dryden Street to the South, Central Avenue to the East and Columbus Avenue to the West. The Project site is surrounded by existing urban uses, including 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 1112 – 1118 N. Columbus Avenue 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. Based on building permit records, the existing structures proposed to be demolished consist of three residential dwelling units, including a duplex and a detached garage (built circa 1941/1948) located on the property addressed as 1112 N. Columbus Avenue and the demolition of a single-family residence and a detached garage (built circa 1922) located on the property addressed as 1118 N. Columbus Avenue. The buildings are not identified in any Historic Resources Survey, and therefore, they are not eligible for designation at the local, state, or federal levels. Planning staff made individualized assessments of the buildings on the Project site and concluded none are architecturally rare or significant, and none can be considered historic resources pursuant to Section 15.20.020 of the Glendale Municipal Code. The buildings have undergone significant exterior modifications, and based on discussion with the historic preservation staff, it was determined that the buildings were not considered historic resources under the California Environmental Quality Act.

ATTACHMENTS:

1. Trip generation estimates
2. California Emissions Estimator Module



**Table 1**  
**Preliminary Project Trip Generation [1]**  
**1112-1118 N Columbus Ave**

Land Use: (ITE CODE)	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<b>Proposed Project</b> Multifamily Housing (Mid-Rise)	18 DU	82	2	5	7	3	4	7

<b>Local Transportation Analysis May Be Required (<math>\geq</math> 50 Peak Hour Trips)?*</b>	<b>NO</b>
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[1] Rates and Numbers based on the 11th Edition of the ITE Trip Generation Manual

[2] If YES, applicant must conduct a trip generation study using any trip reductions as applicable to the project to determine if LTA required.

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**1112-1118 N Columbus  
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	18.00	Dwelling Unit	0.26	11,005.00	51
Enclosed Parking with Elevator	20.00	Space	0.01	436.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	31
<b>Climate Zone</b>	12			<b>Operational Year</b>	2025
<b>Utility Company</b>	Glendale Water and Power				
<b>CO2 Intensity (lb/MWhr)</b>	948.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - demolish a 1,012 SF dwelling, 350 SF garage, 881 SF ADU (1112 N Columbus) and 1,300 SF dwelling and 705 SF garage (1118 N Columbus), and construct a 4-story, 18 unit, 19,633 SF residential building with a single-level subterranean garage with 20 parking spaces.

Land Use - 18 units on a 11,491 SF lot (68 units/acre) with a one-level subterranean garage with 20 parking spaces.

Construction Phase - Demo: 1 month; Site Prep: 1 month; Grading: 2 months; Construction: 20 months; Paving: 1 month; Architectural Finishes: 3 months.

Grading - Cut 3,174 CY, Fill 14 CY

Demolition -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	65.00
tblConstructionPhase	NumDays	100.00	437.00
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	2.00	45.00

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

tblConstructionPhase	NumDays	5.00	27.00
tblConstructionPhase	NumDays	1.00	23.00
tblConstructionPhase	PhaseEndDate	4/23/2025	3/19/2027
tblConstructionPhase	PhaseEndDate	4/9/2025	11/11/2026
tblConstructionPhase	PhaseEndDate	11/15/2024	12/4/2024
tblConstructionPhase	PhaseEndDate	11/20/2024	3/10/2025
tblConstructionPhase	PhaseEndDate	4/16/2025	12/18/2026
tblConstructionPhase	PhaseEndDate	11/18/2024	1/6/2025
tblConstructionPhase	PhaseStartDate	4/17/2025	12/19/2026
tblConstructionPhase	PhaseStartDate	11/21/2024	3/11/2025
tblConstructionPhase	PhaseStartDate	11/19/2024	1/7/2025
tblConstructionPhase	PhaseStartDate	4/10/2025	11/12/2026
tblConstructionPhase	PhaseStartDate	11/16/2024	12/5/2024
tblGrading	AcresOfGrading	33.75	1.50
tblGrading	AcresOfGrading	11.50	0.50
tblGrading	MaterialExported	0.00	3,174.00
tblGrading	MaterialImported	0.00	14.00
tblLandUse	LandUseSquareFeet	18,000.00	11,005.00
tblLandUse	LandUseSquareFeet	8,000.00	436.00
tblLandUse	LotAcreage	0.29	0.26
tblLandUse	LotAcreage	0.18	0.01
tblTripsAndVMT	HaulingTripNumber	399.00	398.00

**2.0 Emissions Summary**

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1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**2.1 Overall Construction (Maximum Daily Emission)**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	0.6472	5.6135	7.7514	0.0134	0.3080	0.2518	0.5598	0.0611	0.2405	0.3016	0.0000	1,297.9305	1,297.9305	0.3058	0.0102	1,306.3086
2025	0.8761	9.8102	7.4541	0.0197	4.8041	0.3569	5.1610	2.5538	0.3287	2.8825	0.0000	1,979.4260	1,979.4260	0.4742	0.0871	2,017.2468
2026	1.2400	5.5744	7.5443	0.0129	0.2012	0.2424	0.4208	0.0534	0.2230	0.2652	0.0000	1,264.3043	1,264.3043	0.3612	7.8200e-003	1,275.6653
2027	1.2396	1.1498	1.8910	3.2300e-003	0.0335	0.0517	0.0852	8.8900e-003	0.0517	0.0605	0.0000	308.9105	308.9105	0.0158	5.3000e-004	309.4641
<b>Maximum</b>	<b>1.2400</b>	<b>9.8102</b>	<b>7.7514</b>	<b>0.0197</b>	<b>4.8041</b>	<b>0.3569</b>	<b>5.1610</b>	<b>2.5538</b>	<b>0.3287</b>	<b>2.8825</b>	<b>0.0000</b>	<b>1,979.4260</b>	<b>1,979.4260</b>	<b>0.4742</b>	<b>0.0871</b>	<b>2,017.2468</b>



1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.9983	0.3906	10.6396	0.0234		1.3832	1.3832		1.3832	1.3832	168.6045	326.6783	495.2829	0.5054	0.0114	511.3277
Energy	5.7200e-003	0.0489	0.0208	3.1000e-004		3.9500e-003	3.9500e-003		3.9500e-003	3.9500e-003		62.4121	62.4121	1.2000e-003	1.1400e-003	62.7829
Mobile	0.2335	0.2447	2.3543	5.4200e-003	0.5871	3.8200e-003	0.5909	0.1565	3.5500e-003	0.1600		566.0296	566.0296	0.0334	0.0225	573.5646
<b>Total</b>	<b>5.2376</b>	<b>0.6842</b>	<b>13.0147</b>	<b>0.0292</b>	<b>0.5871</b>	<b>1.3910</b>	<b>1.9781</b>	<b>0.1565</b>	<b>1.3907</b>	<b>1.5472</b>	<b>168.6045</b>	<b>955.1199</b>	<b>1,123.7245</b>	<b>0.5399</b>	<b>0.0351</b>	<b>1,147.6752</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.9983	0.3906	10.6396	0.0234		1.3832	1.3832		1.3832	1.3832	168.6045	326.6783	495.2829	0.5054	0.0114	511.3277
Energy	5.7200e-003	0.0489	0.0208	3.1000e-004		3.9500e-003	3.9500e-003		3.9500e-003	3.9500e-003		62.4121	62.4121	1.2000e-003	1.1400e-003	62.7829
Mobile	0.2335	0.2447	2.3543	5.4200e-003	0.5871	3.8200e-003	0.5909	0.1565	3.5500e-003	0.1600		566.0296	566.0296	0.0334	0.0225	573.5646
<b>Total</b>	<b>5.2376</b>	<b>0.6842</b>	<b>13.0147</b>	<b>0.0292</b>	<b>0.5871</b>	<b>1.3910</b>	<b>1.9781</b>	<b>0.1565</b>	<b>1.3907</b>	<b>1.5472</b>	<b>168.6045</b>	<b>955.1199</b>	<b>1,123.7245</b>	<b>0.5399</b>	<b>0.0351</b>	<b>1,147.6752</b>

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

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

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	11/4/2024	12/4/2024	5	23	
2	Site Preparation	Site Preparation	12/5/2024	1/6/2025	5	23	
3	Grading	Grading	1/7/2025	3/10/2025	5	45	
4	Building Construction	Building Construction	3/11/2025	11/11/2026	5	437	
5	Paving	Paving	11/12/2026	12/18/2026	5	27	
6	Architectural Coating	Architectural Coating	12/19/2026	3/19/2027	5	65	

**Acres of Grading (Site Preparation Phase): 0.5**

**Acres of Grading (Grading Phase): 1.5**

**Acres of Paving: 0.01**

**Residential Indoor: 22,285; Residential Outdoor: 7,428; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 26 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	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

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Grading	Graders	1	6.00	187	0.41
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	6.00	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	1	7.00	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	19.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	398.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	13.00	2.00	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	3.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.2 Demolition - 2024**

**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					0.1818	0.0000	0.1818	0.0275	0.0000	0.0275			0.0000			0.0000
Off-Road	0.6156	5.4776	7.3949	0.0120		0.2504	0.2504		0.2392	0.2392		1,148.6874	1,148.6874	0.2080		1,153.8870
<b>Total</b>	<b>0.6156</b>	<b>5.4776</b>	<b>7.3949</b>	<b>0.0120</b>	<b>0.1818</b>	<b>0.2504</b>	<b>0.4322</b>	<b>0.0275</b>	<b>0.2392</b>	<b>0.2667</b>		<b>1,148.6874</b>	<b>1,148.6874</b>	<b>0.2080</b>		<b>1,153.8870</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.7700e-003	0.1000	0.0285	4.6000e-004	0.0145	7.5000e-004	0.0152	3.9600e-003	7.2000e-004	4.6800e-003		51.1986	51.1986	2.9000e-003	8.1400e-003	53.6957
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0298	0.0192	0.3281	9.5000e-004	0.1118	6.0000e-004	0.1124	0.0296	5.6000e-004	0.0302		98.0445	98.0445	2.1700e-003	2.1000e-003	98.7259
<b>Total</b>	<b>0.0316</b>	<b>0.1191</b>	<b>0.3566</b>	<b>1.4100e-003</b>	<b>0.1262</b>	<b>1.3500e-003</b>	<b>0.1276</b>	<b>0.0336</b>	<b>1.2800e-003</b>	<b>0.0349</b>		<b>149.2431</b>	<b>149.2431</b>	<b>5.0700e-003</b>	<b>0.0102</b>	<b>152.4216</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.2 Demolition - 2024**

**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					0.1818	0.0000	0.1818	0.0275	0.0000	0.0275			0.0000			0.0000
Off-Road	0.6156	5.4776	7.3949	0.0120		0.2504	0.2504		0.2392	0.2392	0.0000	1,148.6874	1,148.6874	0.2080		1,153.8870
<b>Total</b>	<b>0.6156</b>	<b>5.4776</b>	<b>7.3949</b>	<b>0.0120</b>	<b>0.1818</b>	<b>0.2504</b>	<b>0.4322</b>	<b>0.0275</b>	<b>0.2392</b>	<b>0.2667</b>	<b>0.0000</b>	<b>1,148.6874</b>	<b>1,148.6874</b>	<b>0.2080</b>		<b>1,153.8870</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.7700e-003	0.1000	0.0285	4.6000e-004	0.0145	7.5000e-004	0.0152	3.9600e-003	7.2000e-004	4.6800e-003		51.1986	51.1986	2.9000e-003	8.1400e-003	53.6957
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0298	0.0192	0.3281	9.5000e-004	0.1118	6.0000e-004	0.1124	0.0296	5.6000e-004	0.0302		98.0445	98.0445	2.1700e-003	2.1000e-003	98.7259
<b>Total</b>	<b>0.0316</b>	<b>0.1191</b>	<b>0.3566</b>	<b>1.4100e-003</b>	<b>0.1262</b>	<b>1.3500e-003</b>	<b>0.1276</b>	<b>0.0336</b>	<b>1.2800e-003</b>	<b>0.0349</b>		<b>149.2431</b>	<b>149.2431</b>	<b>5.0700e-003</b>	<b>0.0102</b>	<b>152.4216</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2024**

**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					0.0231	0.0000	0.0231	2.4900e-003	0.0000	2.4900e-003			0.0000			0.0000
Off-Road	0.4985	5.6040	3.8921	9.7300e-003		0.2012	0.2012		0.1851	0.1851		942.2742	942.2742	0.3048		949.8930
<b>Total</b>	<b>0.4985</b>	<b>5.6040</b>	<b>3.8921</b>	<b>9.7300e-003</b>	<b>0.0231</b>	<b>0.2012</b>	<b>0.2243</b>	<b>2.4900e-003</b>	<b>0.1851</b>	<b>0.1876</b>		<b>942.2742</b>	<b>942.2742</b>	<b>0.3048</b>		<b>949.8930</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0149	9.5800e-003	0.1641	4.8000e-004	0.0559	3.0000e-004	0.0562	0.0148	2.8000e-004	0.0151		49.0223	49.0223	1.0900e-003	1.0500e-003	49.3630
<b>Total</b>	<b>0.0149</b>	<b>9.5800e-003</b>	<b>0.1641</b>	<b>4.8000e-004</b>	<b>0.0559</b>	<b>3.0000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>2.8000e-004</b>	<b>0.0151</b>		<b>49.0223</b>	<b>49.0223</b>	<b>1.0900e-003</b>	<b>1.0500e-003</b>	<b>49.3630</b>

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2024**

**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					0.0231	0.0000	0.0231	2.4900e-003	0.0000	2.4900e-003			0.0000			0.0000
Off-Road	0.4985	5.6040	3.8921	9.7300e-003		0.2012	0.2012		0.1851	0.1851	0.0000	942.2742	942.2742	0.3048		949.8930
<b>Total</b>	<b>0.4985</b>	<b>5.6040</b>	<b>3.8921</b>	<b>9.7300e-003</b>	<b>0.0231</b>	<b>0.2012</b>	<b>0.2243</b>	<b>2.4900e-003</b>	<b>0.1851</b>	<b>0.1876</b>	<b>0.0000</b>	<b>942.2742</b>	<b>942.2742</b>	<b>0.3048</b>		<b>949.8930</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0149	9.5800e-003	0.1641	4.8000e-004	0.0559	3.0000e-004	0.0562	0.0148	2.8000e-004	0.0151		49.0223	49.0223	1.0900e-003	1.0500e-003	49.3630
<b>Total</b>	<b>0.0149</b>	<b>9.5800e-003</b>	<b>0.1641</b>	<b>4.8000e-004</b>	<b>0.0559</b>	<b>3.0000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>2.8000e-004</b>	<b>0.0151</b>		<b>49.0223</b>	<b>49.0223</b>	<b>1.0900e-003</b>	<b>1.0500e-003</b>	<b>49.3630</b>

