



June 10, 2024

Rodney Khan  
P.O. BOX 816  
Montrose, CA 91201

**RE: 345 WEST CERRITOS AVENUE  
DENSITY BONUS & INCLUSIONARY HOUSING PLAN  
CASE NO. PDBP-001912-2023  
AB 2097 PARKING REDUCTION CASE NO. PAB2097-002478-2023**

Dear Applicant:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Section 30.36 and California Government Code Section 65915, *et seq.* ("Density Bonus Law"), the Community Development Department has processed your application for a Density Bonus and Inclusionary Housing Plan to construct a new six-story, 55,263 square-foot mixed-use project containing counter service restaurant and retail uses (for a total of 1,980 square feet) with 15 parking spaces on the ground floor and 27 parking spaces within a new one-level subterranean parking garage (42 parking spaces total); and 41 residential units at the floors above, featuring three affordable units restricted to very low-income households. The project provides 31, one-bedroom units and 10, two-bedroom units. The existing 7,620 square-foot, one-story commercial building (built in 1967) is proposed to be demolished. The project site is a 13,265 square-foot relatively flat lot located at **345 West Cerritos Avenue**, in the TOD I (Transit Oriented Development District I) zone, described as Lots 15 and 16 of Tract No. 910 in the City of Glendale, County of Los Angeles (APN: 5640-030-023).

**ENVIRONMENTAL DETERMINATION**

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

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and

- regulations;
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban areas;
  - c) The project site has no value as a habitat for endangered, rare or threatened species;
  - d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
  - e) The site can be adequately served by all required utilities and public services.

## APPLICANT REQUESTS

The applicant is seeking approval of a Density Bonus and Inclusionary Housing Plan with a request for a density bonus, as well as one concession, pursuant to California Government Code Sections 65915, *et seq.* ("Density Bonus Law"), that allows developers that seek and agree to provide at least nine percent (9%) of the units in a housing development to very low- income households, a mandatory 30 percent density bonus. The Density Bonus Housing Plan meets the requirements of the Density Bonus Law and Glendale Municipal Code (GMC) Section 30.36.050 because the project is providing 9% 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 site is located at the northeast corner of Cerritos Avenue and Gardena Avenue. The site was originally developed in 1967 with an existing 7,620 square-foot, one-story commercial building, which is proposed to be demolished. The proposed building will be a six-story, 55,263 square-foot mixed-use density bonus housing project with 41 dwelling units and features three affordable units being reserved for very low-income households. The project includes 1,980 square feet of commercial space at the ground floor and provides 15 parking spaces on the ground floor and 27 parking spaces within a new one-level subterranean parking garage (42 parking spaces total). The project site is located in the TOD I (Transit Oriented Development District I) zone that was formerly zoned SFMU (Commercial/Residential Mixed Use). The project is entitled to vested rights pursuant to SB 330 and therefore, subject to the development standards of the SFMU zone, which was the zoning designation of the project site when the SB 330 application was submitted. In accordance with GMC Section 30.14.030, the SFMU zoned lots that are not abutting the R1, R1R, ROS, R-2250, R-1650 or R-1250 zones are permitted 100 unit per acre. The subject site is 13,265 square feet in size and is not adjacent to any of the zoned identified above. By right, the maximum density allowed on this lot is 31 units ( $(100 / 43,560) \times 13,265 = 30.45$  rounded up to 31). The applicant is requesting a 30 percent density bonus (10 additional units for a total of 41 units). The 30 percent density bonus will allow the applicant to build a total of 41 units (30% of 31 base density units equals 9.3, which is rounded up to 10, under Density

Bonus Law; 31 base density units plus 10 bonus units, for a total of 41 units). The applicant will be required to restrict three of the units for very low-income households (nine percent (9%) of the base density of 31 equals 2.79, which is required to be rounded up to 3, under Density Bonus Law). With a nine percent (9%) affordability level, the applicant is entitled to one concession pursuant to the Density Bonus Law and GMC Section 30.36. The project is requesting one concession to allow a reduction in the required landscaped area.

The project is providing 15 parking spaces on the ground level and 27 parking spaces within the proposed one-level subterranean parking garage for a total of 42 parking spaces including two accessible ADA parking spaces. The project does not qualify for the mandatory parking concession in accordance with GMC Section 30.36.090 and California Government Code Section 65915(p), for housing projects with at least 11 percent of the base unit to be reserved for very low-income households if located within one-half mile of a major transit stop to provide 0.5 spaces per unit, inclusive of parking for persons with a disability and guests (41 units x 0.5 = 20.5 rounded up to 21 parking spaces). The project site is located 0.06 miles from a major transit stop located at 400 W. Cerritos Avenue, which features Glendale Metrolink Rail Station (Larry Zarian Transportation Center). However, the project only sets aside 9% of the base density to very low-income units, whereas the parking concession requires at least 11% of the base density to be set aside for very low-income units.

According to GMC Section 30.32.050 (parking for ground floor commercial space) and Section 30.36.090 (parking for density bonus housing plan), the project is required to provide a minimum of 54 parking spaces. The project is proposing a total of 878 square-foot retail space with the required parking ratio of 4 spaces per 1,000 square feet and is also proposing a 962 square-foot counter service restaurant with limited seatings with the required parking ratio of 4 spaces per 1,000 square feet (for a total 8 parking spaces for the commercial uses). The project includes 31 one-bedroom units and 10 two-bedroom units and based on the number of units and bedrooms provided, a total of 46 parking spaces would be required for the residential units. Furthermore, in accordance with GMC Section 30.32.040 (B)(4), none of the parking spaces on the ground floor shall be used and assigned to dwelling units, located at the above floors. With the provided 15 parking spaces on the ground floor and 27 parking spaces within a new one-level subterranean parking garage (42 parking spaces total, including two (2) ADA accessible spaces), the project does not meet the parking requirements; however, the applicant is requesting to not provide the minimum number of parking spaces pursuant to the State's AB 2097 and Government Code Section 65863.2 to allow for a reduction in the total number of spaces. This State Bill prohibits a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project, that is located within 1/2 mile of a major transit stop. Per AB 2097,

a "major transit stop" is defined as an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rial transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during morning and afternoon peak commute periods. Documentation has been provided validating that the project site is located 315.6 feet or 0.06 miles from a major transit stop located at 400 W. Cerritos Avenue, which features Glendale Metrolink Rail Station (Larry Zarian Transportation Center). The findings required to impose minimum parking requirements cannot be met. Based on the preponderance of the evidence in the record, the City does not find that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact on any of the following:

- The City's ability to meet its share of the regional housing need for low-income and very low-income households.
- The City's ability to meet any identified special housing needs for seniors or people with disabilities.
- Existing residential or commercial parking within one-half mile of a residential project.

Because the above findings cannot be made, the AB 2097 request is approved and accordingly, the project meets parking requirements. Development projects subject to AB 2097 may voluntarily provide parking. The project is providing a total of 42 parking spaces. In such cases, the City may require a portion of the spaces to be available for car-share vehicles, require parking to be shared with the public, and/or require parking operators to charge for parking. The City cannot require the property owner to provide parking to residents free of charge, but the property owner may choose to do so. In addition, any voluntarily provided parking is subject to standards in GMC Section 30.32 (Parking and Loading) and all State and City requirements to provide parking spaces for electric vehicles and parking spaces that are accessible to persons with disabilities.

The project's pedestrian and vehicle access to the ground level parking garage will be from Gardena Avenue to the west and pedestrian and vehicle access to the project's subterranean garage will be from Cerritos Avenue to the south. There is also a pedestrian access to the building at the corner cutoff.

The developer will be required to enter into a Density Bonus Housing Agreement ("DB Agreement") in which the developer will covenant that at least percent (9%) of the 31 base density units (three units) will be restricted to rental to very low-income households. The DB Agreement with the City will be a recorded restriction on the property on which the affordable units and density bonus are constructed. In addition,

the DB Agreement will run with the land and bind all future owner and successors in interest for a period of 55 years.

Additionally, as regulated by GMC Section 30.35, the project is subject to the Inclusionary Zoning Ordinance (the "IZO"), which requires a rental housing development project of eight (8) or more dwelling units to provide 15 percent of the units as affordable to low-income households. The IZO would require the project to provide five (5) affordable units to low-income households (15 percent of 31 base density units (4.65 rounded up to 5)). In accordance with GMC Section 30.35.060, developers of housing development projects may choose to pay a fee, or a combination of payment of a fee and the provision of units, in-lieu of providing all inclusionary units on site. In this instance, the project is subject to an in-lieu fee and is required to pay the in-lieu fee to meet the IZO requirement.

The applicant is seeking approval of one concession pursuant to Government Code § 65915, *et seq.* and GMC Section 30.36 (Density Bonus Incentives) to provide three very low-income rental units. The requested concession as follows:

- Landscape: The applicant is requesting to reduce the minimum allowable landscape of 10 percent or 1,326.5 square feet (as required by GMC Section 30.14.030, Table 30.14-B). As proposed, the project provides 372 square feet of landscaped area (2.8 percent), less than the minimum code requirement.