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2025**

**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					0.0231	0.0000	0.0231	2.4900e-003	0.0000	2.4900e-003			0.0000			0.0000
Off-Road	0.4432	4.7918	3.8238	9.7300e-003		0.1654	0.1654		0.1521	0.1521		942.2955	942.2955	0.3048		949.9144
<b>Total</b>	<b>0.4432</b>	<b>4.7918</b>	<b>3.8238</b>	<b>9.7300e-003</b>	<b>0.0231</b>	<b>0.1654</b>	<b>0.1884</b>	<b>2.4900e-003</b>	<b>0.1521</b>	<b>0.1546</b>		<b>942.2955</b>	<b>942.2955</b>	<b>0.3048</b>		<b>949.9144</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0140	8.6200e-003	0.1532	4.6000e-004	0.0559	2.9000e-004	0.0562	0.0148	2.6000e-004	0.0151		47.8219	47.8219	9.8000e-004	9.8000e-004	48.1396
<b>Total</b>	<b>0.0140</b>	<b>8.6200e-003</b>	<b>0.1532</b>	<b>4.6000e-004</b>	<b>0.0559</b>	<b>2.9000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>2.6000e-004</b>	<b>0.0151</b>		<b>47.8219</b>	<b>47.8219</b>	<b>9.8000e-004</b>	<b>9.8000e-004</b>	<b>48.1396</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2025**

**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					0.0231	0.0000	0.0231	2.4900e-003	0.0000	2.4900e-003			0.0000			0.0000
Off-Road	0.4432	4.7918	3.8238	9.7300e-003		0.1654	0.1654		0.1521	0.1521	0.0000	942.2955	942.2955	0.3048		949.9144
<b>Total</b>	<b>0.4432</b>	<b>4.7918</b>	<b>3.8238</b>	<b>9.7300e-003</b>	<b>0.0231</b>	<b>0.1654</b>	<b>0.1884</b>	<b>2.4900e-003</b>	<b>0.1521</b>	<b>0.1546</b>	<b>0.0000</b>	<b>942.2955</b>	<b>942.2955</b>	<b>0.3048</b>		<b>949.9144</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0140	8.6200e-003	0.1532	4.6000e-004	0.0559	2.9000e-004	0.0562	0.0148	2.6000e-004	0.0151		47.8219	47.8219	9.8000e-004	9.8000e-004	48.1396
<b>Total</b>	<b>0.0140</b>	<b>8.6200e-003</b>	<b>0.1532</b>	<b>4.6000e-004</b>	<b>0.0559</b>	<b>2.9000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>2.6000e-004</b>	<b>0.0151</b>		<b>47.8219</b>	<b>47.8219</b>	<b>9.8000e-004</b>	<b>9.8000e-004</b>	<b>48.1396</b>

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.4 Grading - 2025**

**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					4.5599	0.0000	4.5599	2.4877	0.0000	2.4877			0.0000			0.0000
Off-Road	0.8350	8.7341	5.3948	0.0141		0.3484	0.3484		0.3205	0.3205		1,364.6987	1,364.6987	0.4414		1,375.7329
<b>Total</b>	<b>0.8350</b>	<b>8.7341</b>	<b>5.3948</b>	<b>0.0141</b>	<b>4.5599</b>	<b>0.3484</b>	<b>4.9083</b>	<b>2.4877</b>	<b>0.3205</b>	<b>2.8082</b>		<b>1,364.6987</b>	<b>1,364.6987</b>	<b>0.4414</b>		<b>1,375.7329</b>

**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	0.0188	1.0624	0.3080	4.8800e-003	0.1547	8.0900e-003	0.1628	0.0424	7.7400e-003	0.0501		538.2122	538.2122	0.0312	0.0856	564.4904
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0224	0.0138	0.2450	7.3000e-004	0.0894	4.6000e-004	0.0899	0.0237	4.2000e-004	0.0241		76.5151	76.5151	1.5700e-003	1.5700e-003	77.0234
<b>Total</b>	<b>0.0411</b>	<b>1.0762</b>	<b>0.5530</b>	<b>5.6100e-003</b>	<b>0.2441</b>	<b>8.5500e-003</b>	<b>0.2527</b>	<b>0.0661</b>	<b>8.1600e-003</b>	<b>0.0743</b>		<b>614.7273</b>	<b>614.7273</b>	<b>0.0328</b>	<b>0.0871</b>	<b>641.5139</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.4 Grading - 2025**

**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					4.5599	0.0000	4.5599	2.4877	0.0000	2.4877			0.0000			0.0000
Off-Road	0.8350	8.7341	5.3948	0.0141		0.3484	0.3484		0.3205	0.3205	0.0000	1,364.6987	1,364.6987	0.4414		1,375.7329
<b>Total</b>	<b>0.8350</b>	<b>8.7341</b>	<b>5.3948</b>	<b>0.0141</b>	<b>4.5599</b>	<b>0.3484</b>	<b>4.9083</b>	<b>2.4877</b>	<b>0.3205</b>	<b>2.8082</b>	<b>0.0000</b>	<b>1,364.6987</b>	<b>1,364.6987</b>	<b>0.4414</b>		<b>1,375.7329</b>

**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	0.0188	1.0624	0.3080	4.8800e-003	0.1547	8.0900e-003	0.1628	0.0424	7.7400e-003	0.0501		538.2122	538.2122	0.0312	0.0856	564.4904
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0224	0.0138	0.2450	7.3000e-004	0.0894	4.6000e-004	0.0899	0.0237	4.2000e-004	0.0241		76.5151	76.5151	1.5700e-003	1.5700e-003	77.0234
<b>Total</b>	<b>0.0411</b>	<b>1.0762</b>	<b>0.5530</b>	<b>5.6100e-003</b>	<b>0.2441</b>	<b>8.5500e-003</b>	<b>0.2527</b>	<b>0.0661</b>	<b>8.1600e-003</b>	<b>0.0743</b>		<b>614.7273</b>	<b>614.7273</b>	<b>0.0328</b>	<b>0.0871</b>	<b>641.5139</b>



1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2025**

**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	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220		1,105.571 1	1,105.571 1	0.3576		1,114.510 2
<b>Total</b>	<b>0.5510</b>	<b>5.4820</b>	<b>7.0282</b>	<b>0.0114</b>		<b>0.2413</b>	<b>0.2413</b>		<b>0.2220</b>	<b>0.2220</b>		<b>1,105.571 1</b>	<b>1,105.571 1</b>	<b>0.3576</b>		<b>1,114.510 2</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.1100e-003	0.0726	0.0277	3.5000e-004	0.0128	4.3000e-004	0.0132	3.6900e-003	4.1000e-004	4.0900e-003		37.9379	37.9379	1.3200e-003	5.5100e-003	39.6119
Worker	0.0363	0.0224	0.3982	1.1900e-003	0.1453	7.5000e-004	0.1461	0.0385	6.9000e-004	0.0392		124.3370	124.3370	2.5500e-003	2.5600e-003	125.1631
<b>Total</b>	<b>0.0384</b>	<b>0.0950</b>	<b>0.4259</b>	<b>1.5400e-003</b>	<b>0.1581</b>	<b>1.1800e-003</b>	<b>0.1593</b>	<b>0.0422</b>	<b>1.1000e-003</b>	<b>0.0433</b>		<b>162.2749</b>	<b>162.2749</b>	<b>3.8700e-003</b>	<b>8.0700e-003</b>	<b>164.7750</b>

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2025**

**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	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220	0.0000	1,105.571 1	1,105.571 1	0.3576		1,114.510 2
<b>Total</b>	<b>0.5510</b>	<b>5.4820</b>	<b>7.0282</b>	<b>0.0114</b>		<b>0.2413</b>	<b>0.2413</b>		<b>0.2220</b>	<b>0.2220</b>	<b>0.0000</b>	<b>1,105.571 1</b>	<b>1,105.571 1</b>	<b>0.3576</b>		<b>1,114.510 2</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.1100e-003	0.0726	0.0277	3.5000e-004	0.0128	4.3000e-004	0.0132	3.6900e-003	4.1000e-004	4.0900e-003		37.9379	37.9379	1.3200e-003	5.5100e-003	39.6119
Worker	0.0363	0.0224	0.3982	1.1900e-003	0.1453	7.5000e-004	0.1461	0.0385	6.9000e-004	0.0392		124.3370	124.3370	2.5500e-003	2.5600e-003	125.1631
<b>Total</b>	<b>0.0384</b>	<b>0.0950</b>	<b>0.4259</b>	<b>1.5400e-003</b>	<b>0.1581</b>	<b>1.1800e-003</b>	<b>0.1593</b>	<b>0.0422</b>	<b>1.1000e-003</b>	<b>0.0433</b>		<b>162.2749</b>	<b>162.2749</b>	<b>3.8700e-003</b>	<b>8.0700e-003</b>	<b>164.7750</b>

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2026**

**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	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220		1,105.571 1	1,105.571 1	0.3576		1,114.510 2
<b>Total</b>	<b>0.5510</b>	<b>5.4820</b>	<b>7.0282</b>	<b>0.0114</b>		<b>0.2413</b>	<b>0.2413</b>		<b>0.2220</b>	<b>0.2220</b>		<b>1,105.571 1</b>	<b>1,105.571 1</b>	<b>0.3576</b>		<b>1,114.510 2</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0700e-003	0.0721	0.0274	3.4000e-004	0.0128	4.2000e-004	0.0132	3.6900e-003	4.1000e-004	4.0900e-003		37.2264	37.2264	1.3200e-003	5.4100e-003	38.8713
Worker	0.0342	0.0204	0.3746	1.1600e-003	0.1453	7.1000e-004	0.1460	0.0385	6.5000e-004	0.0392		121.5069	121.5069	2.3200e-003	2.4100e-003	122.2839
<b>Total</b>	<b>0.0363</b>	<b>0.0924</b>	<b>0.4019</b>	<b>1.5000e-003</b>	<b>0.1581</b>	<b>1.1300e-003</b>	<b>0.1593</b>	<b>0.0422</b>	<b>1.0600e-003</b>	<b>0.0433</b>		<b>158.7333</b>	<b>158.7333</b>	<b>3.6400e-003</b>	<b>7.8200e-003</b>	<b>161.1551</b>

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2026**

**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	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220	0.0000	1,105.571 1	1,105.571 1	0.3576		1,114.510 2
<b>Total</b>	<b>0.5510</b>	<b>5.4820</b>	<b>7.0282</b>	<b>0.0114</b>		<b>0.2413</b>	<b>0.2413</b>		<b>0.2220</b>	<b>0.2220</b>	<b>0.0000</b>	<b>1,105.571 1</b>	<b>1,105.571 1</b>	<b>0.3576</b>		<b>1,114.510 2</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0700e-003	0.0721	0.0274	3.4000e-004	0.0128	4.2000e-004	0.0132	3.6900e-003	4.1000e-004	4.0900e-003		37.2264	37.2264	1.3200e-003	5.4100e-003	38.8713
Worker	0.0342	0.0204	0.3746	1.1600e-003	0.1453	7.1000e-004	0.1460	0.0385	6.5000e-004	0.0392		121.5069	121.5069	2.3200e-003	2.4100e-003	122.2839
<b>Total</b>	<b>0.0363</b>	<b>0.0924</b>	<b>0.4019</b>	<b>1.5000e-003</b>	<b>0.1581</b>	<b>1.1300e-003</b>	<b>0.1593</b>	<b>0.0422</b>	<b>1.0600e-003</b>	<b>0.0433</b>		<b>158.7333</b>	<b>158.7333</b>	<b>3.6400e-003</b>	<b>7.8200e-003</b>	<b>161.1551</b>

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2026**

**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	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046		1,036.271 1	1,036.271 1	0.3019		1,043.817 9
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5638</b>	<b>4.9206</b>	<b>7.0257</b>	<b>0.0113</b>		<b>0.2186</b>	<b>0.2186</b>		<b>0.2046</b>	<b>0.2046</b>		<b>1,036.271 1</b>	<b>1,036.271 1</b>	<b>0.3019</b>		<b>1,043.817 9</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0474	0.0282	0.5186	1.6000e-003	0.2012	9.8000e-004	0.2022	0.0534	9.1000e-004	0.0543		168.2404	168.2404	3.2100e-003	3.3400e-003	169.3161
<b>Total</b>	<b>0.0474</b>	<b>0.0282</b>	<b>0.5186</b>	<b>1.6000e-003</b>	<b>0.2012</b>	<b>9.8000e-004</b>	<b>0.2022</b>	<b>0.0534</b>	<b>9.1000e-004</b>	<b>0.0543</b>		<b>168.2404</b>	<b>168.2404</b>	<b>3.2100e-003</b>	<b>3.3400e-003</b>	<b>169.3161</b>

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2026**

**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	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046	0.0000	1,036.271 1	1,036.271 1	0.3019		1,043.817 9
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5638</b>	<b>4.9206</b>	<b>7.0257</b>	<b>0.0113</b>		<b>0.2186</b>	<b>0.2186</b>		<b>0.2046</b>	<b>0.2046</b>	<b>0.0000</b>	<b>1,036.271 1</b>	<b>1,036.271 1</b>	<b>0.3019</b>		<b>1,043.817 9</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0474	0.0282	0.5186	1.6000e-003	0.2012	9.8000e-004	0.2022	0.0534	9.1000e-004	0.0543		168.2404	168.2404	3.2100e-003	3.3400e-003	169.3161
<b>Total</b>	<b>0.0474</b>	<b>0.0282</b>	<b>0.5186</b>	<b>1.6000e-003</b>	<b>0.2012</b>	<b>9.8000e-004</b>	<b>0.2022</b>	<b>0.0534</b>	<b>9.1000e-004</b>	<b>0.0543</b>		<b>168.2404</b>	<b>168.2404</b>	<b>3.2100e-003</b>	<b>3.3400e-003</b>	<b>169.3161</b>

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2026**

**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	1.0612					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>1.2321</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.9000e-003	4.7000e-003	0.0864	2.7000e-004	0.0335	1.6000e-004	0.0337	8.8900e-003	1.5000e-004	9.0400e-003		28.0401	28.0401	5.3000e-004	5.6000e-004	28.2194
<b>Total</b>	<b>7.9000e-003</b>	<b>4.7000e-003</b>	<b>0.0864</b>	<b>2.7000e-004</b>	<b>0.0335</b>	<b>1.6000e-004</b>	<b>0.0337</b>	<b>8.8900e-003</b>	<b>1.5000e-004</b>	<b>9.0400e-003</b>		<b>28.0401</b>	<b>28.0401</b>	<b>5.3000e-004</b>	<b>5.6000e-004</b>	<b>28.2194</b>

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2026**

**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	1.0612					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>1.2321</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.9000e-003	4.7000e-003	0.0864	2.7000e-004	0.0335	1.6000e-004	0.0337	8.8900e-003	1.5000e-004	9.0400e-003		28.0401	28.0401	5.3000e-004	5.6000e-004	28.2194
<b>Total</b>	<b>7.9000e-003</b>	<b>4.7000e-003</b>	<b>0.0864</b>	<b>2.7000e-004</b>	<b>0.0335</b>	<b>1.6000e-004</b>	<b>0.0337</b>	<b>8.8900e-003</b>	<b>1.5000e-004</b>	<b>9.0400e-003</b>		<b>28.0401</b>	<b>28.0401</b>	<b>5.3000e-004</b>	<b>5.6000e-004</b>	<b>28.2194</b>



1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2027**

**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	1.0612					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>1.2321</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4500e-003	4.3000e-003	0.0818	2.6000e-004	0.0335	1.5000e-004	0.0337	8.8900e-003	1.4000e-004	9.0300e-003		27.4624	27.4624	4.9000e-004	5.3000e-004	27.6322
<b>Total</b>	<b>7.4500e-003</b>	<b>4.3000e-003</b>	<b>0.0818</b>	<b>2.6000e-004</b>	<b>0.0335</b>	<b>1.5000e-004</b>	<b>0.0337</b>	<b>8.8900e-003</b>	<b>1.4000e-004</b>	<b>9.0300e-003</b>		<b>27.4624</b>	<b>27.4624</b>	<b>4.9000e-004</b>	<b>5.3000e-004</b>	<b>27.6322</b>

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2027**

**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	1.0612					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>1.2321</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4500e-003	4.3000e-003	0.0818	2.6000e-004	0.0335	1.5000e-004	0.0337	8.8900e-003	1.4000e-004	9.0300e-003		27.4624	27.4624	4.9000e-004	5.3000e-004	27.6322
<b>Total</b>	<b>7.4500e-003</b>	<b>4.3000e-003</b>	<b>0.0818</b>	<b>2.6000e-004</b>	<b>0.0335</b>	<b>1.5000e-004</b>	<b>0.0337</b>	<b>8.8900e-003</b>	<b>1.4000e-004</b>	<b>9.0300e-003</b>		<b>27.4624</b>	<b>27.4624</b>	<b>4.9000e-004</b>	<b>5.3000e-004</b>	<b>27.6322</b>

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2335	0.2447	2.3543	5.4200e-003	0.5871	3.8200e-003	0.5909	0.1565	3.5500e-003	0.1600		566.0296	566.0296	0.0334	0.0225	573.5646
Unmitigated	0.2335	0.2447	2.3543	5.4200e-003	0.5871	3.8200e-003	0.5909	0.1565	3.5500e-003	0.1600		566.0296	566.0296	0.0334	0.0225	573.5646

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	80.10	81.54	64.62	266,860	266,860
Enclosed Parking with Elevator	0.00	0.00	0.00		
<b>Total</b>	<b>80.10</b>	<b>81.54</b>	<b>64.62</b>	<b>266,860</b>	<b>266,860</b>

**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
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

**4.4 Fleet Mix**

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.541709	0.062136	0.185590	0.128486	0.023783	0.006533	0.012157	0.009216	0.000814	0.000497	0.024669	0.000753	0.003657
Enclosed Parking with Elevator	0.541709	0.062136	0.185590	0.128486	0.023783	0.006533	0.012157	0.009216	0.000814	0.000497	0.024669	0.000753	0.003657

**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	5.7200e-003	0.0489	0.0208	3.1000e-004		3.9500e-003	3.9500e-003		3.9500e-003	3.9500e-003		62.4121	62.4121	1.2000e-003	1.1400e-003	62.7829
NaturalGas Unmitigated	5.7200e-003	0.0489	0.0208	3.1000e-004		3.9500e-003	3.9500e-003		3.9500e-003	3.9500e-003		62.4121	62.4121	1.2000e-003	1.1400e-003	62.7829

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	530.502	5.7200e-003	0.0489	0.0208	3.1000e-004		3.9500e-003	3.9500e-003		3.9500e-003	3.9500e-003		62.4121	62.4121	1.2000e-003	1.1400e-003	62.7829
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>5.7200e-003</b>	<b>0.0489</b>	<b>0.0208</b>	<b>3.1000e-004</b>		<b>3.9500e-003</b>	<b>3.9500e-003</b>		<b>3.9500e-003</b>	<b>3.9500e-003</b>		<b>62.4121</b>	<b>62.4121</b>	<b>1.2000e-003</b>	<b>1.1400e-003</b>	<b>62.7829</b>

**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	0.530502	5.7200e-003	0.0489	0.0208	3.1000e-004		3.9500e-003	3.9500e-003		3.9500e-003	3.9500e-003		62.4121	62.4121	1.2000e-003	1.1400e-003	62.7829
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>5.7200e-003</b>	<b>0.0489</b>	<b>0.0208</b>	<b>3.1000e-004</b>		<b>3.9500e-003</b>	<b>3.9500e-003</b>		<b>3.9500e-003</b>	<b>3.9500e-003</b>		<b>62.4121</b>	<b>62.4121</b>	<b>1.2000e-003</b>	<b>1.1400e-003</b>	<b>62.7829</b>

**6.0 Area Detail**

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.9983	0.3906	10.6396	0.0234		1.3832	1.3832		1.3832	1.3832	168.6045	326.6783	495.2829	0.5054	0.0114	511.3277
Unmitigated	4.9983	0.3906	10.6396	0.0234		1.3832	1.3832		1.3832	1.3832	168.6045	326.6783	495.2829	0.5054	0.0114	511.3277

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**6.2 Area by SubCategory**

**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0189					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2181					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.7167	0.3735	9.1539	0.0234		1.3750	1.3750		1.3750	1.3750	168.6045	324.0000	492.6045	0.5028	0.0114	508.5850
Landscaping	0.0447	0.0171	1.4857	8.0000e-005		8.2400e-003	8.2400e-003		8.2400e-003	8.2400e-003		2.6783	2.6783	2.5700e-003		2.7426
<b>Total</b>	<b>4.9983</b>	<b>0.3906</b>	<b>10.6396</b>	<b>0.0234</b>		<b>1.3832</b>	<b>1.3832</b>		<b>1.3832</b>	<b>1.3832</b>	<b>168.6045</b>	<b>326.6783</b>	<b>495.2829</b>	<b>0.5054</b>	<b>0.0114</b>	<b>511.3277</b>

1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0189					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2181					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.7167	0.3735	9.1539	0.0234		1.3750	1.3750		1.3750	1.3750	168.6045	324.0000	492.6045	0.5028	0.0114	508.5850
Landscaping	0.0447	0.0171	1.4857	8.0000e-005		8.2400e-003	8.2400e-003		8.2400e-003	8.2400e-003		2.6783	2.6783	2.5700e-003		2.7426
<b>Total</b>	<b>4.9983</b>	<b>0.3906</b>	<b>10.6396</b>	<b>0.0234</b>		<b>1.3832</b>	<b>1.3832</b>		<b>1.3832</b>	<b>1.3832</b>	<b>168.6045</b>	<b>326.6783</b>	<b>495.2829</b>	<b>0.5054</b>	<b>0.0114</b>	<b>511.3277</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**



1112-1118 N Columbus - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**1112-1118 N Columbus  
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	18.00	Dwelling Unit	0.26	11,005.00	51
Enclosed Parking with Elevator	20.00	Space	0.01	436.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	31
<b>Climate Zone</b>	12			<b>Operational Year</b>	2025
<b>Utility Company</b>	Glendale Water and Power				
<b>CO2 Intensity (lb/MWhr)</b>	948.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - demolish a 1,012 SF dwelling, 350 SF garage, 881 SF ADU (1112 N Columbus) and 1,300 SF dwelling and 705 SF garage (1118 N Columbus), and construct a 4-story, 18 unit, 19,633 SF residential building with a single-level subterranean garage with 20 parking spaces.

Land Use - 18 units on a 11,491 SF lot (68 units/acre) with a one-level subterranean garage with 20 parking spaces.

Construction Phase - Demo: 1 month; Site Prep: 1 month; Grading: 2 months; Construction: 20 months; Paving: 1 month; Architectural Finishes: 3 months.

Grading - Cut 3,174 CY, Fill 14 CY

Demolition -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	65.00
tblConstructionPhase	NumDays	100.00	437.00
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	2.00	45.00

1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

tblConstructionPhase	NumDays	5.00	27.00
tblConstructionPhase	NumDays	1.00	23.00
tblConstructionPhase	PhaseEndDate	4/23/2025	3/19/2027
tblConstructionPhase	PhaseEndDate	4/9/2025	11/11/2026
tblConstructionPhase	PhaseEndDate	11/15/2024	12/4/2024
tblConstructionPhase	PhaseEndDate	11/20/2024	3/10/2025
tblConstructionPhase	PhaseEndDate	4/16/2025	12/18/2026
tblConstructionPhase	PhaseEndDate	11/18/2024	1/6/2025
tblConstructionPhase	PhaseStartDate	4/17/2025	12/19/2026
tblConstructionPhase	PhaseStartDate	11/21/2024	3/11/2025
tblConstructionPhase	PhaseStartDate	11/19/2024	1/7/2025
tblConstructionPhase	PhaseStartDate	4/10/2025	11/12/2026
tblConstructionPhase	PhaseStartDate	11/16/2024	12/5/2024
tblGrading	AcresOfGrading	33.75	1.50
tblGrading	AcresOfGrading	11.50	0.50
tblGrading	MaterialExported	0.00	3,174.00
tblGrading	MaterialImported	0.00	14.00
tblLandUse	LandUseSquareFeet	18,000.00	11,005.00
tblLandUse	LandUseSquareFeet	8,000.00	436.00
tblLandUse	LotAcreage	0.29	0.26
tblLandUse	LotAcreage	0.18	0.01
tblTripsAndVMT	HaulingTripNumber	399.00	398.00

**2.0 Emissions Summary**

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1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**2.1 Overall Construction (Maximum Daily Emission)**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	0.6489	5.6144	7.7208	0.0134	0.3080	0.2518	0.5598	0.0611	0.2405	0.3016	0.0000	1,292.3023	1,292.3023	0.3059	0.0104	1,300.7217
2025	0.8762	9.8623	7.4175	0.0197	4.8041	0.3569	5.1610	2.5538	0.3287	2.8825	0.0000	1,975.6131	1,975.6131	0.4741	0.0873	2,013.4906
2026	1.2405	5.5799	7.4958	0.0129	0.2012	0.2424	0.4208	0.0534	0.2230	0.2652	0.0000	1,257.3423	1,257.3423	0.3612	7.9800e-003	1,268.7513
2027	1.2401	1.1502	1.8833	3.2100e-003	0.0335	0.0517	0.0852	8.8900e-003	0.0517	0.0605	0.0000	307.3216	307.3216	0.0159	5.6000e-004	307.8848
<b>Maximum</b>	<b>1.2405</b>	<b>9.8623</b>	<b>7.7208</b>	<b>0.0197</b>	<b>4.8041</b>	<b>0.3569</b>	<b>5.1610</b>	<b>2.5538</b>	<b>0.3287</b>	<b>2.8825</b>	<b>0.0000</b>	<b>1,975.6131</b>	<b>1,975.6131</b>	<b>0.4741</b>	<b>0.0873</b>	<b>2,013.4906</b>



1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.9983	0.3906	10.6396	0.0234		1.3832	1.3832		1.3832	1.3832	168.6045	326.6783	495.2829	0.5054	0.0114	511.3277
Energy	5.7200e-003	0.0489	0.0208	3.1000e-004		3.9500e-003	3.9500e-003		3.9500e-003	3.9500e-003		62.4121	62.4121	1.2000e-003	1.1400e-003	62.7829
Mobile	0.2251	0.2629	2.2746	5.1600e-003	0.5871	3.8200e-003	0.5909	0.1565	3.5500e-003	0.1600		539.8321	539.8321	0.0343	0.0234	547.6463
<b>Total</b>	<b>5.2291</b>	<b>0.7024</b>	<b>12.9350</b>	<b>0.0289</b>	<b>0.5871</b>	<b>1.3910</b>	<b>1.9781</b>	<b>0.1565</b>	<b>1.3907</b>	<b>1.5472</b>	<b>168.6045</b>	<b>928.9225</b>	<b>1,097.5270</b>	<b>0.5408</b>	<b>0.0359</b>	<b>1,121.7569</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.9983	0.3906	10.6396	0.0234		1.3832	1.3832		1.3832	1.3832	168.6045	326.6783	495.2829	0.5054	0.0114	511.3277
Energy	5.7200e-003	0.0489	0.0208	3.1000e-004		3.9500e-003	3.9500e-003		3.9500e-003	3.9500e-003		62.4121	62.4121	1.2000e-003	1.1400e-003	62.7829
Mobile	0.2251	0.2629	2.2746	5.1600e-003	0.5871	3.8200e-003	0.5909	0.1565	3.5500e-003	0.1600		539.8321	539.8321	0.0343	0.0234	547.6463
<b>Total</b>	<b>5.2291</b>	<b>0.7024</b>	<b>12.9350</b>	<b>0.0289</b>	<b>0.5871</b>	<b>1.3910</b>	<b>1.9781</b>	<b>0.1565</b>	<b>1.3907</b>	<b>1.5472</b>	<b>168.6045</b>	<b>928.9225</b>	<b>1,097.5270</b>	<b>0.5408</b>	<b>0.0359</b>	<b>1,121.7569</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

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

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	11/4/2024	12/4/2024	5	23	
2	Site Preparation	Site Preparation	12/5/2024	1/6/2025	5	23	
3	Grading	Grading	1/7/2025	3/10/2025	5	45	
4	Building Construction	Building Construction	3/11/2025	11/11/2026	5	437	
5	Paving	Paving	11/12/2026	12/18/2026	5	27	
6	Architectural Coating	Architectural Coating	12/19/2026	3/19/2027	5	65	

**Acres of Grading (Site Preparation Phase): 0.5**

**Acres of Grading (Grading Phase): 1.5**

**Acres of Paving: 0.01**

**Residential Indoor: 22,285; Residential Outdoor: 7,428; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 26 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	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

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Grading	Graders	1	6.00	187	0.41
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	6.00	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	1	7.00	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	19.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	398.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	13.00	2.00	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	3.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.2 Demolition - 2024**