## 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 the requested concession for approval of the Density Bonus Housing Plan. The requested concession is required in this case to allow the density bonus of up to 50 percent, while reducing costs to the developer. The additional density and the resulting savings that the developer realizes will be significant and will allow the affordable housing costs and rents to be reduced. The City's General Plan Housing Element encourages the production of affordable housing and provides for flexibility in creating such units. As a result, the Director of Community Development has **GRANTED** the requested concession pursuant to California Government Code Sections 65915, *et seq.* ("Density Bonus Law") and Glendale Municipal Code (GMC) Section 30.36.050 because the project is providing nine percent (9%) 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 incentive or concession, unless he or she makes written findings, based upon substantial evidence, of any one 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 incentive will not result in actual and identifiable cost reductions to build the housing and/or provide affordable rents. The Density Bonus Housing Plan meets the requirements of Government Code Section 65915 because at least 9% of the total base density units of the housing development (or at least 5% of the total units) are restricted for rental to very low-income households, as defined in Section 50105 of the Health and Safety Code. The project is located in the TOD I (Transit Oriented Development, District I) zone. The project submitted a preliminary SB 330 application and is subject to vested rights pursuant to SB 330, the Housing Crisis Act of 2019 and designed to comply with the development standards of the SFMU (Commercial/Residential Mixed Use) zone, which was the zoning designation of the project site when the SB 330 application was submitted. This State Bill prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified written findings based on a preponderance of the evidence in the record.

The project complies with the objectives of the General Plan and zoning standards of the SFMU zone. The proposed project also meets the development standards of the current TOD I zone, in terms of the land use, density, interior setbacks, and public realm requirements; however, the project's overall height (74'-5") exceeds the maximum height limit of 60 feet in the TOD I zone and with the lot width greater than 60 feet on the street frontage, the project also does not meet the TOD I zone requirement for the minimum 10 percent publicly accessible open space (minimum 1,326.5 square feet will be required). Instead, the project provides a total of 5,953 square-foot outdoor space including private balconies and a 1,687 square-foot roof deck for the use of residents. The provided outdoor space exceeds the minimum requirement of the outdoor space in the SFMU zone (41 units x 140 square feet (minimum) = 5,740 square feet).

The SFMU zone permits 100 dwelling units per acre, when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zone. A total of 31 units are permitted by right on the subject site of 13,265 square feet or 0.30 acres (100 / 43,560) x 13,265 = 30.45 rounded up to 31). By providing the nine percent (9%) very-low affordable units, the project is allowed a maximum 30% density bonus, allowing a total of 41 units (31 x 1.30 = 40.3 rounded up to 41). Under this proposal,

three of the total 41 units will be affordable to very low-income households as provided in the Density Bonus Housing Plan, which was reviewed and found acceptable by the Community Development Department, Housing Division. The Density Bonus Housing Plan meets the requirements of GMC Section 30.36.050. This project will include a Density Bonus Housing Agreement subject to approval by the Housing Authority and the City Attorney, which provides for long-term affordability.

The applicant is seeking approval of one concession pursuant to Government Code Section 65915 and GMC Section 30.36 (Density Bonus Incentives) to allow a reduction in the required landscaped area of 1,362.5 square feet to 372 square feet.

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

- 2. The concessions (incentives) must be granted *unless* the Director finds, based on substantial evidence, that they will have a “specific adverse impact upon public health and safety,” as defined in paragraph (2) of subdivision (d) of California Government Code Section 65589.5, or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the housing development unaffordable to low-income and moderate-income households. Specific, adverse impact is defined as “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” (Government Code section 65589.5(d)(2).) Inconsistency with the zoning ordinance or the land use designation in the General Plan shall not constitute a specific, adverse impact upon public health or safety.**

With the proposed nine percent (9%) affordability level, the project is entitled to one concession. The applicant is seeking approval of one concession pursuant to

Government Code Section 65915 and GMC Chapter 30.36 (Density Bonus Incentives) in exchange of providing three affordable units for very low-income households. This denial finding cannot be made, as there is no evidence that the concession will have any adverse impacts. No specific adverse impact upon public health or safety or on the physical environment or on any real property that is listed in the California Register of Historical Resources would occur by granting the requested concession for reduced landscaped area. Currently, the project site is developed with an existing 7,620 square-foot one-story commercial building, built in 1967. The project site does not convey any historical or cultural significance associated with any real property. 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" exemption and thus, does not exceed thresholds for noise, traffic, air quality and water and will not result in significant cumulative impacts.

The project complies with all other Zoning Code development standards in the SFMU zone, including setbacks, outdoor open space, height, stories, unit size, etc. The requested concession to reduce the required landscaped area does not include waivers from any Building and Safety, Fire Department, Engineering or other requirements pertaining to health or safety. Furthermore, the provided outdoor open space are in compliance with the zoning code in order to provide light, air, and ventilation to the residents and adjacent buildings, which consist of industrial and commercial buildings.

Additionally, the requested concession allows for additional buildable area on the site, which will accommodate additional dwelling units the project is entitled to. The additional density resulting from the concession will, in fact, promote the City's health and safety in that there will be greater housing opportunities for low-income family households. Moreover, the project will advance the goals and policies of the General Plan, Housing Element (2021-2029), including, but not limited to, Chapter 2, Goal 1 ("A City with a Wide Range of Housing Types to Meet the Needs of Current and Future Residents), Chapter 2, Goal 3 ("A City with Housing Services that Address Groups with Special Housing Needs) and Policies 3.1 and 3.2 ("Encourage both the private and public sectors to produce or assist in the production of housing for special needs groups such as: the handicapped, the elderly, large families, single parent households, and formerly homeless.") and ("Promote the development of extremely low, very low, low and moderate income housing by allowing developers density bonuses or other financial incentives for providing units for low and moderate income residents. The unit mix and location of affordable housing units in density



bonus projects must be approved by the City and included in an affordable housing agreement.”).

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

The requested concession will not be contrary to state or federal law and does 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 41-unit affordable housing/mixed-use project is consistent with the General Plan. The project meets the goals and policies in the Housing Element to provide affordable housing. There is no evidence of state or federal laws being violated.

In addition to the requested concession, the project is approved for the reduced parking spaces in accordance with California Assembly Bill 2097 (AB 2097) and Government Code Section 65863.2. The project qualifies for reduced parking and provides a total of 42 parking spaces on the ground level and within the proposed one-level subterranean parking garage for the use of the residents and commercial uses.

## **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

for very low-income households). Expansion shall constitute adding of new floor area, reduction of parking and open spaces, or any physical changes as determined by the Director of Community Development.

5. That the applicant shall work with the Community Development Department and the City Attorney's Office to make any permissible or required additions, deletions and/or amendments to the Density Bonus Housing Plan and to execute and record a Density Bonus Housing Agreement pursuant to GMC Section 30.36.140, to the satisfaction of the Director of Community Development or his designee and subject to approval as to form and content by the City Attorney. Such Density Bonus Housing Agreement shall restrict the rentals of the required percentage of dwelling units in the housing development to persons or families of very low-income households, as specifically identified in this approval. The applicant shall be required to execute and record such Density Bonus Housing Agreement prior to issuance of any and all required building permits.
6. That all affordable units shall be reasonably dispersed throughout the project site (e.g., throughout the different floors) and shall be comparable with the other dwelling units in the project in terms of appearance, finished quality and materials. Subject to requested changes necessary to comply with health and safety standards approved by the Director of Community Development or his designee, the unit type, size and location of the affordable units shall be to the satisfaction of the City's Housing Division.
7. That the affordability term shall not start until the date of recordation of the Housing Notice of Completion. The applicant shall notify the Housing Division at least six months prior to the anticipated date of the Certificate of Occupancy so that affordable units may be marketed in a timely manner.
8. That the premises shall be made available to any authorized City personnel (Fire, Police, Neighborhood Services, etc.) for inspection to ascertain that all conditions of approval of this Density Bonus application are complied with.
9. That 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 Glendale Water & Power (August 15, 2023), Public Works Engineering (August 10, 2023), Traffic Engineering (October 10, 2023), Maintenance Services/Urban Forester (September 27, 2021), Community Development Housing Division (February 13, 2024), Community Services and Parks (August 7, 2023), and Fire Prevention Engineering (October 12, 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 Department 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 Section 30.35.

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

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

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

**All appeals must be filed using the City's online permit portal:**

**[GlendaleCA.gov/Permits](https://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-day appeal period, on or before JUNE 25, 2024.**

**Information regarding appeals, appeal forms and fees may be obtained by calling the Community Development Department (CDD) staff upon request by calling 818-548-2140, or contacting the case planner, Aileen Babakhani, at [ababakhani@glendaleca.gov](mailto:ababakhani@glendaleca.gov), or (818)937-8331.**

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

### **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, Aileen Babakhani, who acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

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

Sincerely,

  
For Bradley Calvert  
Director of Community Development

BC:AB

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)

**Density Bonus Housing Plan**

**345 W. Cerritos Avenue  
Glendale, California, 91204**

**Number of Dwelling Units Proposed:**

The project involves the development of a new Mixed-Use Project consisting of a 6-story, 41-unit residential rental apartments and 1,840 square feet of commercial retail use (restaurant counter service and retail). The project will provide 3 units affordable to very-low income households. The proposal includes development of one-bedroom and two-bedroom units.

**Maximum Number of Units Permitted per Zoning Code:**

The project is located in the SFMU San Fernando Mixed Use zone designation that permits a maximum density of 100 units per acre. A total of 30.45 or rounded up to 31 units are permitted by right on the 13,265 SF project site.

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

3 units of the 41 units proposed will be made available as rental units for very low-income households.

**Amount of Density Bonus Requested:**

By providing the 3 very low affordable units, the project applicant is allowed 30% bonus density above the Code-allowed 31 units. A total of 41 units is proposed.

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

1. Landscaped Area Incentive – Section 30.14.030 Mixed use district general development standards, Table 30.14-B requires 10 % of the lot area to be landscaped for a minimum area of 1,326.5 square feet we are providing 312 square feet of landscaped area.

**Amount of parking concessions requested:**

We are requesting to use the parking requirements found in AB 2097 which requires No Parking if a housing development is located within one-half mile of a major transit stop. We are voluntarily providing a total of 42 parking spaces inclusive of guest and handicap parking for a density bonus project.