**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					0.1818	0.0000	0.1818	0.0275	0.0000	0.0275			0.0000			0.0000
Off-Road	0.6156	5.4776	7.3949	0.0120		0.2504	0.2504		0.2392	0.2392		1,148.6874	1,148.6874	0.2080		1,153.8870
<b>Total</b>	<b>0.6156</b>	<b>5.4776</b>	<b>7.3949</b>	<b>0.0120</b>	<b>0.1818</b>	<b>0.2504</b>	<b>0.4322</b>	<b>0.0275</b>	<b>0.2392</b>	<b>0.2667</b>		<b>1,148.6874</b>	<b>1,148.6874</b>	<b>0.2080</b>		<b>1,153.8870</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.6500e-003	0.1047	0.0289	4.7000e-004	0.0145	7.6000e-004	0.0152	3.9600e-003	7.2000e-004	4.6800e-003		51.2568	51.2568	2.8900e-003	8.1500e-003	53.7566
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0316	0.0210	0.2971	9.0000e-004	0.1118	6.0000e-004	0.1124	0.0296	5.6000e-004	0.0302		92.3581	92.3581	2.2100e-003	2.2300e-003	93.0781
<b>Total</b>	<b>0.0332</b>	<b>0.1257</b>	<b>0.3259</b>	<b>1.3700e-003</b>	<b>0.1262</b>	<b>1.3600e-003</b>	<b>0.1276</b>	<b>0.0336</b>	<b>1.2800e-003</b>	<b>0.0349</b>		<b>143.6149</b>	<b>143.6149</b>	<b>5.1000e-003</b>	<b>0.0104</b>	<b>146.8347</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.2 Demolition - 2024**

**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					0.1818	0.0000	0.1818	0.0275	0.0000	0.0275			0.0000			0.0000
Off-Road	0.6156	5.4776	7.3949	0.0120		0.2504	0.2504		0.2392	0.2392	0.0000	1,148.6874	1,148.6874	0.2080		1,153.8870
<b>Total</b>	<b>0.6156</b>	<b>5.4776</b>	<b>7.3949</b>	<b>0.0120</b>	<b>0.1818</b>	<b>0.2504</b>	<b>0.4322</b>	<b>0.0275</b>	<b>0.2392</b>	<b>0.2667</b>	<b>0.0000</b>	<b>1,148.6874</b>	<b>1,148.6874</b>	<b>0.2080</b>		<b>1,153.8870</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.6500e-003	0.1047	0.0289	4.7000e-004	0.0145	7.6000e-004	0.0152	3.9600e-003	7.2000e-004	4.6800e-003		51.2568	51.2568	2.8900e-003	8.1500e-003	53.7566
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0316	0.0210	0.2971	9.0000e-004	0.1118	6.0000e-004	0.1124	0.0296	5.6000e-004	0.0302		92.3581	92.3581	2.2100e-003	2.2300e-003	93.0781
<b>Total</b>	<b>0.0332</b>	<b>0.1257</b>	<b>0.3259</b>	<b>1.3700e-003</b>	<b>0.1262</b>	<b>1.3600e-003</b>	<b>0.1276</b>	<b>0.0336</b>	<b>1.2800e-003</b>	<b>0.0349</b>		<b>143.6149</b>	<b>143.6149</b>	<b>5.1000e-003</b>	<b>0.0104</b>	<b>146.8347</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2024**

**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					0.0231	0.0000	0.0231	2.4900e-003	0.0000	2.4900e-003			0.0000			0.0000
Off-Road	0.4985	5.6040	3.8921	9.7300e-003		0.2012	0.2012		0.1851	0.1851		942.2742	942.2742	0.3048		949.8930
<b>Total</b>	<b>0.4985</b>	<b>5.6040</b>	<b>3.8921</b>	<b>9.7300e-003</b>	<b>0.0231</b>	<b>0.2012</b>	<b>0.2243</b>	<b>2.4900e-003</b>	<b>0.1851</b>	<b>0.1876</b>		<b>942.2742</b>	<b>942.2742</b>	<b>0.3048</b>		<b>949.8930</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0158	0.0105	0.1485	4.5000e-004	0.0559	3.0000e-004	0.0562	0.0148	2.8000e-004	0.0151		46.1790	46.1790	1.1000e-003	1.1200e-003	46.5390
<b>Total</b>	<b>0.0158</b>	<b>0.0105</b>	<b>0.1485</b>	<b>4.5000e-004</b>	<b>0.0559</b>	<b>3.0000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>2.8000e-004</b>	<b>0.0151</b>		<b>46.1790</b>	<b>46.1790</b>	<b>1.1000e-003</b>	<b>1.1200e-003</b>	<b>46.5390</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2024**

**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					0.0231	0.0000	0.0231	2.4900e-003	0.0000	2.4900e-003			0.0000			0.0000
Off-Road	0.4985	5.6040	3.8921	9.7300e-003		0.2012	0.2012		0.1851	0.1851	0.0000	942.2742	942.2742	0.3048		949.8930
<b>Total</b>	<b>0.4985</b>	<b>5.6040</b>	<b>3.8921</b>	<b>9.7300e-003</b>	<b>0.0231</b>	<b>0.2012</b>	<b>0.2243</b>	<b>2.4900e-003</b>	<b>0.1851</b>	<b>0.1876</b>	<b>0.0000</b>	<b>942.2742</b>	<b>942.2742</b>	<b>0.3048</b>		<b>949.8930</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0158	0.0105	0.1485	4.5000e-004	0.0559	3.0000e-004	0.0562	0.0148	2.8000e-004	0.0151		46.1790	46.1790	1.1000e-003	1.1200e-003	46.5390
<b>Total</b>	<b>0.0158</b>	<b>0.0105</b>	<b>0.1485</b>	<b>4.5000e-004</b>	<b>0.0559</b>	<b>3.0000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>2.8000e-004</b>	<b>0.0151</b>		<b>46.1790</b>	<b>46.1790</b>	<b>1.1000e-003</b>	<b>1.1200e-003</b>	<b>46.5390</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2025**

**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					0.0231	0.0000	0.0231	2.4900e-003	0.0000	2.4900e-003			0.0000			0.0000
Off-Road	0.4432	4.7918	3.8238	9.7300e-003		0.1654	0.1654		0.1521	0.1521		942.2955	942.2955	0.3048		949.9144
<b>Total</b>	<b>0.4432</b>	<b>4.7918</b>	<b>3.8238</b>	<b>9.7300e-003</b>	<b>0.0231</b>	<b>0.1654</b>	<b>0.1884</b>	<b>2.4900e-003</b>	<b>0.1521</b>	<b>0.1546</b>		<b>942.2955</b>	<b>942.2955</b>	<b>0.3048</b>		<b>949.9144</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0148	9.4200e-003	0.1388	4.3000e-004	0.0559	2.9000e-004	0.0562	0.0148	2.6000e-004	0.0151		45.0519	45.0519	1.0000e-003	1.0400e-003	45.3876
<b>Total</b>	<b>0.0148</b>	<b>9.4200e-003</b>	<b>0.1388</b>	<b>4.3000e-004</b>	<b>0.0559</b>	<b>2.9000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>2.6000e-004</b>	<b>0.0151</b>		<b>45.0519</b>	<b>45.0519</b>	<b>1.0000e-003</b>	<b>1.0400e-003</b>	<b>45.3876</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2025**

**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					0.0231	0.0000	0.0231	2.4900e-003	0.0000	2.4900e-003			0.0000			0.0000
Off-Road	0.4432	4.7918	3.8238	9.7300e-003		0.1654	0.1654		0.1521	0.1521	0.0000	942.2955	942.2955	0.3048		949.9144
<b>Total</b>	<b>0.4432</b>	<b>4.7918</b>	<b>3.8238</b>	<b>9.7300e-003</b>	<b>0.0231</b>	<b>0.1654</b>	<b>0.1884</b>	<b>2.4900e-003</b>	<b>0.1521</b>	<b>0.1546</b>	<b>0.0000</b>	<b>942.2955</b>	<b>942.2955</b>	<b>0.3048</b>		<b>949.9144</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0148	9.4200e-003	0.1388	4.3000e-004	0.0559	2.9000e-004	0.0562	0.0148	2.6000e-004	0.0151		45.0519	45.0519	1.0000e-003	1.0400e-003	45.3876
<b>Total</b>	<b>0.0148</b>	<b>9.4200e-003</b>	<b>0.1388</b>	<b>4.3000e-004</b>	<b>0.0559</b>	<b>2.9000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>2.6000e-004</b>	<b>0.0151</b>		<b>45.0519</b>	<b>45.0519</b>	<b>1.0000e-003</b>	<b>1.0400e-003</b>	<b>45.3876</b>

1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.4 Grading - 2025**

**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					4.5599	0.0000	4.5599	2.4877	0.0000	2.4877			0.0000			0.0000
Off-Road	0.8350	8.7341	5.3948	0.0141		0.3484	0.3484		0.3205	0.3205		1,364.6987	1,364.6987	0.4414		1,375.7329
<b>Total</b>	<b>0.8350</b>	<b>8.7341</b>	<b>5.3948</b>	<b>0.0141</b>	<b>4.5599</b>	<b>0.3484</b>	<b>4.9083</b>	<b>2.4877</b>	<b>0.3205</b>	<b>2.8082</b>		<b>1,364.6987</b>	<b>1,364.6987</b>	<b>0.4414</b>		<b>1,375.7329</b>

**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	0.0175	1.1131	0.3123	4.8900e-003	0.1547	8.1100e-003	0.1628	0.0424	7.7500e-003	0.0502		538.8314	538.8314	0.0312	0.0857	565.1376
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0237	0.0151	0.2220	6.9000e-004	0.0894	4.6000e-004	0.0899	0.0237	4.2000e-004	0.0241		72.0830	72.0830	1.5900e-003	1.6700e-003	72.6201
<b>Total</b>	<b>0.0412</b>	<b>1.1282</b>	<b>0.5343</b>	<b>5.5800e-003</b>	<b>0.2441</b>	<b>8.5700e-003</b>	<b>0.2527</b>	<b>0.0661</b>	<b>8.1700e-003</b>	<b>0.0743</b>		<b>610.9144</b>	<b>610.9144</b>	<b>0.0328</b>	<b>0.0873</b>	<b>637.7577</b>

1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.4 Grading - 2025**

**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					4.5599	0.0000	4.5599	2.4877	0.0000	2.4877			0.0000			0.0000
Off-Road	0.8350	8.7341	5.3948	0.0141		0.3484	0.3484		0.3205	0.3205	0.0000	1,364.6987	1,364.6987	0.4414		1,375.7329
<b>Total</b>	<b>0.8350</b>	<b>8.7341</b>	<b>5.3948</b>	<b>0.0141</b>	<b>4.5599</b>	<b>0.3484</b>	<b>4.9083</b>	<b>2.4877</b>	<b>0.3205</b>	<b>2.8082</b>	<b>0.0000</b>	<b>1,364.6987</b>	<b>1,364.6987</b>	<b>0.4414</b>		<b>1,375.7329</b>

**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	0.0175	1.1131	0.3123	4.8900e-003	0.1547	8.1100e-003	0.1628	0.0424	7.7500e-003	0.0502		538.8314	538.8314	0.0312	0.0857	565.1376
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0237	0.0151	0.2220	6.9000e-004	0.0894	4.6000e-004	0.0899	0.0237	4.2000e-004	0.0241		72.0830	72.0830	1.5900e-003	1.6700e-003	72.6201
<b>Total</b>	<b>0.0412</b>	<b>1.1282</b>	<b>0.5343</b>	<b>5.5800e-003</b>	<b>0.2441</b>	<b>8.5700e-003</b>	<b>0.2527</b>	<b>0.0661</b>	<b>8.1700e-003</b>	<b>0.0743</b>		<b>610.9144</b>	<b>610.9144</b>	<b>0.0328</b>	<b>0.0873</b>	<b>637.7577</b>



1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2025**

**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	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220		1,105.571 1	1,105.571 1	0.3576		1,114.510 2
<b>Total</b>	<b>0.5510</b>	<b>5.4820</b>	<b>7.0282</b>	<b>0.0114</b>		<b>0.2413</b>	<b>0.2413</b>		<b>0.2220</b>	<b>0.2220</b>		<b>1,105.571 1</b>	<b>1,105.571 1</b>	<b>0.3576</b>		<b>1,114.510 2</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0100e-003	0.0762	0.0286	3.5000e-004	0.0128	4.3000e-004	0.0132	3.6900e-003	4.1000e-004	4.1000e-003		38.0086	38.0086	1.3200e-003	5.5200e-003	39.6868
Worker	0.0386	0.0245	0.3608	1.1200e-003	0.1453	7.5000e-004	0.1461	0.0385	6.9000e-004	0.0392		117.1349	117.1349	2.5900e-003	2.7100e-003	118.0077
<b>Total</b>	<b>0.0406</b>	<b>0.1007</b>	<b>0.3894</b>	<b>1.4700e-003</b>	<b>0.1581</b>	<b>1.1800e-003</b>	<b>0.1593</b>	<b>0.0422</b>	<b>1.1000e-003</b>	<b>0.0433</b>		<b>155.1436</b>	<b>155.1436</b>	<b>3.9100e-003</b>	<b>8.2300e-003</b>	<b>157.6945</b>

1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2025**

**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	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220	0.0000	1,105.571 1	1,105.571 1	0.3576		1,114.510 2
<b>Total</b>	<b>0.5510</b>	<b>5.4820</b>	<b>7.0282</b>	<b>0.0114</b>		<b>0.2413</b>	<b>0.2413</b>		<b>0.2220</b>	<b>0.2220</b>	<b>0.0000</b>	<b>1,105.571 1</b>	<b>1,105.571 1</b>	<b>0.3576</b>		<b>1,114.510 2</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0100e-003	0.0762	0.0286	3.5000e-004	0.0128	4.3000e-004	0.0132	3.6900e-003	4.1000e-004	4.1000e-003		38.0086	38.0086	1.3200e-003	5.5200e-003	39.6868
Worker	0.0386	0.0245	0.3608	1.1200e-003	0.1453	7.5000e-004	0.1461	0.0385	6.9000e-004	0.0392		117.1349	117.1349	2.5900e-003	2.7100e-003	118.0077
<b>Total</b>	<b>0.0406</b>	<b>0.1007</b>	<b>0.3894</b>	<b>1.4700e-003</b>	<b>0.1581</b>	<b>1.1800e-003</b>	<b>0.1593</b>	<b>0.0422</b>	<b>1.1000e-003</b>	<b>0.0433</b>		<b>155.1436</b>	<b>155.1436</b>	<b>3.9100e-003</b>	<b>8.2300e-003</b>	<b>157.6945</b>