**Affordability:**

The Affordable Units shall be made available to Very Low Income Households at an Affordable Rent (as defined in Health and Safety Code Section 50053) for a period of not less than 55 years.

**Dispersal of Affordable Units:**

All Affordable Units shall be reasonably dispersed throughout the Project (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. The Unit Type and location of the three (3) Affordable Units as of the date such Affordable Units are first leased to Very Low Income Households shall be as follows:

Two 1-bedroom units and One 2-bedroom unit distributed as follows:

- 1st Floor – one 1-bedroom/1 bath unit (Unit #106, 866 sf)
- 2nd Floor – one 2-bedroom / 1 bath unit (Unit #209, 924 sf)
- 3rd Floor – one 1-bedroom / 1 bath unit (Unit #307, 882 sf)

-----  
Rodney V. Khan  
Applicant of Project

\_\_\_\_\_

## ATTACHMENT 2

### **Class 32 Categorical Exemption Findings New 41-Unit Density Bonus Housing, Mixed-Use Project 345 West Cerritos Avenue, Glendale, CA 91204**

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

#### **Project Description**

The proposed Project is located at 345 West Cerritos Avenue (APN: 5640-030-023) and is proposing a 41-unit, 6-story mixed-use building located in the City of Glendale. The 345 West Cerritos Avenue is identified as “Project” and comprises the “Project Site”.

The Project Site is currently zoned TOD I (Transit Oriented Development District I). The Project is subject to vested rights pursuant to SB 330, the Housing Crisis Act of 2019 and designed to comply with the development standards of the SFMU (Commercial/Residential Mixed Use) zone, which was the zoning designation of the Project Site when the SB 330 application was submitted. The General Plan designation for the Project Site is Mixed Use. The Project Site is comprised of 13,265 square-foot lot, which is currently developed with an existing 7,620 square-foot, one-story commercial building.

The Project Site is located at the northeast corner of Cerritos Avenue and Gardena Avenue and bordered by Los Feliz Boulevard to the north, San Fernando Road to the east, Brand Boulevard to the south, and Southern Pacific Railroad to the west. The Project Site is surrounded by existing urban uses, including commercial, industrial, and residential buildings. The Project Site immediately abuts commercial/industrial buildings to the north, east, and across the streets to the south and west.

The proposed Project would demolish the existing 7,620 square-foot, one-story commercial building (built in 1967) for construction of a new six-story Density Bonus and Inclusionary Housing, mixed-use building with commercial uses and 41 dwelling units, which three of the units will be reserved for very low-income households. The proposed 55,263 square-foot building will include a total of 1,980 square-foot commercial space (retail spaces and a counter service restaurant with limited seats) at the first floor and 41 residential units at the floors above (31, one-bedroom units and ten, two-bedroom units).



The Project provides 27 parking spaces in a new one-level subterranean parking garage and 15 parking spaces at the ground floor for a total of 42 parking spaces that includes two ADA accessible spaces. The Project's pedestrian and vehicle access to the ground level parking spaces will be from Gardena Avenue to the west and pedestrian and vehicle access to the Project's subterranean garage will be from Cerritos Avenue to the south. The Project Site is located 315.6 feet or 0.06 miles from a major transit stop located at 400 W. Cerritos Avenue, which features Glendale Metrolink Rail Station (Larry Zarian Transportation Center).

According to GMC § 30.32.050 (parking for ground floor commercial space) and § 30.36.090 (parking for density bonus housing plan), the Project is required to provide a minimum of 54 parking spaces. As a result, the project is deficient by 12 spaces. The Project does not qualify for the mandatory parking concession for projects located within one-half mile of a major transit stop of 0.5 spaces per unit, in accordance with GMC 30.36.090 and California Government Code Section 65915(p), because the Project only sets aside 9% of the base density to very low-income households, whereas a minimum of 11% is required to qualify for 0.5 spaces per unit. However, the Project is not required to provide the minimum parking standards, pursuant to recently enacted state law (Government Code Section 65863.2) commonly known as AB 2097. This state law prohibits a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project, that is located within 1/2 mile of a major transit stop. Per AB 2097, a "major transit stop" is defined as an existing rail or bus rapid transit station, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during morning and afternoon peak commute periods. The Project Site is located 0.06 miles from a major transit stop, located at 400 W. Cerritos Avenue, which features Glendale Metrolink Rail Station (Larry Zarian Transportation Center). Accordingly, the Project meets parking requirements to qualify under AB 2097 and although the project is providing 42 parking spaces, no spaces are required pursuant to AB 2097.

The Project meets the outdoor space requirements of the SFMU zone (41 units x 140 square feet) = 5,740 square feet) and provides 5,953 square-foot outdoor space (balconies and roof top deck).

**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 developing the unutilized Project Site and building a new building, which will yield a total of 41 dwelling units in a commercial/residential mixed use development area 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, Chapter 2, Goal 1 (“A City with a Wide Range of Housing Types to Meet the Needs of Current and Future Residents), Chapter 2, Goal 3 (“A City with Housing Services that Address Groups with Special Housing Needs) and Policies 3.1 and 3.2 (“Encourage both the private and public sectors to produce or assist in the production of housing for special needs groups such as: the handicapped, the elderly, large families, single parent households, and formerly homeless.”) and (“Promote the development of extremely low, very low, low and moderate income housing by allowing developers density bonuses or other financial incentives for providing units for low and moderate income residents”). The unit mix and location of affordable housing units in density bonus Projects must be approved by the City and included in an affordable housing agreement.

The proposed mixed-use Project with 41 residential units will be consistent with the various elements and objectives of the General Plan. The Land Use Element of the General Plan designates the Project Site as Mixed Use, so the Project is consistent with its land use designation. In the 1996 Recreation Element, the Project Site is located in Recreation Planning Area No. 7. This 640-acre area is characterized by a large number of multiple family housing units occupied by lower to moderate income households. A major portion of this area is zoned for industrial use. A population 14,733 have access to the only park, Pacific Park, which is 5.1 acres. The area is deficient in total park land with a ratio of o. 35 acres of park land per 1,000 residents. In compliance with the zoning code, the Project provides 5,953 square-foot on-site common outdoor space including outdoor private balconies and a 1,687 square-foot roof deck.

Per General Plan, Noise Element, the Project Site is located in an area where the ambient noise contour is between 60-65 CNEL, as shown on the map of the 2030 Noise Contours, Exhibit 2 of the City’s Noise Element. Noise levels of 60-65 CNEL and below are “Normally Acceptable” for residential multi-family projects as recommended in the Noise Element of the General Plan. The Project Site has not been slated for open space or recreation and will operate within compliance with the Noise Element thresholds.

All other elements of the General Plan will not be impacted as a result of the Project. The Circulation Element identifies Cerritos Avenue and Gardena Avenue as Minor Arterials. These streets are fully developed and can adequately handle the traffic circulation around the site. The Project’s pedestrian and vehicle access to the ground level parking garage will be from Gardena Avenue and pedestrian and vehicle access to the Project’s subterranean garage will be from Cerritos Avenue.

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

The Project Site is located in the TOD I zone (Transit Oriented Development, District I) or former SFMU Zone (Commercial/Residential Mixed Use). The Project submitted a preliminary SB330 Application to vest rights pursuant to SB 330, the housing Crisis Act

of 2019. The Act prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified written findings based on a preponderance of the evidence in the record. The Project complies with the objectives of the General Plan and zoning standards of SFMU zone which was the zoning designation of the subject property when the application was submitted.

The SFMU (Commercial/Residential Mixed Use) zone permits a 100 dwelling units per acre when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zone. A total of 31 units are permitted by right on the subject site of 13,265 square feet or 0.30 acres ( $100 / 43,560 \times 13,265 = 30.45$  rounded up to 31). By providing the 9 percent very low affordable units, the Project is allowed a maximum 30% density bonus, allowing a total of 41 units ( $31 \times 1.30 = 40.3$  rounded up to 41). Under this proposal, three of the total 41 units will be affordable to very low-income households. The Density Bonus Housing Plan meets the requirements of GMC Section 30.36.050 and with the State Density Bonus Law. With a 9 percent affordability level, the Project is entitled to one (1) concession pursuant to the Density Bonus Law and GMC Section 30.36. The Project is requesting one concession to reduce the required landscaped area.

The Project complies with all other Zoning Code development standards in the SFMU zone, including setbacks, outdoor open space, height, stories, etc. The SFMU zone requires a 10-foot minimum corner cutoff at intersection (Gardena Avenue and Cerritos Avenue). In order to maintain visibility at intersections and to provide architectural interest for buildings at corner locations, buildings shall provide a corner cutoff and shall have an entrance to the building from this area. The minimum cutoff area shall be a triangular area that is determined by measuring 10 feet back from the corner along both street property lines and drawing a line between the two points. The Project provides a pedestrian access to the building at the corner cutoff. The SFMU does not require interior setback when the building does not abut residential zone. The adjacent properties to the Project Site are currently zoned TOD I (Transit Oriented Development District I) and were previously zoned SFMU (Commercial/Residential Mixed Use). As proposed, the Project is consistent with the GMC setback regulations.

The SFMU zone requires efficiency and one-bedroom units to be at least 800 square feet and an average of 650 square feet for the residential development; and a two-bedroom unit to be at least 800 square feet and an average of 900 square feet; and a three-bedroom unit to be at least 1,000 square feet; and an average of 1,100 for (GMC § 30.14.040 (C)). The Project includes 31 one-bedroom units with a minimum square footage of 730 square feet and ten (10) two-bedroom units with a minimum square footage of 990 square feet. Thus, the Project would be consistent with the GMC unit size regulations.

The Project requires to provide a minimum of 140 square feet of outdoor space for each dwelling unit (GMC § 30.14.040 (D)) and outdoor space may be provided as common or private space. The Project includes a total of 5,953 square-foot outdoor

space and complies with the zoning requirements of the GMC outdoor space requirements.

The Project requests to use a density bonus incentive to reduce the provided landscaped area. The zoning code (GMC § 30.14.030) requires the Project to provide a minimum 10 percent landscaped area (1,326.5 square feet). The Project provides a total of 372 square-foot landscaped area (2.8 percent). Thus, with the use of the density bonus incentive (concession), the Project would be permitted the reduction in the required landscaped area.

There is no minimum requirement for Lot Coverage or Floor Area Ratio (FAR) in the SFMU zone. The Project proposes an overall height of 74'-5" (6 stories), which meets the zoning code requirement of maximum allowed of 75 feet in the SFMU zone (GMC § 30.14.030).

According to the GMC § 30.32.050, the Project is required to provide 8 parking spaces for the proposed commercial uses and 46 parking spaces for the residential uses (total of 54 parking spaces). The Project provides 15 parking spaces on the ground floor and 27 parking spaces within a new one-level subterranean parking garage (42 parking spaces in total). The Project is not required to provide the minimum parking standards, pursuant to the State's AB 2097 and Government Code Section 65863.2. total); thus, the Project meets parking requirements.

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

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

The Project Site is entirely within the City of Glendale. The site is 13,265 square feet (0.30 acres), which is less than five acres in size. The Project Site is substantially surrounded by urban uses. The Project Site is surrounded by existing urban uses, including commercial, industrial, and multi-family residential buildings. The Project is immediately adjacent to commercial/industrial buildings to the north, east, south, and west (across Gardena Avenue and Cerritos Avenue). As the Public Resources Code (PRC) defines, "qualified urban use" means any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. Thus, 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 an existing 7,620 square-foot, one-story commercial building (built in 1967). 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

The Project is eligible to screen out of a detailed Vehicle Miles Traveled (VMT) analysis because according to Section 2.1.2.5 of the City's Transportation Guidelines, the Project is located in the TAZ with home-based VMT per capita below the city's 85% of threshold (7.39) and according to section 2.1.2.3 of the City's Transportation Guidelines, local Serving Retails and Public Facility less than 50,000 SF are exempt from VMT analysis. Therefore, the entire Project is screened out of a detailed Vehicle Miles Traveled (VMT) analysis. This analysis is based on the proposed Project's total uses without taking a credit for existing uses. Additionally, the City's Traffic Engineer reviewed the proposed Project and commented that a local transportation analysis is not required since the Project is estimated to generate less than 50 net peak-hour trips. As such, a detailed VMT analysis and a local transportation analysis are not required, and the Project would have a less-than-significant VMT impact.

Noise

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

Air Quality

Staff used the California Emissions Estimator Model (CalEEMod Version 2020.4.0) to estimate air quality impacts during the construction and operation stages of the Project (attached hereto as Exhibit "A", dated August 2, 2022). Results from the model indicate that the proposed Project would not exceed thresholds for construction, area, or operational impacts. No impacts would occur. Based on the model run, construction and operation of the Project would not exceed the SCAQMD thresholds of significance. the Project would comply with local regulatory

measures, and that neither construction nor operation of the Project would result in significant air quality or greenhouse gas impacts.

#### Water Quality

Under Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct storm water discharges. In the City of Glendale, the Los Angeles Regional Water Quality Control Board (RWCQB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges that include construction activities. Implementation of the proposed Project will require compliance with all of 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 Storm Water 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 discharge requirements or otherwise substantially degrade surface of groundwater quality since the Project will be required to comply with applicable permitting requirements.

Because the proposed infill development is surrounded by urban uses, the proposed 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 in the area that have been adequately served by existing public utilities and services. The new construction on site will be served by 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)

### 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.

Since this Project qualifies for a Class 32 Categorical Exemption and is subject to Regulatory Compliance Measures, no cumulative impacts are anticipated. Further, the proposed mixed-use building with 41 dwelling units does not exceed the thresholds identified for impacts to the area (including noise, traffic, and air quality) and will not result in significant cumulative impacts.

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

The Project proposes a mixed-use building in an area zoned and designated for such use. Other similarly situated sites could be developed in the same manner and there is nothing unusual about the Project Site. Immediately adjacent lots are developed with commercial/industrial buildings. The properties across Cerritos Avenue and Gardena Avenue are developed with commercial/industrial and residential buildings. No unusual circumstances are present or foreseeable.

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

The Project Site is located in an urban environment, and is bordered Los Feliz Boulevard to the north, San Fernando Road to the east, Brand Boulevard to the south, and Southern Pacific Railroad to the west. The Project Site is surrounded by existing urban uses, including commercial/industrial and residential buildings. The Project is immediately adjacent to commercial/industrial buildings to the north, east,

and across the streets to the south and west. 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 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 is not listed on the National Register of Historic Places, California Register of Historical Resources, or Glendale Register of Historical Resources, and has not been identified as a historic resource in any survey as a potential historic resource. The Project Site is therefore not a historic resource under CEQA.



345 W Cerritos Ave - South Coast AQMD Air District, Annual

**EXHIBIT "A"**

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

**345 W Cerritos Ave**  
**South Coast AQMD Air District, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	12.61	1000sqft	0.29	12,605.00	0
Fast Food Restaurant w/o Drive Thru	0.96	1000sqft	0.02	962.00	0
Apartments High Rise	44.00	Dwelling Unit	0.30	55,874.00	126
Strip Mall	0.49	1000sqft	0.01	486.00	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>	2024
<b>Utility Company</b>	Glendale Water and Power				
<b>CO2 Intensity (lb/MW hr)</b>	948.98	<b>CH4 Intensity (lb/MW hr)</b>	0.033	<b>N2O Intensity (lb/MW hr)</b>	0.004

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

Project Characteristics - Lot: 13,265 SF, Demo existing 7,620 SF office, Construct: 57,322 SF mixed use building (55,734 SF multi-family/44 units; 486 SF Retail; 962 SF Counter service restaurant), 12,605 SF subterranean garage, 6,058 Cubic Yards (all export).

Land Use - Lot: 13,265 SF (0.304 acre); 44 units (33 du/acre); 57, 322 SF mixed use building (55,874 SF residential, 486 SF retail, and 962 SF counter service restaurant) and 12,605 SF subterranean garage.

Construction Phase - Demo: 20 days; Site Prep: 10 days; Grading: 42 days; Building Construction: 318 days; Paving: 25 days; arch coating: 21 days.

Demolition - Demo an existing 7,620 SF office building

Grading - 6,058 CY of grading (all export)

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	20.00

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

tblConstructionPhase	NumDays	1.00	10.00
tblConstructionPhase	NumDays	2.00	42.00
tblConstructionPhase	NumDays	100.00	318.00
tblConstructionPhase	NumDays	5.00	25.00
tblConstructionPhase	NumDays	5.00	21.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblGrading	AcresOfGrading	31.50	1.50
tblGrading	AcresOfGrading	5.00	0.50
tblGrading	MaterialExported	0.00	6,058.00
tblLandUse	LandUseSquareFeet	12,610.00	12,605.00
tblLandUse	LandUseSquareFeet	960.00	962.00
tblLandUse	LandUseSquareFeet	44,000.00	55,874.00
tblLandUse	LandUseSquareFeet	490.00	486.00
tblLandUse	LotAcreage	0.71	0.30

**2.0 Emissions Summary**

---

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**2.1 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					
2023	0.1162	1.1192	1.1867	2.5500e-003	0.1621	0.0498	0.2119	0.0696	0.0459	0.1155	0.0000	229.9774	229.9774	0.0511	6.6400e-003	233.2328
2024	0.2263	0.3697	0.4991	9.4000e-004	0.0246	0.0169	0.0415	6.5800e-003	0.0156	0.0222	0.0000	83.3368	83.3368	0.0191	1.2400e-003	84.1843
<b>Maximum</b>	<b>0.2263</b>	<b>1.1192</b>	<b>1.1867</b>	<b>2.5500e-003</b>	<b>0.1621</b>	<b>0.0498</b>	<b>0.2119</b>	<b>0.0696</b>	<b>0.0459</b>	<b>0.1155</b>	<b>0.0000</b>	<b>229.9774</b>	<b>229.9774</b>	<b>0.0511</b>	<b>6.6400e-003</b>	<b>233.2328</b>

**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					
2023	0.1162	1.1192	1.1867	2.5500e-003	0.1621	0.0498	0.2119	0.0696	0.0459	0.1155	0.0000	229.9772	229.9772	0.0511	6.6400e-003	233.2326
2024	0.2263	0.3697	0.4991	9.4000e-004	0.0246	0.0169	0.0415	6.5800e-003	0.0156	0.0222	0.0000	83.3367	83.3367	0.0191	1.2400e-003	84.1842
<b>Maximum</b>	<b>0.2263</b>	<b>1.1192</b>	<b>1.1867</b>	<b>2.5500e-003</b>	<b>0.1621</b>	<b>0.0498</b>	<b>0.2119</b>	<b>0.0696</b>	<b>0.0459</b>	<b>0.1155</b>	<b>0.0000</b>	<b>229.9772</b>	<b>229.9772</b>	<b>0.0511</b>	<b>6.6400e-003</b>	<b>233.2326</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