1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2026**

**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	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220		1,105.571 1	1,105.571 1	0.3576		1,114.510 2
<b>Total</b>	<b>0.5510</b>	<b>5.4820</b>	<b>7.0282</b>	<b>0.0114</b>		<b>0.2413</b>	<b>0.2413</b>		<b>0.2220</b>	<b>0.2220</b>		<b>1,105.571 1</b>	<b>1,105.571 1</b>	<b>0.3576</b>		<b>1,114.510 2</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.9700e-003	0.0757	0.0282	3.5000e-004	0.0128	4.3000e-004	0.0132	3.6900e-003	4.1000e-004	4.0900e-003		37.2967	37.2967	1.3200e-003	5.4200e-003	38.9457
Worker	0.0365	0.0222	0.3395	1.0900e-003	0.1453	7.1000e-004	0.1460	0.0385	6.5000e-004	0.0392		114.4746	114.4746	2.3600e-003	2.5600e-003	115.2954
<b>Total</b>	<b>0.0384</b>	<b>0.0979</b>	<b>0.3678</b>	<b>1.4400e-003</b>	<b>0.1581</b>	<b>1.1400e-003</b>	<b>0.1593</b>	<b>0.0422</b>	<b>1.0600e-003</b>	<b>0.0433</b>		<b>151.7713</b>	<b>151.7713</b>	<b>3.6800e-003</b>	<b>7.9800e-003</b>	<b>154.2411</b>

1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2026**

**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	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220	0.0000	1,105.571 1	1,105.571 1	0.3576		1,114.510 2
<b>Total</b>	<b>0.5510</b>	<b>5.4820</b>	<b>7.0282</b>	<b>0.0114</b>		<b>0.2413</b>	<b>0.2413</b>		<b>0.2220</b>	<b>0.2220</b>	<b>0.0000</b>	<b>1,105.571 1</b>	<b>1,105.571 1</b>	<b>0.3576</b>		<b>1,114.510 2</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.9700e-003	0.0757	0.0282	3.5000e-004	0.0128	4.3000e-004	0.0132	3.6900e-003	4.1000e-004	4.0900e-003		37.2967	37.2967	1.3200e-003	5.4200e-003	38.9457
Worker	0.0365	0.0222	0.3395	1.0900e-003	0.1453	7.1000e-004	0.1460	0.0385	6.5000e-004	0.0392		114.4746	114.4746	2.3600e-003	2.5600e-003	115.2954
<b>Total</b>	<b>0.0384</b>	<b>0.0979</b>	<b>0.3678</b>	<b>1.4400e-003</b>	<b>0.1581</b>	<b>1.1400e-003</b>	<b>0.1593</b>	<b>0.0422</b>	<b>1.0600e-003</b>	<b>0.0433</b>		<b>151.7713</b>	<b>151.7713</b>	<b>3.6800e-003</b>	<b>7.9800e-003</b>	<b>154.2411</b>

1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2026**

**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	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046		1,036.271 1	1,036.271 1	0.3019		1,043.817 9
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5638</b>	<b>4.9206</b>	<b>7.0257</b>	<b>0.0113</b>		<b>0.2186</b>	<b>0.2186</b>		<b>0.2046</b>	<b>0.2046</b>		<b>1,036.271 1</b>	<b>1,036.271 1</b>	<b>0.3019</b>		<b>1,043.817 9</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0505	0.0308	0.4701	1.5100e-003	0.2012	9.8000e-004	0.2022	0.0534	9.1000e-004	0.0543		158.5032	158.5032	3.2600e-003	3.5400e-003	159.6398
<b>Total</b>	<b>0.0505</b>	<b>0.0308</b>	<b>0.4701</b>	<b>1.5100e-003</b>	<b>0.2012</b>	<b>9.8000e-004</b>	<b>0.2022</b>	<b>0.0534</b>	<b>9.1000e-004</b>	<b>0.0543</b>		<b>158.5032</b>	<b>158.5032</b>	<b>3.2600e-003</b>	<b>3.5400e-003</b>	<b>159.6398</b>

1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2026**

**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	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046	0.0000	1,036.271 1	1,036.271 1	0.3019		1,043.817 9
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5638</b>	<b>4.9206</b>	<b>7.0257</b>	<b>0.0113</b>		<b>0.2186</b>	<b>0.2186</b>		<b>0.2046</b>	<b>0.2046</b>	<b>0.0000</b>	<b>1,036.271 1</b>	<b>1,036.271 1</b>	<b>0.3019</b>		<b>1,043.817 9</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0505	0.0308	0.4701	1.5100e-003	0.2012	9.8000e-004	0.2022	0.0534	9.1000e-004	0.0543		158.5032	158.5032	3.2600e-003	3.5400e-003	159.6398
<b>Total</b>	<b>0.0505</b>	<b>0.0308</b>	<b>0.4701</b>	<b>1.5100e-003</b>	<b>0.2012</b>	<b>9.8000e-004</b>	<b>0.2022</b>	<b>0.0534</b>	<b>9.1000e-004</b>	<b>0.0543</b>		<b>158.5032</b>	<b>158.5032</b>	<b>3.2600e-003</b>	<b>3.5400e-003</b>	<b>159.6398</b>

1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2026**

**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	1.0612					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>1.2321</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.4100e-003	5.1300e-003	0.0784	2.5000e-004	0.0335	1.6000e-004	0.0337	8.8900e-003	1.5000e-004	9.0400e-003		26.4172	26.4172	5.4000e-004	5.9000e-004	26.6066
<b>Total</b>	<b>8.4100e-003</b>	<b>5.1300e-003</b>	<b>0.0784</b>	<b>2.5000e-004</b>	<b>0.0335</b>	<b>1.6000e-004</b>	<b>0.0337</b>	<b>8.8900e-003</b>	<b>1.5000e-004</b>	<b>9.0400e-003</b>		<b>26.4172</b>	<b>26.4172</b>	<b>5.4000e-004</b>	<b>5.9000e-004</b>	<b>26.6066</b>

1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2026**

**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	1.0612					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>1.2321</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.4100e-003	5.1300e-003	0.0784	2.5000e-004	0.0335	1.6000e-004	0.0337	8.8900e-003	1.5000e-004	9.0400e-003		26.4172	26.4172	5.4000e-004	5.9000e-004	26.6066
<b>Total</b>	<b>8.4100e-003</b>	<b>5.1300e-003</b>	<b>0.0784</b>	<b>2.5000e-004</b>	<b>0.0335</b>	<b>1.6000e-004</b>	<b>0.0337</b>	<b>8.8900e-003</b>	<b>1.5000e-004</b>	<b>9.0400e-003</b>		<b>26.4172</b>	<b>26.4172</b>	<b>5.4000e-004</b>	<b>5.9000e-004</b>	<b>26.6066</b>



1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2027**

**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	1.0612					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>1.2321</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.9600e-003	4.7000e-003	0.0742	2.4000e-004	0.0335	1.5000e-004	0.0337	8.8900e-003	1.4000e-004	9.0300e-003		25.8736	25.8736	5.0000e-004	5.6000e-004	26.0529
<b>Total</b>	<b>7.9600e-003</b>	<b>4.7000e-003</b>	<b>0.0742</b>	<b>2.4000e-004</b>	<b>0.0335</b>	<b>1.5000e-004</b>	<b>0.0337</b>	<b>8.8900e-003</b>	<b>1.4000e-004</b>	<b>9.0300e-003</b>		<b>25.8736</b>	<b>25.8736</b>	<b>5.0000e-004</b>	<b>5.6000e-004</b>	<b>26.0529</b>

1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2027**

**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	1.0612					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>1.2321</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.9600e-003	4.7000e-003	0.0742	2.4000e-004	0.0335	1.5000e-004	0.0337	8.8900e-003	1.4000e-004	9.0300e-003		25.8736	25.8736	5.0000e-004	5.6000e-004	26.0529
<b>Total</b>	<b>7.9600e-003</b>	<b>4.7000e-003</b>	<b>0.0742</b>	<b>2.4000e-004</b>	<b>0.0335</b>	<b>1.5000e-004</b>	<b>0.0337</b>	<b>8.8900e-003</b>	<b>1.4000e-004</b>	<b>9.0300e-003</b>		<b>25.8736</b>	<b>25.8736</b>	<b>5.0000e-004</b>	<b>5.6000e-004</b>	<b>26.0529</b>

1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2251	0.2629	2.2746	5.1600e-003	0.5871	3.8200e-003	0.5909	0.1565	3.5500e-003	0.1600		539.8321	539.8321	0.0343	0.0234	547.6463
Unmitigated	0.2251	0.2629	2.2746	5.1600e-003	0.5871	3.8200e-003	0.5909	0.1565	3.5500e-003	0.1600		539.8321	539.8321	0.0343	0.0234	547.6463

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	80.10	81.54	64.62	266,860	266,860
Enclosed Parking with Elevator	0.00	0.00	0.00		
<b>Total</b>	<b>80.10</b>	<b>81.54</b>	<b>64.62</b>	<b>266,860</b>	<b>266,860</b>

**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
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

**4.4 Fleet Mix**

1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.541709	0.062136	0.185590	0.128486	0.023783	0.006533	0.012157	0.009216	0.000814	0.000497	0.024669	0.000753	0.003657
Enclosed Parking with Elevator	0.541709	0.062136	0.185590	0.128486	0.023783	0.006533	0.012157	0.009216	0.000814	0.000497	0.024669	0.000753	0.003657

**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	5.7200e-003	0.0489	0.0208	3.1000e-004		3.9500e-003	3.9500e-003		3.9500e-003	3.9500e-003		62.4121	62.4121	1.2000e-003	1.1400e-003	62.7829
NaturalGas Unmitigated	5.7200e-003	0.0489	0.0208	3.1000e-004		3.9500e-003	3.9500e-003		3.9500e-003	3.9500e-003		62.4121	62.4121	1.2000e-003	1.1400e-003	62.7829

1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	530.502	5.7200e-003	0.0489	0.0208	3.1000e-004		3.9500e-003	3.9500e-003		3.9500e-003	3.9500e-003		62.4121	62.4121	1.2000e-003	1.1400e-003	62.7829
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>5.7200e-003</b>	<b>0.0489</b>	<b>0.0208</b>	<b>3.1000e-004</b>		<b>3.9500e-003</b>	<b>3.9500e-003</b>		<b>3.9500e-003</b>	<b>3.9500e-003</b>		<b>62.4121</b>	<b>62.4121</b>	<b>1.2000e-003</b>	<b>1.1400e-003</b>	<b>62.7829</b>

**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	0.530502	5.7200e-003	0.0489	0.0208	3.1000e-004		3.9500e-003	3.9500e-003		3.9500e-003	3.9500e-003		62.4121	62.4121	1.2000e-003	1.1400e-003	62.7829
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>5.7200e-003</b>	<b>0.0489</b>	<b>0.0208</b>	<b>3.1000e-004</b>		<b>3.9500e-003</b>	<b>3.9500e-003</b>		<b>3.9500e-003</b>	<b>3.9500e-003</b>		<b>62.4121</b>	<b>62.4121</b>	<b>1.2000e-003</b>	<b>1.1400e-003</b>	<b>62.7829</b>

**6.0 Area Detail**

1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.9983	0.3906	10.6396	0.0234		1.3832	1.3832		1.3832	1.3832	168.6045	326.6783	495.2829	0.5054	0.0114	511.3277
Unmitigated	4.9983	0.3906	10.6396	0.0234		1.3832	1.3832		1.3832	1.3832	168.6045	326.6783	495.2829	0.5054	0.0114	511.3277

1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**6.2 Area by SubCategory**

**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0189					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2181					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.7167	0.3735	9.1539	0.0234		1.3750	1.3750		1.3750	1.3750	168.6045	324.0000	492.6045	0.5028	0.0114	508.5850
Landscaping	0.0447	0.0171	1.4857	8.0000e-005		8.2400e-003	8.2400e-003		8.2400e-003	8.2400e-003		2.6783	2.6783	2.5700e-003		2.7426
<b>Total</b>	<b>4.9983</b>	<b>0.3906</b>	<b>10.6396</b>	<b>0.0234</b>		<b>1.3832</b>	<b>1.3832</b>		<b>1.3832</b>	<b>1.3832</b>	<b>168.6045</b>	<b>326.6783</b>	<b>495.2829</b>	<b>0.5054</b>	<b>0.0114</b>	<b>511.3277</b>

1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0189					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2181					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.7167	0.3735	9.1539	0.0234		1.3750	1.3750		1.3750	1.3750	168.6045	324.0000	492.6045	0.5028	0.0114	508.5850
Landscaping	0.0447	0.0171	1.4857	8.0000e-005		8.2400e-003	8.2400e-003		8.2400e-003	8.2400e-003		2.6783	2.6783	2.5700e-003		2.7426
<b>Total</b>	<b>4.9983</b>	<b>0.3906</b>	<b>10.6396</b>	<b>0.0234</b>		<b>1.3832</b>	<b>1.3832</b>		<b>1.3832</b>	<b>1.3832</b>	<b>168.6045</b>	<b>326.6783</b>	<b>495.2829</b>	<b>0.5054</b>	<b>0.0114</b>	<b>511.3277</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**



1112-1118 N Columbus - South Coast AQMD Air District, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**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**

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1112-1118 N Columbus - South Coast AQMD Air District, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**1112-1118 N Columbus  
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	18.00	Dwelling Unit	0.26	11,005.00	51
Enclosed Parking with Elevator	20.00	Space	0.01	436.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	31
<b>Climate Zone</b>	12			<b>Operational Year</b>	2025
<b>Utility Company</b>	Glendale Water and Power				
<b>CO2 Intensity (lb/MWhr)</b>	948.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - demolish a 1,012 SF dwelling, 350 SF garage, 881 SF ADU (1112 N Columbus) and 1,300 SF dwelling and 705 SF garage (1118 N Columbus), and construct a 4-story, 18 unit, 19,633 SF residential building with a single-level subterranean garage with 20 parking spaces.

Land Use - 18 units on a 11,491 SF lot (68 units/acre) with a one-level subterranean garage with 20 parking spaces.

Construction Phase - Demo: 1 month; Site Prep: 1 month; Grading: 2 months; Construction: 20 months; Paving: 1 month; Architectural Finishes: 3 months.

Grading - Cut 3,174 CY, Fill 14 CY

Demolition -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	65.00
tblConstructionPhase	NumDays	100.00	437.00
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	2.00	45.00

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tblConstructionPhase	NumDays	5.00	27.00
tblConstructionPhase	NumDays	1.00	23.00
tblConstructionPhase	PhaseEndDate	4/23/2025	3/19/2027
tblConstructionPhase	PhaseEndDate	4/9/2025	11/11/2026
tblConstructionPhase	PhaseEndDate	11/15/2024	12/4/2024
tblConstructionPhase	PhaseEndDate	11/20/2024	3/10/2025
tblConstructionPhase	PhaseEndDate	4/16/2025	12/18/2026
tblConstructionPhase	PhaseEndDate	11/18/2024	1/6/2025
tblConstructionPhase	PhaseStartDate	4/17/2025	12/19/2026
tblConstructionPhase	PhaseStartDate	11/21/2024	3/11/2025
tblConstructionPhase	PhaseStartDate	11/19/2024	1/7/2025
tblConstructionPhase	PhaseStartDate	4/10/2025	11/12/2026
tblConstructionPhase	PhaseStartDate	11/16/2024	12/5/2024
tblGrading	AcresOfGrading	33.75	1.50
tblGrading	AcresOfGrading	11.50	0.50
tblGrading	MaterialExported	0.00	3,174.00
tblGrading	MaterialImported	0.00	14.00
tblLandUse	LandUseSquareFeet	18,000.00	11,005.00
tblLandUse	LandUseSquareFeet	8,000.00	436.00
tblLandUse	LotAcreage	0.29	0.26
tblLandUse	LotAcreage	0.18	0.01
tblTripsAndVMT	HaulingTripNumber	399.00	398.00

**2.0 Emissions Summary**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0123	0.1178	0.1273	2.5000e-004	4.3000e-003	4.8100e-003	9.1100e-003	8.6000e-004	4.5300e-003	5.3900e-003	0.0000	22.0213	22.0213	4.8600e-003	1.2000e-004	22.1781
2025	0.0830	0.8235	0.9287	1.8300e-003	0.1248	0.0341	0.1589	0.0619	0.0313	0.0932	0.0000	163.5336	163.5336	0.0450	2.5800e-003	165.4269
2026	0.0798	0.6998	0.9429	1.6400e-003	0.0203	0.0305	0.0507	5.4200e-003	0.0281	0.0335	0.0000	144.4165	144.4165	0.0407	8.6000e-004	145.6908
2027	0.0347	0.0322	0.0528	9.0000e-005	9.2000e-004	1.4500e-003	2.3700e-003	2.4000e-004	1.4500e-003	1.6900e-003	0.0000	7.8163	7.8163	4.0000e-004	1.0000e-005	7.8307
<b>Maximum</b>	<b>0.0830</b>	<b>0.8235</b>	<b>0.9429</b>	<b>1.8300e-003</b>	<b>0.1248</b>	<b>0.0341</b>	<b>0.1589</b>	<b>0.0619</b>	<b>0.0313</b>	<b>0.0932</b>	<b>0.0000</b>	<b>163.5336</b>	<b>163.5336</b>	<b>0.0450</b>	<b>2.5800e-003</b>	<b>165.4269</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**2.1 Overall Construction**

**Mitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0123	0.1178	0.1273	2.5000e-004	4.3000e-003	4.8100e-003	9.1100e-003	8.6000e-004	4.5300e-003	5.3900e-003	0.0000	22.0213	22.0213	4.8600e-003	1.2000e-004	22.1780
2025	0.0830	0.8235	0.9287	1.8300e-003	0.1248	0.0341	0.1589	0.0619	0.0313	0.0932	0.0000	163.5334	163.5334	0.0450	2.5800e-003	165.4268
2026	0.0798	0.6998	0.9429	1.6400e-003	0.0203	0.0305	0.0507	5.4200e-003	0.0281	0.0335	0.0000	144.4164	144.4164	0.0407	8.6000e-004	145.6906
2027	0.0347	0.0322	0.0528	9.0000e-005	9.2000e-004	1.4500e-003	2.3700e-003	2.4000e-004	1.4500e-003	1.6900e-003	0.0000	7.8163	7.8163	4.0000e-004	1.0000e-005	7.8307
<b>Maximum</b>	<b>0.0830</b>	<b>0.8235</b>	<b>0.9429</b>	<b>1.8300e-003</b>	<b>0.1248</b>	<b>0.0341</b>	<b>0.1589</b>	<b>0.0619</b>	<b>0.0313</b>	<b>0.0932</b>	<b>0.0000</b>	<b>163.5334</b>	<b>163.5334</b>	<b>0.0450</b>	<b>2.5800e-003</b>	<b>165.4268</b>

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	11-4-2024	2-3-2025	0.2470	0.2470
2	2-4-2025	5-3-2025	0.2532	0.2532
3	5-4-2025	8-3-2025	0.2026	0.2026
4	8-4-2025	11-3-2025	0.2027	0.2027
5	11-4-2025	2-3-2026	0.2028	0.2028
6	2-4-2026	5-3-2026	0.1960	0.1960
7	5-4-2026	8-3-2026	0.2025	0.2025
8	8-4-2026	11-3-2026	0.2025	0.2025

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9	11-4-2026	2-3-2027	0.1313	0.1313
10	2-4-2027	5-3-2027	0.0376	0.0376
		Highest	0.2532	0.2532

**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	0.1078	6.8100e-003	0.3001	3.0000e-004		0.0182	0.0182		0.0182	0.0182	1.9119	3.9778	5.8898	5.9900e-003	1.3000e-004	6.0783
Energy	1.0400e-003	8.9200e-003	3.8000e-003	6.0000e-005		7.2000e-004	7.2000e-004		7.2000e-004	7.2000e-004	0.0000	41.1881	41.1881	1.2700e-003	3.2000e-004	41.3151
Mobile	0.0387	0.0464	0.4009	9.1000e-004	0.1005	6.6000e-004	0.1011	0.0268	6.2000e-004	0.0274	0.0000	86.2840	86.2840	5.3900e-003	3.7100e-003	87.5255
Waste						0.0000	0.0000		0.0000	0.0000	1.6808	0.0000	1.6808	0.0993	0.0000	4.1640
Water						0.0000	0.0000		0.0000	0.0000	0.3721	10.1091	10.4812	0.0386	9.4000e-004	11.7269
<b>Total</b>	<b>0.1475</b>	<b>0.0621</b>	<b>0.7049</b>	<b>1.2700e-003</b>	<b>0.1005</b>	<b>0.0196</b>	<b>0.1201</b>	<b>0.0268</b>	<b>0.0196</b>	<b>0.0464</b>	<b>3.9648</b>	<b>141.5590</b>	<b>145.5238</b>	<b>0.1506</b>	<b>5.1000e-003</b>	<b>150.8098</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**2.2 Overall Operational**

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1078	6.8100e-003	0.3001	3.0000e-004		0.0182	0.0182		0.0182	0.0182	1.9119	3.9778	5.8898	5.9900e-003	1.3000e-004	6.0783
Energy	1.0400e-003	8.9200e-003	3.8000e-003	6.0000e-005		7.2000e-004	7.2000e-004		7.2000e-004	7.2000e-004	0.0000	41.1881	41.1881	1.2700e-003	3.2000e-004	41.3151
Mobile	0.0387	0.0464	0.4009	9.1000e-004	0.1005	6.6000e-004	0.1011	0.0268	6.2000e-004	0.0274	0.0000	86.2840	86.2840	5.3900e-003	3.7100e-003	87.5255
Waste						0.0000	0.0000		0.0000	0.0000	1.6808	0.0000	1.6808	0.0993	0.0000	4.1640
Water						0.0000	0.0000		0.0000	0.0000	0.3721	10.1091	10.4812	0.0386	9.4000e-004	11.7269
<b>Total</b>	<b>0.1475</b>	<b>0.0621</b>	<b>0.7049</b>	<b>1.2700e-003</b>	<b>0.1005</b>	<b>0.0196</b>	<b>0.1201</b>	<b>0.0268</b>	<b>0.0196</b>	<b>0.0464</b>	<b>3.9648</b>	<b>141.5590</b>	<b>145.5238</b>	<b>0.1506</b>	<b>5.1000e-003</b>	<b>150.8098</b>

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

**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	11/4/2024	12/4/2024	5	23	
2	Site Preparation	Site Preparation	12/5/2024	1/6/2025	5	23	
3	Grading	Grading	1/7/2025	3/10/2025	5	45	

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4	Building Construction	Building Construction	3/11/2025	11/11/2026	5	437
5	Paving	Paving	11/12/2026	12/18/2026	5	27
6	Architectural Coating	Architectural Coating	12/19/2026	3/19/2027	5	65

**Acres of Grading (Site Preparation Phase): 0.5**

**Acres of Grading (Grading Phase): 1.5**

**Acres of Paving: 0.01**

**Residential Indoor: 22,285; Residential Outdoor: 7,428; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 26 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	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
Grading	Graders	1	6.00	187	0.41
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	6.00	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	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37



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**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	19.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	398.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	13.00	2.00	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	3.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

**3.2 Demolition - 2024**

**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					2.0900e-003	0.0000	2.0900e-003	3.2000e-004	0.0000	3.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.0800e-003	0.0630	0.0850	1.4000e-004		2.8800e-003	2.8800e-003		2.7500e-003	2.7500e-003	0.0000	11.9838	11.9838	2.1700e-003	0.0000	12.0381
<b>Total</b>	<b>7.0800e-003</b>	<b>0.0630</b>	<b>0.0850</b>	<b>1.4000e-004</b>	<b>2.0900e-003</b>	<b>2.8800e-003</b>	<b>4.9700e-003</b>	<b>3.2000e-004</b>	<b>2.7500e-003</b>	<b>3.0700e-003</b>	<b>0.0000</b>	<b>11.9838</b>	<b>11.9838</b>	<b>2.1700e-003</b>	<b>0.0000</b>	<b>12.0381</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.2 Demolition - 2024**

**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	2.0000e-005	1.2100e-003	3.3000e-004	1.0000e-005	1.6000e-004	1.0000e-005	1.7000e-004	4.0000e-005	1.0000e-005	5.0000e-005	0.0000	0.5344	0.5344	3.0000e-005	8.0000e-005	0.5605
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4000e-004	2.5000e-004	3.5100e-003	1.0000e-005	1.2600e-003	1.0000e-005	1.2700e-003	3.4000e-004	1.0000e-005	3.4000e-004	0.0000	0.9783	0.9783	2.0000e-005	2.0000e-005	0.9859
<b>Total</b>	<b>3.6000e-004</b>	<b>1.4600e-003</b>	<b>3.8400e-003</b>	<b>2.0000e-005</b>	<b>1.4200e-003</b>	<b>2.0000e-005</b>	<b>1.4400e-003</b>	<b>3.8000e-004</b>	<b>2.0000e-005</b>	<b>3.9000e-004</b>	<b>0.0000</b>	<b>1.5127</b>	<b>1.5127</b>	<b>5.0000e-005</b>	<b>1.0000e-004</b>	<b>1.5463</b>

**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					2.0900e-003	0.0000	2.0900e-003	3.2000e-004	0.0000	3.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.0800e-003	0.0630	0.0850	1.4000e-004		2.8800e-003	2.8800e-003		2.7500e-003	2.7500e-003	0.0000	11.9838	11.9838	2.1700e-003	0.0000	12.0381
<b>Total</b>	<b>7.0800e-003</b>	<b>0.0630</b>	<b>0.0850</b>	<b>1.4000e-004</b>	<b>2.0900e-003</b>	<b>2.8800e-003</b>	<b>4.9700e-003</b>	<b>3.2000e-004</b>	<b>2.7500e-003</b>	<b>3.0700e-003</b>	<b>0.0000</b>	<b>11.9838</b>	<b>11.9838</b>	<b>2.1700e-003</b>	<b>0.0000</b>	<b>12.0381</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.2 Demolition - 2024**

**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	2.0000e-005	1.2100e-003	3.3000e-004	1.0000e-005	1.6000e-004	1.0000e-005	1.7000e-004	4.0000e-005	1.0000e-005	5.0000e-005	0.0000	0.5344	0.5344	3.0000e-005	8.0000e-005	0.5605
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4000e-004	2.5000e-004	3.5100e-003	1.0000e-005	1.2600e-003	1.0000e-005	1.2700e-003	3.4000e-004	1.0000e-005	3.4000e-004	0.0000	0.9783	0.9783	2.0000e-005	2.0000e-005	0.9859
<b>Total</b>	<b>3.6000e-004</b>	<b>1.4600e-003</b>	<b>3.8400e-003</b>	<b>2.0000e-005</b>	<b>1.4200e-003</b>	<b>2.0000e-005</b>	<b>1.4400e-003</b>	<b>3.8000e-004</b>	<b>2.0000e-005</b>	<b>3.9000e-004</b>	<b>0.0000</b>	<b>1.5127</b>	<b>1.5127</b>	<b>5.0000e-005</b>	<b>1.0000e-004</b>	<b>1.5463</b>

**3.3 Site Preparation - 2024**

**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	4.7400e-003	0.0532	0.0370	9.0000e-005		1.9100e-003	1.9100e-003		1.7600e-003	1.7600e-003	0.0000	8.1208	8.1208	2.6300e-003	0.0000	8.1864
<b>Total</b>	<b>4.7400e-003</b>	<b>0.0532</b>	<b>0.0370</b>	<b>9.0000e-005</b>	<b>2.7000e-004</b>	<b>1.9100e-003</b>	<b>2.1800e-003</b>	<b>3.0000e-005</b>	<b>1.7600e-003</b>	<b>1.7900e-003</b>	<b>0.0000</b>	<b>8.1208</b>	<b>8.1208</b>	<b>2.6300e-003</b>	<b>0.0000</b>	<b>8.1864</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2024**

**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	1.4000e-004	1.0000e-004	1.4500e-003	0.0000	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4041	0.4041	1.0000e-005	1.0000e-005	0.4072
<b>Total</b>	<b>1.4000e-004</b>	<b>1.0000e-004</b>	<b>1.4500e-003</b>	<b>0.0000</b>	<b>5.2000e-004</b>	<b>0.0000</b>	<b>5.2000e-004</b>	<b>1.4000e-004</b>	<b>0.0000</b>	<b>1.4000e-004</b>	<b>0.0000</b>	<b>0.4041</b>	<b>0.4041</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.4072</b>

**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	4.7400e-003	0.0532	0.0370	9.0000e-005		1.9100e-003	1.9100e-003		1.7600e-003	1.7600e-003	0.0000	8.1208	8.1208	2.6300e-003	0.0000	8.1864
<b>Total</b>	<b>4.7400e-003</b>	<b>0.0532</b>	<b>0.0370</b>	<b>9.0000e-005</b>	<b>2.7000e-004</b>	<b>1.9100e-003</b>	<b>2.1800e-003</b>	<b>3.0000e-005</b>	<b>1.7600e-003</b>	<b>1.7900e-003</b>	<b>0.0000</b>	<b>8.1208</b>	<b>8.1208</b>	<b>2.6300e-003</b>	<b>0.0000</b>	<b>8.1864</b>