	ROG	NOx	CO	SO2	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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-2-2023	4-1-2023	0.3837	0.3837
2	4-2-2023	7-1-2023	0.2609	0.2609
3	7-2-2023	10-1-2023	0.2963	0.2963
4	10-2-2023	1-1-2024	0.2972	0.2972
5	1-2-2024	4-1-2024	0.2747	0.2747
6	4-2-2024	7-1-2024	0.0527	0.0527
7	7-2-2024	9-30-2024	0.2683	0.2683
		Highest	0.3837	0.3837

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**2.2 Overall Operational**

**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	0.3841	0.0166	0.7335	7.4000e-004		0.0445	0.0445		0.0445	0.0445	4.6736	9.7227	14.3963	0.0147	3.2000e-004	14.8571
Energy	3.7500e-003	0.0327	0.0184	2.0000e-004		2.5900e-003	2.5900e-003		2.5900e-003	2.5900e-003	0.0000	160.2214	160.2214	4.9900e-003	1.2000e-003	160.7036
Mobile	0.2585	0.2834	2.3952	5.0400e-003	0.5335	3.7800e-003	0.5373	0.1424	3.5100e-003	0.1459	0.0000	466.4616	466.4616	0.0334	0.0223	473.9428
Waste						0.0000	0.0000		0.0000	0.0000	6.4571	0.0000	6.4571	0.3816	0.0000	15.9973
Water						0.0000	0.0000		0.0000	0.0000	1.0135	26.7431	27.7566	0.1050	2.5700e-003	31.1481
<b>Total</b>	<b>0.6463</b>	<b>0.3328</b>	<b>3.1471</b>	<b>5.9800e-003</b>	<b>0.5335</b>	<b>0.0509</b>	<b>0.5844</b>	<b>0.1424</b>	<b>0.0506</b>	<b>0.1930</b>	<b>12.1442</b>	<b>663.1488</b>	<b>675.2930</b>	<b>0.5397</b>	<b>0.0264</b>	<b>696.6489</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**2.2 Overall Operational**

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3841	0.0166	0.7335	7.4000e-004		0.0445	0.0445		0.0445	0.0445	4.6736	9.7227	14.3963	0.0147	3.2000e-004	14.8571
Energy	3.7500e-003	0.0327	0.0184	2.0000e-004		2.5900e-003	2.5900e-003		2.5900e-003	2.5900e-003	0.0000	160.2214	160.2214	4.9900e-003	1.2000e-003	160.7036
Mobile	0.2585	0.2834	2.3952	5.0400e-003	0.5335	3.7800e-003	0.5373	0.1424	3.5100e-003	0.1459	0.0000	466.4616	466.4616	0.0334	0.0223	473.9428
Waste						0.0000	0.0000		0.0000	0.0000	6.4571	0.0000	6.4571	0.3816	0.0000	15.9973
Water						0.0000	0.0000		0.0000	0.0000	1.0135	26.7431	27.7566	0.1050	2.5700e-003	31.1481
<b>Total</b>	<b>0.6463</b>	<b>0.3328</b>	<b>3.1471</b>	<b>5.9800e-003</b>	<b>0.5335</b>	<b>0.0509</b>	<b>0.5844</b>	<b>0.1424</b>	<b>0.0506</b>	<b>0.1930</b>	<b>12.1442</b>	<b>663.1488</b>	<b>675.2930</b>	<b>0.5397</b>	<b>0.0264</b>	<b>696.6489</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	1/2/2023	1/24/2023	6	20	
2	Site Preparation	Site Preparation	1/28/2023	2/8/2023	6	10	
3	Grading	Grading	2/11/2023	3/31/2023	6	42	

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

4	Building Construction	Building Construction	4/12/2023	4/16/2024	6	318
5	Paving	Paving	6/29/2024	7/27/2024	6	25
6	Architectural Coating	Architectural Coating	8/3/2024	8/27/2024	6	21

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

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

**Acres of Paving: 0.29**

**Residential Indoor: 113,145; Residential Outdoor: 37,715; Non-Residential Indoor: 2,172; Non-Residential Outdoor: 724; Striped Parking Area: 756 (Architectural Coating – sqft)**

**OffRoad Equipment**

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

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**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	35.00	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	757.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	38.00	7.00	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	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

**3.2 Demolition - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.7500e-003	0.0000	3.7500e-003	5.7000e-004	0.0000	5.7000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.4600e-003	0.0578	0.0739	1.2000e-004		2.8200e-003	2.8200e-003		2.7000e-003	2.7000e-003	0.0000	10.4182	10.4182	1.9000e-003	0.0000	10.4656
<b>Total</b>	<b>6.4600e-003</b>	<b>0.0578</b>	<b>0.0739</b>	<b>1.2000e-004</b>	<b>3.7500e-003</b>	<b>2.8200e-003</b>	<b>6.5700e-003</b>	<b>5.7000e-004</b>	<b>2.7000e-003</b>	<b>3.2700e-003</b>	<b>0.0000</b>	<b>10.4182</b>	<b>10.4182</b>	<b>1.9000e-003</b>	<b>0.0000</b>	<b>10.4656</b>



345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**3.2 Demolition - 2023**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.0000e-005	2.2200e-003	6.0000e-004	1.0000e-005	3.0000e-004	2.0000e-005	3.2000e-004	8.0000e-005	2.0000e-005	1.0000e-004	0.0000	0.9982	0.9982	6.0000e-005	1.6000e-004	1.0468
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	3.1000e-004	2.4000e-004	3.2600e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8586	0.8586	2.0000e-005	2.0000e-005	0.8657
<b>Total</b>	<b>3.5000e-004</b>	<b>2.4600e-003</b>	<b>3.8600e-003</b>	<b>2.0000e-005</b>	<b>1.4000e-003</b>	<b>3.0000e-005</b>	<b>1.4200e-003</b>	<b>3.7000e-004</b>	<b>3.0000e-005</b>	<b>4.0000e-004</b>	<b>0.0000</b>	<b>1.8568</b>	<b>1.8568</b>	<b>8.0000e-005</b>	<b>1.8000e-004</b>	<b>1.9126</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					3.7500e-003	0.0000	3.7500e-003	5.7000e-004	0.0000	5.7000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.4600e-003	0.0578	0.0739	1.2000e-004		2.8200e-003	2.8200e-003		2.7000e-003	2.7000e-003	0.0000	10.4182	10.4182	1.9000e-003	0.0000	10.4655
<b>Total</b>	<b>6.4600e-003</b>	<b>0.0578</b>	<b>0.0739</b>	<b>1.2000e-004</b>	<b>3.7500e-003</b>	<b>2.8200e-003</b>	<b>6.5700e-003</b>	<b>5.7000e-004</b>	<b>2.7000e-003</b>	<b>3.2700e-003</b>	<b>0.0000</b>	<b>10.4182</b>	<b>10.4182</b>	<b>1.9000e-003</b>	<b>0.0000</b>	<b>10.4655</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**3.2 Demolition - 2023**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.0000e-005	2.2200e-003	6.0000e-004	1.0000e-005	3.0000e-004	2.0000e-005	3.2000e-004	8.0000e-005	2.0000e-005	1.0000e-004	0.0000	0.9982	0.9982	6.0000e-005	1.6000e-004	1.0468
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	3.1000e-004	2.4000e-004	3.2600e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8586	0.8586	2.0000e-005	2.0000e-005	0.8657
<b>Total</b>	<b>3.5000e-004</b>	<b>2.4600e-003</b>	<b>3.8600e-003</b>	<b>2.0000e-005</b>	<b>1.4000e-003</b>	<b>3.0000e-005</b>	<b>1.4200e-003</b>	<b>3.7000e-004</b>	<b>3.0000e-005</b>	<b>4.0000e-004</b>	<b>0.0000</b>	<b>1.8568</b>	<b>1.8568</b>	<b>8.0000e-005</b>	<b>1.8000e-004</b>	<b>1.9126</b>

**3.3 Site Preparation - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.6700e-003	0.0309	0.0196	5.0000e-005		1.1300e-003	1.1300e-003		1.0400e-003	1.0400e-003	0.0000	4.2748	4.2748	1.3800e-003	0.0000	4.3094
<b>Total</b>	<b>2.6700e-003</b>	<b>0.0309</b>	<b>0.0196</b>	<b>5.0000e-005</b>	<b>2.7000e-004</b>	<b>1.1300e-003</b>	<b>1.4000e-003</b>	<b>3.0000e-005</b>	<b>1.0400e-003</b>	<b>1.0700e-003</b>	<b>0.0000</b>	<b>4.2748</b>	<b>4.2748</b>	<b>1.3800e-003</b>	<b>0.0000</b>	<b>4.3094</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**3.3 Site Preparation - 2023**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	8.2000e-004	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2147	0.2147	1.0000e-005	1.0000e-005	0.2164
<b>Total</b>	<b>8.0000e-005</b>	<b>6.0000e-005</b>	<b>8.2000e-004</b>	<b>0.0000</b>	<b>2.7000e-004</b>	<b>0.0000</b>	<b>2.8000e-004</b>	<b>7.0000e-005</b>	<b>0.0000</b>	<b>7.0000e-005</b>	<b>0.0000</b>	<b>0.2147</b>	<b>0.2147</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.2164</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	2.6700e-003	0.0309	0.0196	5.0000e-005		1.1300e-003	1.1300e-003		1.0400e-003	1.0400e-003	0.0000	4.2748	4.2748	1.3800e-003	0.0000	4.3094
<b>Total</b>	<b>2.6700e-003</b>	<b>0.0309</b>	<b>0.0196</b>	<b>5.0000e-005</b>	<b>2.7000e-004</b>	<b>1.1300e-003</b>	<b>1.4000e-003</b>	<b>3.0000e-005</b>	<b>1.0400e-003</b>	<b>1.0700e-003</b>	<b>0.0000</b>	<b>4.2748</b>	<b>4.2748</b>	<b>1.3800e-003</b>	<b>0.0000</b>	<b>4.3094</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**3.3 Site Preparation - 2023**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	8.2000e-004	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2147	0.2147	1.0000e-005	1.0000e-005	0.2164
<b>Total</b>	<b>8.0000e-005</b>	<b>6.0000e-005</b>	<b>8.2000e-004</b>	<b>0.0000</b>	<b>2.7000e-004</b>	<b>0.0000</b>	<b>2.8000e-004</b>	<b>7.0000e-005</b>	<b>0.0000</b>	<b>7.0000e-005</b>	<b>0.0000</b>	<b>0.2147</b>	<b>0.2147</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.2164</b>