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**3.3 Site Preparation - 2024**

**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	1.4000e-004	1.0000e-004	1.4500e-003	0.0000	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4041	0.4041	1.0000e-005	1.0000e-005	0.4072
<b>Total</b>	<b>1.4000e-004</b>	<b>1.0000e-004</b>	<b>1.4500e-003</b>	<b>0.0000</b>	<b>5.2000e-004</b>	<b>0.0000</b>	<b>5.2000e-004</b>	<b>1.4000e-004</b>	<b>0.0000</b>	<b>1.4000e-004</b>	<b>0.0000</b>	<b>0.4041</b>	<b>0.4041</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.4072</b>

**3.3 Site Preparation - 2025**

**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	8.9000e-004	9.5800e-003	7.6500e-003	2.0000e-005		3.3000e-004	3.3000e-004		3.0000e-004	3.0000e-004	0.0000	1.7097	1.7097	5.5000e-004	0.0000	1.7235
<b>Total</b>	<b>8.9000e-004</b>	<b>9.5800e-003</b>	<b>7.6500e-003</b>	<b>2.0000e-005</b>	<b>2.7000e-004</b>	<b>3.3000e-004</b>	<b>6.0000e-004</b>	<b>3.0000e-005</b>	<b>3.0000e-004</b>	<b>3.3000e-004</b>	<b>0.0000</b>	<b>1.7097</b>	<b>1.7097</b>	<b>5.5000e-004</b>	<b>0.0000</b>	<b>1.7235</b>

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**3.3 Site Preparation - 2025**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.9000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0830	0.0830	0.0000	0.0000	0.0836
<b>Total</b>	<b>3.0000e-005</b>	<b>2.0000e-005</b>	<b>2.9000e-004</b>	<b>0.0000</b>	<b>1.1000e-004</b>	<b>0.0000</b>	<b>1.1000e-004</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>0.0830</b>	<b>0.0830</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0836</b>

**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	8.9000e-004	9.5800e-003	7.6500e-003	2.0000e-005		3.3000e-004	3.3000e-004		3.0000e-004	3.0000e-004	0.0000	1.7097	1.7097	5.5000e-004	0.0000	1.7235
<b>Total</b>	<b>8.9000e-004</b>	<b>9.5800e-003</b>	<b>7.6500e-003</b>	<b>2.0000e-005</b>	<b>2.7000e-004</b>	<b>3.3000e-004</b>	<b>6.0000e-004</b>	<b>3.0000e-005</b>	<b>3.0000e-004</b>	<b>3.3000e-004</b>	<b>0.0000</b>	<b>1.7097</b>	<b>1.7097</b>	<b>5.5000e-004</b>	<b>0.0000</b>	<b>1.7235</b>

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**3.3 Site Preparation - 2025**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.9000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0830	0.0830	0.0000	0.0000	0.0836
<b>Total</b>	<b>3.0000e-005</b>	<b>2.0000e-005</b>	<b>2.9000e-004</b>	<b>0.0000</b>	<b>1.1000e-004</b>	<b>0.0000</b>	<b>1.1000e-004</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>0.0830</b>	<b>0.0830</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0836</b>

**3.4 Grading - 2025**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1026	0.0000	0.1026	0.0560	0.0000	0.0560	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0188	0.1965	0.1214	3.2000e-004		7.8400e-003	7.8400e-003		7.2100e-003	7.2100e-003	0.0000	27.8558	27.8558	9.0100e-003	0.0000	28.0810
<b>Total</b>	<b>0.0188</b>	<b>0.1965</b>	<b>0.1214</b>	<b>3.2000e-004</b>	<b>0.1026</b>	<b>7.8400e-003</b>	<b>0.1104</b>	<b>0.0560</b>	<b>7.2100e-003</b>	<b>0.0632</b>	<b>0.0000</b>	<b>27.8558</b>	<b>27.8558</b>	<b>9.0100e-003</b>	<b>0.0000</b>	<b>28.0810</b>

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**3.4 Grading - 2025**

**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	4.1000e-004	0.0252	6.9700e-003	1.1000e-004	3.4200e-003	1.8000e-004	3.6100e-003	9.4000e-004	1.7000e-004	1.1100e-003	0.0000	10.9911	10.9911	6.4000e-004	1.7500e-003	11.5277
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	4.9000e-004	3.5000e-004	5.1300e-003	2.0000e-005	1.9700e-003	1.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.3000e-004	0.0000	1.4938	1.4938	3.0000e-005	3.0000e-005	1.5049
<b>Total</b>	<b>9.0000e-004</b>	<b>0.0255</b>	<b>0.0121</b>	<b>1.3000e-004</b>	<b>5.3900e-003</b>	<b>1.9000e-004</b>	<b>5.6000e-003</b>	<b>1.4600e-003</b>	<b>1.8000e-004</b>	<b>1.6400e-003</b>	<b>0.0000</b>	<b>12.4849</b>	<b>12.4849</b>	<b>6.7000e-004</b>	<b>1.7800e-003</b>	<b>13.0327</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1026	0.0000	0.1026	0.0560	0.0000	0.0560	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0188	0.1965	0.1214	3.2000e-004		7.8400e-003	7.8400e-003		7.2100e-003	7.2100e-003	0.0000	27.8557	27.8557	9.0100e-003	0.0000	28.0810
<b>Total</b>	<b>0.0188</b>	<b>0.1965</b>	<b>0.1214</b>	<b>3.2000e-004</b>	<b>0.1026</b>	<b>7.8400e-003</b>	<b>0.1104</b>	<b>0.0560</b>	<b>7.2100e-003</b>	<b>0.0632</b>	<b>0.0000</b>	<b>27.8557</b>	<b>27.8557</b>	<b>9.0100e-003</b>	<b>0.0000</b>	<b>28.0810</b>



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**3.4 Grading - 2025**

**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	4.1000e-004	0.0252	6.9700e-003	1.1000e-004	3.4200e-003	1.8000e-004	3.6100e-003	9.4000e-004	1.7000e-004	1.1100e-003	0.0000	10.9911	10.9911	6.4000e-004	1.7500e-003	11.5277
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	4.9000e-004	3.5000e-004	5.1300e-003	2.0000e-005	1.9700e-003	1.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.3000e-004	0.0000	1.4938	1.4938	3.0000e-005	3.0000e-005	1.5049
<b>Total</b>	<b>9.0000e-004</b>	<b>0.0255</b>	<b>0.0121</b>	<b>1.3000e-004</b>	<b>5.3900e-003</b>	<b>1.9000e-004</b>	<b>5.6000e-003</b>	<b>1.4600e-003</b>	<b>1.8000e-004</b>	<b>1.6400e-003</b>	<b>0.0000</b>	<b>12.4849</b>	<b>12.4849</b>	<b>6.7000e-004</b>	<b>1.7800e-003</b>	<b>13.0327</b>

**3.5 Building Construction - 2025**

**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	0.0584	0.5811	0.7450	1.2100e-003		0.0256	0.0256		0.0235	0.0235	0.0000	106.3135	106.3135	0.0344	0.0000	107.1731
<b>Total</b>	<b>0.0584</b>	<b>0.5811</b>	<b>0.7450</b>	<b>1.2100e-003</b>		<b>0.0256</b>	<b>0.0256</b>		<b>0.0235</b>	<b>0.0235</b>	<b>0.0000</b>	<b>106.3135</b>	<b>106.3135</b>	<b>0.0344</b>	<b>0.0000</b>	<b>107.1731</b>

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**3.5 Building Construction - 2025**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.2000e-004	8.0700e-003	2.9800e-003	4.0000e-005	1.3400e-003	5.0000e-005	1.3800e-003	3.9000e-004	4.0000e-005	4.3000e-004	0.0000	3.6510	3.6510	1.3000e-004	5.3000e-004	3.8122
Worker	3.7700e-003	2.6500e-003	0.0393	1.2000e-004	0.0151	8.0000e-005	0.0152	4.0200e-003	7.0000e-005	4.0900e-003	0.0000	11.4358	11.4358	2.5000e-004	2.6000e-004	11.5209
<b>Total</b>	<b>3.9900e-003</b>	<b>0.0107</b>	<b>0.0423</b>	<b>1.6000e-004</b>	<b>0.0165</b>	<b>1.3000e-004</b>	<b>0.0166</b>	<b>4.4100e-003</b>	<b>1.1000e-004</b>	<b>4.5200e-003</b>	<b>0.0000</b>	<b>15.0868</b>	<b>15.0868</b>	<b>3.8000e-004</b>	<b>7.9000e-004</b>	<b>15.3331</b>

**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	0.0584	0.5811	0.7450	1.2100e-003		0.0256	0.0256		0.0235	0.0235	0.0000	106.3133	106.3133	0.0344	0.0000	107.1729
<b>Total</b>	<b>0.0584</b>	<b>0.5811</b>	<b>0.7450</b>	<b>1.2100e-003</b>		<b>0.0256</b>	<b>0.0256</b>		<b>0.0235</b>	<b>0.0235</b>	<b>0.0000</b>	<b>106.3133</b>	<b>106.3133</b>	<b>0.0344</b>	<b>0.0000</b>	<b>107.1729</b>

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**3.5 Building Construction - 2025**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.2000e-004	8.0700e-003	2.9800e-003	4.0000e-005	1.3400e-003	5.0000e-005	1.3800e-003	3.9000e-004	4.0000e-005	4.3000e-004	0.0000	3.6510	3.6510	1.3000e-004	5.3000e-004	3.8122
Worker	3.7700e-003	2.6500e-003	0.0393	1.2000e-004	0.0151	8.0000e-005	0.0152	4.0200e-003	7.0000e-005	4.0900e-003	0.0000	11.4358	11.4358	2.5000e-004	2.6000e-004	11.5209
<b>Total</b>	<b>3.9900e-003</b>	<b>0.0107</b>	<b>0.0423</b>	<b>1.6000e-004</b>	<b>0.0165</b>	<b>1.3000e-004</b>	<b>0.0166</b>	<b>4.4100e-003</b>	<b>1.1000e-004</b>	<b>4.5200e-003</b>	<b>0.0000</b>	<b>15.0868</b>	<b>15.0868</b>	<b>3.8000e-004</b>	<b>7.9000e-004</b>	<b>15.3331</b>

**3.5 Building Construction - 2026**

**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	0.0620	0.6167	0.7907	1.2800e-003		0.0271	0.0271		0.0250	0.0250	0.0000	112.8327	112.8327	0.0365	0.0000	113.7450
<b>Total</b>	<b>0.0620</b>	<b>0.6167</b>	<b>0.7907</b>	<b>1.2800e-003</b>		<b>0.0271</b>	<b>0.0271</b>		<b>0.0250</b>	<b>0.0250</b>	<b>0.0000</b>	<b>112.8327</b>	<b>112.8327</b>	<b>0.0365</b>	<b>0.0000</b>	<b>113.7450</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2026**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3000e-004	8.5100e-003	3.1200e-003	4.0000e-005	1.4200e-003	5.0000e-005	1.4700e-003	4.1000e-004	5.0000e-005	4.6000e-004	0.0000	3.8023	3.8023	1.3000e-004	5.5000e-004	3.9704
Worker	3.7700e-003	2.5600e-003	0.0393	1.2000e-004	0.0161	8.0000e-005	0.0161	4.2600e-003	7.0000e-005	4.3300e-003	0.0000	11.8611	11.8611	2.4000e-004	2.6000e-004	11.9461
<b>Total</b>	<b>4.0000e-003</b>	<b>0.0111</b>	<b>0.0424</b>	<b>1.6000e-004</b>	<b>0.0175</b>	<b>1.3000e-004</b>	<b>0.0176</b>	<b>4.6700e-003</b>	<b>1.2000e-004</b>	<b>4.7900e-003</b>	<b>0.0000</b>	<b>15.6634</b>	<b>15.6634</b>	<b>3.7000e-004</b>	<b>8.1000e-004</b>	<b>15.9165</b>

**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	0.0620	0.6167	0.7907	1.2800e-003		0.0271	0.0271		0.0250	0.0250	0.0000	112.8326	112.8326	0.0365	0.0000	113.7449
<b>Total</b>	<b>0.0620</b>	<b>0.6167</b>	<b>0.7907</b>	<b>1.2800e-003</b>		<b>0.0271</b>	<b>0.0271</b>		<b>0.0250</b>	<b>0.0250</b>	<b>0.0000</b>	<b>112.8326</b>	<b>112.8326</b>	<b>0.0365</b>	<b>0.0000</b>	<b>113.7449</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2026**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3000e-004	8.5100e-003	3.1200e-003	4.0000e-005	1.4200e-003	5.0000e-005	1.4700e-003	4.1000e-004	5.0000e-005	4.6000e-004	0.0000	3.8023	3.8023	1.3000e-004	5.5000e-004	3.9704
Worker	3.7700e-003	2.5600e-003	0.0393	1.2000e-004	0.0161	8.0000e-005	0.0161	4.2600e-003	7.0000e-005	4.3300e-003	0.0000	11.8611	11.8611	2.4000e-004	2.6000e-004	11.9461
<b>Total</b>	<b>4.0000e-003</b>	<b>0.0111</b>	<b>0.0424</b>	<b>1.6000e-004</b>	<b>0.0175</b>	<b>1.3000e-004</b>	<b>0.0176</b>	<b>4.6700e-003</b>	<b>1.2000e-004</b>	<b>4.7900e-003</b>	<b>0.0000</b>	<b>15.6634</b>	<b>15.6634</b>	<b>3.7000e-004</b>	<b>8.1000e-004</b>	<b>15.9165</b>

**3.6 Paving - 2026**

**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	7.6100e-003	0.0664	0.0949	1.5000e-004		2.9500e-003	2.9500e-003		2.7600e-003	2.7600e-003	0.0000	12.6912	12.6912	3.7000e-003	0.0000	12.7836
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>7.6100e-003</b>	<b>0.0664</b>	<b>0.0949</b>	<b>1.5000e-004</b>		<b>2.9500e-003</b>	<b>2.9500e-003</b>		<b>2.7600e-003</b>	<b>2.7600e-003</b>	<b>0.0000</b>	<b>12.6912</b>	<b>12.6912</b>	<b>3.7000e-003</b>	<b>0.0000</b>	<b>12.7836</b>

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**3.6 Paving - 2026**

**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	6.3000e-004	4.2000e-004	6.5200e-003	2.0000e-005	2.6700e-003	1.0000e-005	2.6800e-003	7.1000e-004	1.0000e-005	7.2000e-004	0.0000	1.9708	1.9708	4.0000e-005	4.0000e-005	1.9849
<b>Total</b>	<b>6.3000e-004</b>	<b>4.2000e-004</b>	<b>6.5200e-003</b>	<b>2.0000e-005</b>	<b>2.6700e-003</b>	<b>1.0000e-005</b>	<b>2.6800e-003</b>	<b>7.1000e-004</b>	<b>1.0000e-005</b>	<b>7.2000e-004</b>	<b>0.0000</b>	<b>1.9708</b>	<b>1.9708</b>	<b>4.0000e-005</b>	<b>4.0000e-005</b>	<b>1.9849</b>

**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	7.6100e-003	0.0664	0.0949	1.5000e-004		2.9500e-003	2.9500e-003		2.7600e-003	2.7600e-003	0.0000	12.6912	12.6912	3.7000e-003	0.0000	12.7836
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>7.6100e-003</b>	<b>0.0664</b>	<b>0.0949</b>	<b>1.5000e-004</b>		<b>2.9500e-003</b>	<b>2.9500e-003</b>		<b>2.7600e-003</b>	<b>2.7600e-003</b>	<b>0.0000</b>	<b>12.6912</b>	<b>12.6912</b>	<b>3.7000e-003</b>	<b>0.0000</b>	<b>12.7836</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2026**

**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	6.3000e-004	4.2000e-004	6.5200e-003	2.0000e-005	2.6700e-003	1.0000e-005	2.6800e-003	7.1000e-004	1.0000e-005	7.2000e-004	0.0000	1.9708	1.9708	4.0000e-005	4.0000e-005	1.9849
<b>Total</b>	<b>6.3000e-004</b>	<b>4.2000e-004</b>	<b>6.5200e-003</b>	<b>2.0000e-005</b>	<b>2.6700e-003</b>	<b>1.0000e-005</b>	<b>2.6800e-003</b>	<b>7.1000e-004</b>	<b>1.0000e-005</b>	<b>7.2000e-004</b>	<b>0.0000</b>	<b>1.9708</b>	<b>1.9708</b>	<b>4.0000e-005</b>	<b>4.0000e-005</b>	<b>1.9849</b>

**3.7 Architectural Coating - 2026**

**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	4.7800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7000e-004	5.1500e-003	8.1400e-003	1.0000e-005		2.3000e-004	2.3000e-004		2.3000e-004	2.3000e-004	0.0000	1.1490	1.1490	6.0000e-005	0.0000	1.1505
<b>Total</b>	<b>5.5500e-003</b>	<b>5.1500e-003</b>	<b>8.1400e-003</b>	<b>1.0000e-005</b>		<b>2.3000e-004</b>	<b>2.3000e-004</b>		<b>2.3000e-004</b>	<b>2.3000e-004</b>	<b>0.0000</b>	<b>1.1490</b>	<b>1.1490</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>1.1505</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2026**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	3.6000e-004	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1095	0.1095	0.0000	0.0000	0.1103
<b>Total</b>	<b>3.0000e-005</b>	<b>2.0000e-005</b>	<b>3.6000e-004</b>	<b>0.0000</b>	<b>1.5000e-004</b>	<b>0.0000</b>	<b>1.5000e-004</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>0.1095</b>	<b>0.1095</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.1103</b>

**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	4.7800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7000e-004	5.1500e-003	8.1400e-003	1.0000e-005		2.3000e-004	2.3000e-004		2.3000e-004	2.3000e-004	0.0000	1.1490	1.1490	6.0000e-005	0.0000	1.1505
<b>Total</b>	<b>5.5500e-003</b>	<b>5.1500e-003</b>	<b>8.1400e-003</b>	<b>1.0000e-005</b>		<b>2.3000e-004</b>	<b>2.3000e-004</b>		<b>2.3000e-004</b>	<b>2.3000e-004</b>	<b>0.0000</b>	<b>1.1490</b>	<b>1.1490</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>1.1505</b>



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**3.7 Architectural Coating - 2026**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	3.6000e-004	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1095	0.1095	0.0000	0.0000	0.1103
<b>Total</b>	<b>3.0000e-005</b>	<b>2.0000e-005</b>	<b>3.6000e-004</b>	<b>0.0000</b>	<b>1.5000e-004</b>	<b>0.0000</b>	<b>1.5000e-004</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>0.1095</b>	<b>0.1095</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.1103</b>

**3.7 Architectural Coating - 2027**

**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	0.0297					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.7800e-003	0.0321	0.0507	8.0000e-005		1.4400e-003	1.4400e-003		1.4400e-003	1.4400e-003	0.0000	7.1491	7.1491	3.9000e-004	0.0000	7.1589
<b>Total</b>	<b>0.0345</b>	<b>0.0321</b>	<b>0.0507</b>	<b>8.0000e-005</b>		<b>1.4400e-003</b>	<b>1.4400e-003</b>		<b>1.4400e-003</b>	<b>1.4400e-003</b>	<b>0.0000</b>	<b>7.1491</b>	<b>7.1491</b>	<b>3.9000e-004</b>	<b>0.0000</b>	<b>7.1589</b>

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**3.7 Architectural Coating - 2027**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	1.3000e-004	2.1300e-003	1.0000e-005	9.2000e-004	0.0000	9.3000e-004	2.4000e-004	0.0000	2.5000e-004	0.0000	0.6672	0.6672	1.0000e-005	1.0000e-005	0.6719
<b>Total</b>	<b>2.0000e-004</b>	<b>1.3000e-004</b>	<b>2.1300e-003</b>	<b>1.0000e-005</b>	<b>9.2000e-004</b>	<b>0.0000</b>	<b>9.3000e-004</b>	<b>2.4000e-004</b>	<b>0.0000</b>	<b>2.5000e-004</b>	<b>0.0000</b>	<b>0.6672</b>	<b>0.6672</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.6719</b>

**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	0.0297					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.7800e-003	0.0321	0.0507	8.0000e-005		1.4400e-003	1.4400e-003		1.4400e-003	1.4400e-003	0.0000	7.1491	7.1491	3.9000e-004	0.0000	7.1589
<b>Total</b>	<b>0.0345</b>	<b>0.0321</b>	<b>0.0507</b>	<b>8.0000e-005</b>		<b>1.4400e-003</b>	<b>1.4400e-003</b>		<b>1.4400e-003</b>	<b>1.4400e-003</b>	<b>0.0000</b>	<b>7.1491</b>	<b>7.1491</b>	<b>3.9000e-004</b>	<b>0.0000</b>	<b>7.1589</b>

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**3.7 Architectural Coating - 2027**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	1.3000e-004	2.1300e-003	1.0000e-005	9.2000e-004	0.0000	9.3000e-004	2.4000e-004	0.0000	2.5000e-004	0.0000	0.6672	0.6672	1.0000e-005	1.0000e-005	0.6719
<b>Total</b>	<b>2.0000e-004</b>	<b>1.3000e-004</b>	<b>2.1300e-003</b>	<b>1.0000e-005</b>	<b>9.2000e-004</b>	<b>0.0000</b>	<b>9.3000e-004</b>	<b>2.4000e-004</b>	<b>0.0000</b>	<b>2.5000e-004</b>	<b>0.0000</b>	<b>0.6672</b>	<b>0.6672</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.6719</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0387	0.0464	0.4009	9.1000e-004	0.1005	6.6000e-004	0.1011	0.0268	6.2000e-004	0.0274	0.0000	86.2840	86.2840	5.3900e-003	3.7100e-003	87.5255
Unmitigated	0.0387	0.0464	0.4009	9.1000e-004	0.1005	6.6000e-004	0.1011	0.0268	6.2000e-004	0.0274	0.0000	86.2840	86.2840	5.3900e-003	3.7100e-003	87.5255

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	80.10	81.54	64.62	266,860	266,860
Enclosed Parking with Elevator	0.00	0.00	0.00		
<b>Total</b>	<b>80.10</b>	<b>81.54</b>	<b>64.62</b>	<b>266,860</b>	<b>266,860</b>

**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
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.541709	0.062136	0.185590	0.128486	0.023783	0.006533	0.012157	0.009216	0.000814	0.000497	0.024669	0.000753	0.003657
Enclosed Parking with Elevator	0.541709	0.062136	0.185590	0.128486	0.023783	0.006533	0.012157	0.009216	0.000814	0.000497	0.024669	0.000753	0.003657

**5.0 Energy Detail**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	30.8551	30.8551	1.0700e-003	1.3000e-004	30.9207
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	30.8551	30.8551	1.0700e-003	1.3000e-004	30.9207
Natural Gas Mitigated	1.0400e-003	8.9200e-003	3.8000e-003	6.0000e-005		7.2000e-004	7.2000e-004		7.2000e-004	7.2000e-004	0.0000	10.3330	10.3330	2.0000e-004	1.9000e-004	10.3944
Natural Gas Unmitigated	1.0400e-003	8.9200e-003	3.8000e-003	6.0000e-005		7.2000e-004	7.2000e-004		7.2000e-004	7.2000e-004	0.0000	10.3330	10.3330	2.0000e-004	1.9000e-004	10.3944

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments High Rise	193633	1.0400e-003	8.9200e-003	3.8000e-003	6.0000e-005		7.2000e-004	7.2000e-004		7.2000e-004	7.2000e-004	0.0000	10.3330	10.3330	2.0000e-004	1.9000e-004	10.3944
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1.0400e-003</b>	<b>8.9200e-003</b>	<b>3.8000e-003</b>	<b>6.0000e-005</b>		<b>7.2000e-004</b>	<b>7.2000e-004</b>		<b>7.2000e-004</b>	<b>7.2000e-004</b>	<b>0.0000</b>	<b>10.3330</b>	<b>10.3330</b>	<b>2.0000e-004</b>	<b>1.9000e-004</b>	<b>10.3944</b>

**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	193633	1.0400e-003	8.9200e-003	3.8000e-003	6.0000e-005		7.2000e-004	7.2000e-004		7.2000e-004	7.2000e-004	0.0000	10.3330	10.3330	2.0000e-004	1.9000e-004	10.3944
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1.0400e-003</b>	<b>8.9200e-003</b>	<b>3.8000e-003</b>	<b>6.0000e-005</b>		<b>7.2000e-004</b>	<b>7.2000e-004</b>		<b>7.2000e-004</b>	<b>7.2000e-004</b>	<b>0.0000</b>	<b>10.3330</b>	<b>10.3330</b>	<b>2.0000e-004</b>	<b>1.9000e-004</b>	<b>10.3944</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	69309.2	29.8341	1.0400e-003	1.3000e-004	29.8976
Enclosed Parking with Elevator	2371.84	1.0210	4.0000e-005	0.0000	1.0231
<b>Total</b>		<b>30.8551</b>	<b>1.0800e-003</b>	<b>1.3000e-004</b>	<b>30.9207</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	69309.2	29.8341	1.0400e-003	1.3000e-004	29.8976
Enclosed Parking with Elevator	2371.84	1.0210	4.0000e-005	0.0000	1.0231
<b>Total</b>		<b>30.8551</b>	<b>1.0800e-003</b>	<b>1.3000e-004</b>	<b>30.9207</b>

**6.0 Area Detail**

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**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1078	6.8100e-003	0.3001	3.0000e-004		0.0182	0.0182		0.0182	0.0182	1.9119	3.9778	5.8898	5.9900e-003	1.3000e-004	6.0783
Unmitigated	0.1078	6.8100e-003	0.3001	3.0000e-004		0.0182	0.0182		0.0182	0.0182	1.9119	3.9778	5.8898	5.9900e-003	1.3000e-004	6.0783



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**6.2 Area by SubCategory**

**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	3.4500e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0398					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0590	4.6700e-003	0.1144	2.9000e-004		0.0172	0.0172		0.0172	0.0172	1.9119	3.6741	5.5860	5.7000e-003	1.3000e-004	5.7673
Landscaping	5.5900e-003	2.1400e-003	0.1857	1.0000e-005		1.0300e-003	1.0300e-003		1.0300e-003	1.0300e-003	0.0000	0.3037	0.3037	2.9000e-004	0.0000	0.3110
<b>Total</b>	<b>0.1078</b>	<b>6.8100e-003</b>	<b>0.3001</b>	<b>3.0000e-004</b>		<b>0.0182</b>	<b>0.0182</b>		<b>0.0182</b>	<b>0.0182</b>	<b>1.9119</b>	<b>3.9778</b>	<b>5.8898</b>	<b>5.9900e-003</b>	<b>1.3000e-004</b>	<b>6.0783</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	3.4500e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0398					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0590	4.6700e-003	0.1144	2.9000e-004		0.0172	0.0172		0.0172	0.0172	1.9119	3.6741	5.5860	5.7000e-003	1.3000e-004	5.7673
Landscaping	5.5900e-003	2.1400e-003	0.1857	1.0000e-005		1.0300e-003	1.0300e-003		1.0300e-003	1.0300e-003	0.0000	0.3037	0.3037	2.9000e-004	0.0000	0.3110
<b>Total</b>	<b>0.1078</b>	<b>6.8100e-003</b>	<b>0.3001</b>	<b>3.0000e-004</b>		<b>0.0182</b>	<b>0.0182</b>		<b>0.0182</b>	<b>0.0182</b>	<b>1.9119</b>	<b>3.9778</b>	<b>5.8898</b>	<b>5.9900e-003</b>	<b>1.3000e-004</b>	<b>6.0783</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	10.4812	0.0386	9.4000e-004	11.7269
Unmitigated	10.4812	0.0386	9.4000e-004	11.7269

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments High Rise	1.17277 / 0.739357	10.4812	0.0386	9.4000e-004	11.7269
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>10.4812</b>	<b>0.0386</b>	<b>9.4000e-004</b>	<b>11.7269</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments High Rise	1.17277 / 0.739357	10.4812	0.0386	9.4000e-004	11.7269
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>10.4812</b>	<b>0.0386</b>	<b>9.4000e-004</b>	<b>11.7269</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.6808	0.0993	0.0000	4.1640
Unmitigated	1.6808	0.0993	0.0000	4.1640

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments High Rise	8.28	1.6808	0.0993	0.0000	4.1640
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1.6808</b>	<b>0.0993</b>	<b>0.0000</b>	<b>4.1640</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments High Rise	8.28	1.6808	0.0993	0.0000	4.1640
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1.6808</b>	<b>0.0993</b>	<b>0.0000</b>	<b>4.1640</b>

**9.0 Operational Offroad**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

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

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**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**

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