**3.4 Grading - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0960	0.0000	0.0960	0.0523	0.0000	0.0523	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0196	0.2138	0.1166	3.0000e-004		8.8200e-003	8.8200e-003		8.1200e-003	8.1200e-003	0.0000	26.0001	26.0001	8.4100e-003	0.0000	26.2103
<b>Total</b>	<b>0.0196</b>	<b>0.2138</b>	<b>0.1166</b>	<b>3.0000e-004</b>	<b>0.0960</b>	<b>8.8200e-003</b>	<b>0.1048</b>	<b>0.0523</b>	<b>8.1200e-003</b>	<b>0.0604</b>	<b>0.0000</b>	<b>26.0001</b>	<b>26.0001</b>	<b>8.4100e-003</b>	<b>0.0000</b>	<b>26.2103</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**3.4 Grading - 2023**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	7.9000e-004	0.0481	0.0129	2.2000e-004	6.5100e-003	3.5000e-004	6.8600e-003	1.7900e-003	3.3000e-004	2.1200e-003	0.0000	21.5896	21.5896	1.2000e-003	3.4300e-003	22.6417
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	4.0000e-004	5.4800e-003	2.0000e-005	1.8400e-003	1.0000e-005	1.8500e-003	4.9000e-004	1.0000e-005	5.0000e-004	0.0000	1.4424	1.4424	4.0000e-005	4.0000e-005	1.4544
<b>Total</b>	<b>1.3100e-003</b>	<b>0.0485</b>	<b>0.0184</b>	<b>2.4000e-004</b>	<b>8.3500e-003</b>	<b>3.6000e-004</b>	<b>8.7100e-003</b>	<b>2.2800e-003</b>	<b>3.4000e-004</b>	<b>2.6200e-003</b>	<b>0.0000</b>	<b>23.0321</b>	<b>23.0321</b>	<b>1.2400e-003</b>	<b>3.4700e-003</b>	<b>24.0962</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					0.0960	0.0000	0.0960	0.0523	0.0000	0.0523	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0196	0.2138	0.1166	3.0000e-004		8.8200e-003	8.8200e-003		8.1200e-003	8.1200e-003	0.0000	26.0001	26.0001	8.4100e-003	0.0000	26.2103
<b>Total</b>	<b>0.0196</b>	<b>0.2138</b>	<b>0.1166</b>	<b>3.0000e-004</b>	<b>0.0960</b>	<b>8.8200e-003</b>	<b>0.1048</b>	<b>0.0523</b>	<b>8.1200e-003</b>	<b>0.0604</b>	<b>0.0000</b>	<b>26.0001</b>	<b>26.0001</b>	<b>8.4100e-003</b>	<b>0.0000</b>	<b>26.2103</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**3.4 Grading - 2023**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	7.9000e-004	0.0481	0.0129	2.2000e-004	6.5100e-003	3.5000e-004	6.8600e-003	1.7900e-003	3.3000e-004	2.1200e-003	0.0000	21.5896	21.5896	1.2000e-003	3.4300e-003	22.6417
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	4.0000e-004	5.4800e-003	2.0000e-005	1.8400e-003	1.0000e-005	1.8500e-003	4.9000e-004	1.0000e-005	5.0000e-004	0.0000	1.4424	1.4424	4.0000e-005	4.0000e-005	1.4544
<b>Total</b>	<b>1.3100e-003</b>	<b>0.0485</b>	<b>0.0184</b>	<b>2.4000e-004</b>	<b>8.3500e-003</b>	<b>3.6000e-004</b>	<b>8.7100e-003</b>	<b>2.2800e-003</b>	<b>3.4000e-004</b>	<b>2.6200e-003</b>	<b>0.0000</b>	<b>23.0321</b>	<b>23.0321</b>	<b>1.2400e-003</b>	<b>3.4700e-003</b>	<b>24.0962</b>

**3.5 Building Construction - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0714	0.7253	0.8020	1.2900e-003		0.0362	0.0362		0.0333	0.0333	0.0000	113.2355	113.2355	0.0366	0.0000	114.1511
<b>Total</b>	<b>0.0714</b>	<b>0.7253</b>	<b>0.8020</b>	<b>1.2900e-003</b>		<b>0.0362</b>	<b>0.0362</b>		<b>0.0333</b>	<b>0.0333</b>	<b>0.0000</b>	<b>113.2355</b>	<b>113.2355</b>	<b>0.0366</b>	<b>0.0000</b>	<b>114.1511</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**3.5 Building Construction - 2023**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.5000e-004	0.0301	0.0115	1.4000e-004	4.9900e-003	1.7000e-004	5.1600e-003	1.4400e-003	1.6000e-004	1.6000e-003	0.0000	14.0776	14.0776	4.7000e-004	2.0400e-003	14.6972
Worker	0.0134	0.0103	0.1401	4.0000e-004	0.0471	2.7000e-004	0.0474	0.0125	2.5000e-004	0.0128	0.0000	36.8678	36.8678	9.5000e-004	9.5000e-004	37.1741
<b>Total</b>	<b>0.0142</b>	<b>0.0404</b>	<b>0.1516</b>	<b>5.4000e-004</b>	<b>0.0521</b>	<b>4.4000e-004</b>	<b>0.0525</b>	<b>0.0140</b>	<b>4.1000e-004</b>	<b>0.0144</b>	<b>0.0000</b>	<b>50.9453</b>	<b>50.9453</b>	<b>1.4200e-003</b>	<b>2.9900e-003</b>	<b>51.8713</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	0.0714	0.7253	0.8020	1.2900e-003		0.0362	0.0362		0.0333	0.0333	0.0000	113.2354	113.2354	0.0366	0.0000	114.1510
<b>Total</b>	<b>0.0714</b>	<b>0.7253</b>	<b>0.8020</b>	<b>1.2900e-003</b>		<b>0.0362</b>	<b>0.0362</b>		<b>0.0333</b>	<b>0.0333</b>	<b>0.0000</b>	<b>113.2354</b>	<b>113.2354</b>	<b>0.0366</b>	<b>0.0000</b>	<b>114.1510</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**3.5 Building Construction - 2023**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.5000e-004	0.0301	0.0115	1.4000e-004	4.9900e-003	1.7000e-004	5.1600e-003	1.4400e-003	1.6000e-004	1.6000e-003	0.0000	14.0776	14.0776	4.7000e-004	2.0400e-003	14.6972
Worker	0.0134	0.0103	0.1401	4.0000e-004	0.0471	2.7000e-004	0.0474	0.0125	2.5000e-004	0.0128	0.0000	36.8678	36.8678	9.5000e-004	9.5000e-004	37.1741
<b>Total</b>	<b>0.0142</b>	<b>0.0404</b>	<b>0.1516</b>	<b>5.4000e-004</b>	<b>0.0521</b>	<b>4.4000e-004</b>	<b>0.0525</b>	<b>0.0140</b>	<b>4.1000e-004</b>	<b>0.0144</b>	<b>0.0000</b>	<b>50.9453</b>	<b>50.9453</b>	<b>1.4200e-003</b>	<b>2.9900e-003</b>	<b>51.8713</b>

**3.5 Building Construction - 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					
Off-Road	0.0274	0.2748	0.3251	5.2000e-004		0.0130	0.0130		0.0120	0.0120	0.0000	46.1115	46.1115	0.0149	0.0000	46.4843
<b>Total</b>	<b>0.0274</b>	<b>0.2748</b>	<b>0.3251</b>	<b>5.2000e-004</b>		<b>0.0130</b>	<b>0.0130</b>		<b>0.0120</b>	<b>0.0120</b>	<b>0.0000</b>	<b>46.1115</b>	<b>46.1115</b>	<b>0.0149</b>	<b>0.0000</b>	<b>46.4843</b>



345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**3.5 Building Construction - 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	3.4000e-004	0.0123	4.5900e-003	6.0000e-005	2.0300e-003	7.0000e-005	2.1000e-003	5.9000e-004	7.0000e-005	6.5000e-004	0.0000	5.6483	5.6483	1.9000e-004	8.2000e-004	5.8973
Worker	5.0900e-003	3.7400e-003	0.0531	1.6000e-004	0.0192	1.0000e-004	0.0193	5.0900e-003	1.0000e-004	5.1900e-003	0.0000	14.5698	14.5698	3.5000e-004	3.6000e-004	14.6856
<b>Total</b>	<b>5.4300e-003</b>	<b>0.0161</b>	<b>0.0577</b>	<b>2.2000e-004</b>	<b>0.0212</b>	<b>1.7000e-004</b>	<b>0.0214</b>	<b>5.6800e-003</b>	<b>1.7000e-004</b>	<b>5.8400e-003</b>	<b>0.0000</b>	<b>20.2181</b>	<b>20.2181</b>	<b>5.4000e-004</b>	<b>1.1800e-003</b>	<b>20.5829</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	0.0274	0.2748	0.3251	5.2000e-004		0.0130	0.0130		0.0120	0.0120	0.0000	46.1115	46.1115	0.0149	0.0000	46.4843
<b>Total</b>	<b>0.0274</b>	<b>0.2748</b>	<b>0.3251</b>	<b>5.2000e-004</b>		<b>0.0130</b>	<b>0.0130</b>		<b>0.0120</b>	<b>0.0120</b>	<b>0.0000</b>	<b>46.1115</b>	<b>46.1115</b>	<b>0.0149</b>	<b>0.0000</b>	<b>46.4843</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**3.5 Building Construction - 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	3.4000e-004	0.0123	4.5900e-003	6.0000e-005	2.0300e-003	7.0000e-005	2.1000e-003	5.9000e-004	7.0000e-005	6.5000e-004	0.0000	5.6483	5.6483	1.9000e-004	8.2000e-004	5.8973
Worker	5.0900e-003	3.7400e-003	0.0531	1.6000e-004	0.0192	1.0000e-004	0.0193	5.0900e-003	1.0000e-004	5.1900e-003	0.0000	14.5698	14.5698	3.5000e-004	3.6000e-004	14.6856
<b>Total</b>	<b>5.4300e-003</b>	<b>0.0161</b>	<b>0.0577</b>	<b>2.2000e-004</b>	<b>0.0212</b>	<b>1.7000e-004</b>	<b>0.0214</b>	<b>5.6800e-003</b>	<b>1.7000e-004</b>	<b>5.8400e-003</b>	<b>0.0000</b>	<b>20.2181</b>	<b>20.2181</b>	<b>5.4000e-004</b>	<b>1.1800e-003</b>	<b>20.5829</b>

**3.6 Paving - 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					
Off-Road	7.3800e-003	0.0654	0.0879	1.4000e-004		3.0400e-003	3.0400e-003		2.8400e-003	2.8400e-003	0.0000	11.7508	11.7508	3.4200e-003	0.0000	11.8363
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>7.3800e-003</b>	<b>0.0654</b>	<b>0.0879</b>	<b>1.4000e-004</b>		<b>3.0400e-003</b>	<b>3.0400e-003</b>		<b>2.8400e-003</b>	<b>2.8400e-003</b>	<b>0.0000</b>	<b>11.7508</b>	<b>11.7508</b>	<b>3.4200e-003</b>	<b>0.0000</b>	<b>11.8363</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**3.6 Paving - 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	6.6000e-004	4.8000e-004	6.8400e-003	2.0000e-005	2.4700e-003	1.0000e-005	2.4800e-003	6.6000e-004	1.0000e-005	6.7000e-004	0.0000	1.8754	1.8754	5.0000e-005	5.0000e-005	1.8903
<b>Total</b>	<b>6.6000e-004</b>	<b>4.8000e-004</b>	<b>6.8400e-003</b>	<b>2.0000e-005</b>	<b>2.4700e-003</b>	<b>1.0000e-005</b>	<b>2.4800e-003</b>	<b>6.6000e-004</b>	<b>1.0000e-005</b>	<b>6.7000e-004</b>	<b>0.0000</b>	<b>1.8754</b>	<b>1.8754</b>	<b>5.0000e-005</b>	<b>5.0000e-005</b>	<b>1.8903</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	7.3800e-003	0.0654	0.0879	1.4000e-004		3.0400e-003	3.0400e-003		2.8400e-003	2.8400e-003	0.0000	11.7507	11.7507	3.4200e-003	0.0000	11.8363
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>7.3800e-003</b>	<b>0.0654</b>	<b>0.0879</b>	<b>1.4000e-004</b>		<b>3.0400e-003</b>	<b>3.0400e-003</b>		<b>2.8400e-003</b>	<b>2.8400e-003</b>	<b>0.0000</b>	<b>11.7507</b>	<b>11.7507</b>	<b>3.4200e-003</b>	<b>0.0000</b>	<b>11.8363</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**3.6 Paving - 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	6.6000e-004	4.8000e-004	6.8400e-003	2.0000e-005	2.4700e-003	1.0000e-005	2.4800e-003	6.6000e-004	1.0000e-005	6.7000e-004	0.0000	1.8754	1.8754	5.0000e-005	5.0000e-005	1.8903
<b>Total</b>	<b>6.6000e-004</b>	<b>4.8000e-004</b>	<b>6.8400e-003</b>	<b>2.0000e-005</b>	<b>2.4700e-003</b>	<b>1.0000e-005</b>	<b>2.4800e-003</b>	<b>6.6000e-004</b>	<b>1.0000e-005</b>	<b>6.7000e-004</b>	<b>0.0000</b>	<b>1.8754</b>	<b>1.8754</b>	<b>5.0000e-005</b>	<b>5.0000e-005</b>	<b>1.8903</b>

**3.7 Architectural Coating - 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					
Archit. Coating	0.1833					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9000e-003	0.0128	0.0190	3.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	2.6809	2.6809	1.5000e-004	0.0000	2.6847
<b>Total</b>	<b>0.1852</b>	<b>0.0128</b>	<b>0.0190</b>	<b>3.0000e-005</b>		<b>6.4000e-004</b>	<b>6.4000e-004</b>		<b>6.4000e-004</b>	<b>6.4000e-004</b>	<b>0.0000</b>	<b>2.6809</b>	<b>2.6809</b>	<b>1.5000e-004</b>	<b>0.0000</b>	<b>2.6847</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**3.7 Architectural Coating - 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	2.4000e-004	1.8000e-004	2.5500e-003	1.0000e-005	9.2000e-004	1.0000e-005	9.3000e-004	2.4000e-004	0.0000	2.5000e-004	0.0000	0.7002	0.7002	2.0000e-005	2.0000e-005	0.7057
<b>Total</b>	<b>2.4000e-004</b>	<b>1.8000e-004</b>	<b>2.5500e-003</b>	<b>1.0000e-005</b>	<b>9.2000e-004</b>	<b>1.0000e-005</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>0.7002</b>	<b>0.7002</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.7057</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	0.1833					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9000e-003	0.0128	0.0190	3.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	2.6809	2.6809	1.5000e-004	0.0000	2.6847
<b>Total</b>	<b>0.1852</b>	<b>0.0128</b>	<b>0.0190</b>	<b>3.0000e-005</b>		<b>6.4000e-004</b>	<b>6.4000e-004</b>		<b>6.4000e-004</b>	<b>6.4000e-004</b>	<b>0.0000</b>	<b>2.6809</b>	<b>2.6809</b>	<b>1.5000e-004</b>	<b>0.0000</b>	<b>2.6847</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**3.7 Architectural Coating - 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	2.4000e-004	1.8000e-004	2.5500e-003	1.0000e-005	9.2000e-004	1.0000e-005	9.3000e-004	2.4000e-004	0.0000	2.5000e-004	0.0000	0.7002	0.7002	2.0000e-005	2.0000e-005	0.7057
<b>Total</b>	<b>2.4000e-004</b>	<b>1.8000e-004</b>	<b>2.5500e-003</b>	<b>1.0000e-005</b>	<b>9.2000e-004</b>	<b>1.0000e-005</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>0.7002</b>	<b>0.7002</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.7057</b>

**4.0 Operational Detail - Mobile**

---

**4.1 Mitigation Measures Mobile**

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

	ROG	NOx	CO	SO2	Fugitive 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	0.2585	0.2834	2.3952	5.0400e-003	0.5335	3.7800e-003	0.5373	0.1424	3.5100e-003	0.1459	0.0000	466.4616	466.4616	0.0334	0.0223	473.9428
Unmitigated	0.2585	0.2834	2.3952	5.0400e-003	0.5335	3.7800e-003	0.5373	0.1424	3.5100e-003	0.1459	0.0000	466.4616	466.4616	0.0334	0.0223	473.9428

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	195.80	199.32	157.96	652,325	652,325
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	332.38	668.16	480.00	727,021	727,021
Strip Mall	21.72	20.60	10.01	37,833	37,833
<b>Total</b>	<b>549.90</b>	<b>888.08</b>	<b>647.97</b>	<b>1,417,179</b>	<b>1,417,179</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
Fast Food Restaurant w/o Drive	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

**4.4 Fleet Mix**

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking with Elevator	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Fast Food Restaurant w/o Drive Thru	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Strip Mall	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	123.0964	123.0964	4.2800e-003	5.2000e-004	123.3581
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	123.0964	123.0964	4.2800e-003	5.2000e-004	123.3581
NaturalGas Mitigated	3.7500e-003	0.0327	0.0184	2.0000e-004		2.5900e-003	2.5900e-003		2.5900e-003	2.5900e-003	0.0000	37.1250	37.1250	7.1000e-004	6.8000e-004	37.3456
NaturalGas Unmitigated	3.7500e-003	0.0327	0.0184	2.0000e-004		2.5900e-003	2.5900e-003		2.5900e-003	2.5900e-003	0.0000	37.1250	37.1250	7.1000e-004	6.8000e-004	37.3456



345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**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	473326	2.5500e-003	0.0218	9.2800e-003	1.4000e-004		1.7600e-003	1.7600e-003		1.7600e-003	1.7600e-003	0.0000	25.2585	25.2585	4.8000e-004	4.6000e-004	25.4086
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
Fast Food Restaurant w/o Drive Thru	221577	1.1900e-003	0.0109	9.1200e-003	7.0000e-005		8.3000e-004	8.3000e-004		8.3000e-004	8.3000e-004	0.0000	11.8242	11.8242	2.3000e-004	2.2000e-004	11.8945
Strip Mall	792.18	0.0000	4.0000e-005	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0423	0.0423	0.0000	0.0000	0.0425
<b>Total</b>		<b>3.7400e-003</b>	<b>0.0327</b>	<b>0.0184</b>	<b>2.1000e-004</b>		<b>2.5900e-003</b>	<b>2.5900e-003</b>		<b>2.5900e-003</b>	<b>2.5900e-003</b>	<b>0.0000</b>	<b>37.1250</b>	<b>37.1250</b>	<b>7.1000e-004</b>	<b>6.8000e-004</b>	<b>37.3456</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**5.2 Energy by Land Use - NaturalGas**

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments High Rise	473326	2.5500e-003	0.0218	9.2800e-003	1.4000e-004		1.7600e-003	1.7600e-003		1.7600e-003	1.7600e-003	0.0000	25.2585	25.2585	4.8000e-004	4.6000e-004	25.4086
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
Fast Food Restaurant w/o Drive Thru	221577	1.1900e-003	0.0109	9.1200e-003	7.0000e-005		8.3000e-004	8.3000e-004		8.3000e-004	8.3000e-004	0.0000	11.8242	11.8242	2.3000e-004	2.2000e-004	11.8945
Strip Mall	792.18	0.0000	4.0000e-005	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0423	0.0423	0.0000	0.0000	0.0425
<b>Total</b>		<b>3.7400e-003</b>	<b>0.0327</b>	<b>0.0184</b>	<b>2.1000e-004</b>		<b>2.5900e-003</b>	<b>2.5900e-003</b>		<b>2.5900e-003</b>	<b>2.5900e-003</b>	<b>0.0000</b>	<b>37.1250</b>	<b>37.1250</b>	<b>7.1000e-004</b>	<b>6.8000e-004</b>	<b>37.3456</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	169422	72.9279	2.5400e-003	3.1000e-004	73.0829
Enclosed Parking with Elevator	68571.2	29.5165	1.0300e-003	1.2000e-004	29.5792
Fast Food Restaurant w/o Drive Thru	41625.7	17.9178	6.2000e-004	8.0000e-005	17.9559
Strip Mall	6352.02	2.7342	1.0000e-004	1.0000e-005	2.7400
<b>Total</b>		<b>123.0964</b>	<b>4.2900e-003</b>	<b>5.2000e-004</b>	<b>123.3581</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**5.3 Energy by Land Use - Electricity**

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	169422	72.9279	2.5400e-003	3.1000e-004	73.0829
Enclosed Parking with Elevator	68571.2	29.5165	1.0300e-003	1.2000e-004	29.5792
Fast Food Restaurant w/o Drive Thru	41625.7	17.9178	6.2000e-004	8.0000e-005	17.9559
Strip Mall	6352.02	2.7342	1.0000e-004	1.0000e-005	2.7400
<b>Total</b>		<b>123.0964</b>	<b>4.2900e-003</b>	<b>5.2000e-004</b>	<b>123.3581</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

	ROG	NOx	CO	SO2	Fugitive 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	0.3841	0.0166	0.7335	7.4000e-004		0.0445	0.0445		0.0445	0.0445	4.6736	9.7227	14.3963	0.0147	3.2000e-004	14.8571
Unmitigated	0.3841	0.0166	0.7335	7.4000e-004		0.0445	0.0445		0.0445	0.0445	4.6736	9.7227	14.3963	0.0147	3.2000e-004	14.8571

**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	0.0183					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2080					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1441	0.0114	0.2797	7.1000e-004		0.0420	0.0420		0.0420	0.0420	4.6736	8.9811	13.6548	0.0139	3.2000e-004	14.0977
Landscaping	0.0137	5.2300e-003	0.4538	2.0000e-005		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003	0.0000	0.7416	0.7416	7.1000e-004	0.0000	0.7594
<b>Total</b>	<b>0.3841</b>	<b>0.0166</b>	<b>0.7335</b>	<b>7.3000e-004</b>		<b>0.0445</b>	<b>0.0445</b>		<b>0.0445</b>	<b>0.0445</b>	<b>4.6736</b>	<b>9.7227</b>	<b>14.3963</b>	<b>0.0147</b>	<b>3.2000e-004</b>	<b>14.8571</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**6.2 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	0.0183					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2080					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1441	0.0114	0.2797	7.1000e-004		0.0420	0.0420		0.0420	0.0420	4.6736	8.9811	13.6548	0.0139	3.2000e-004	14.0977
Landscaping	0.0137	5.2300e-003	0.4538	2.0000e-005		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003	0.0000	0.7416	0.7416	7.1000e-004	0.0000	0.7594
<b>Total</b>	<b>0.3841</b>	<b>0.0166</b>	<b>0.7335</b>	<b>7.3000e-004</b>		<b>0.0445</b>	<b>0.0445</b>		<b>0.0445</b>	<b>0.0445</b>	<b>4.6736</b>	<b>9.7227</b>	<b>14.3963</b>	<b>0.0147</b>	<b>3.2000e-004</b>	<b>14.8571</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	27.7566	0.1050	2.5700e-003	31.1481
Unmitigated	27.7566	0.1050	2.5700e-003	31.1481

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments High Rise	2.86678 / 1.80732	25.6206	0.0943	2.3100e-003	28.6658
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.291392 / 0.0185995	1.8146	9.5500e-003	2.3000e-004	2.1225
Strip Mall	0.0362955 / 0.0222457	0.3213	1.1900e-003	3.0000e-005	0.3599
<b>Total</b>		<b>27.7566</b>	<b>0.1050</b>	<b>2.5700e-003</b>	<b>31.1481</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**7.2 Water by Land Use**

**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments High Rise	2.86678 / 1.80732	25.6206	0.0943	2.3100e-003	28.6658
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.291392 / 0.0185995	1.8146	9.5500e-003	2.3000e-004	2.1225
Strip Mall	0.0362955 / 0.0222457	0.3213	1.1900e-003	3.0000e-005	0.3599
<b>Total</b>		<b>27.7566</b>	<b>0.1050</b>	<b>2.5700e-003</b>	<b>31.1481</b>

**8.0 Waste Detail**

---

**8.1 Mitigation Measures Waste**



345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	6.4571	0.3816	0.0000	15.9973
Unmitigated	6.4571	0.3816	0.0000	15.9973

**8.2 Waste by Land Use**

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments High Rise	20.24	4.1085	0.2428	0.0000	10.1787
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	11.06	2.2451	0.1327	0.0000	5.5621
Strip Mall	0.51	0.1035	6.1200e-003	0.0000	0.2565
<b>Total</b>		<b>6.4572</b>	<b>0.3816</b>	<b>0.0000</b>	<b>15.9973</b>

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

**8.2 Waste by Land Use**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments High Rise	20.24	4.1085	0.2428	0.0000	10.1787
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	11.06	2.2451	0.1327	0.0000	5.5621
Strip Mall	0.51	0.1035	6.1200e-003	0.0000	0.2565
<b>Total</b>		<b>6.4572</b>	<b>0.3816</b>	<b>0.0000</b>	<b>15.9973</b>

**9.0 Operational Offroad**

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

**10.0 Stationary Equipment**

**Fire Pumps and Emergency Generators**

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

**Boilers**

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

**User Defined Equipment**

345 W Cerritos Ave - South Coast AQMD Air District, Annual

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

Equipment Type	Number
----------------	--------

**11.0 Vegetation**

---

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**345 W Cerritos Ave  
South Coast AQMD Air District, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	12.61	1000sqft	0.29	12,605.00	0
Fast Food Restaurant w/o Drive Thru	0.96	1000sqft	0.02	962.00	0
Apartments High Rise	44.00	Dwelling Unit	0.30	55,874.00	126
Strip Mall	0.49	1000sqft	0.01	486.00	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>	2024
<b>Utility Company</b>	Glendale Water and Power				
<b>CO2 Intensity (lb/MW hr)</b>	948.98	<b>CH4 Intensity (lb/MW hr)</b>	0.033	<b>N2O Intensity (lb/MW hr)</b>	0.004

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

Project Characteristics - Lot: 13,265 SF, Demo existing 7,620 SF office, Construct: 57,322 SF mixed use building (55,734 SF multi-family/44 units; 486 SF Retail; 962 SF Counter service restaurant), 12,605 SF subterranean garage, 6,058 Cubic Yards (all export).

Land Use - Lot: 13,265 SF (0.304 acre); 44 units (33 du/acre); 57, 322 SF mixed use building (55,874 SF residential, 486 SF retail, and 962 SF counter service restaurant) and 12,605 SF subterranean garage.

Construction Phase - Demo: 20 days; Site Prep: 10 days; Grading: 42 days; Building Construction: 318 days; Paving: 25 days; arch coating: 21 days.

Demolition - Demo an existing 7,620 SF office building

Grading - 6,058 CY of grading (all export)

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	20.00

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

tblConstructionPhase	NumDays	1.00	10.00
tblConstructionPhase	NumDays	2.00	42.00
tblConstructionPhase	NumDays	100.00	318.00
tblConstructionPhase	NumDays	5.00	25.00
tblConstructionPhase	NumDays	5.00	21.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblGrading	AcresOfGrading	31.50	1.50
tblGrading	AcresOfGrading	5.00	0.50
tblGrading	MaterialExported	0.00	6,058.00
tblLandUse	LandUseSquareFeet	12,610.00	12,605.00
tblLandUse	LandUseSquareFeet	960.00	962.00
tblLandUse	LandUseSquareFeet	44,000.00	55,874.00
tblLandUse	LandUseSquareFeet	490.00	486.00
tblLandUse	LotAcreage	0.71	0.30

**2.0 Emissions Summary**

---

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**2.1 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					
2023	0.9979	12.3671	8.5301	0.0252	4.9754	0.4371	5.4125	2.5994	0.4027	3.0021	0.0000	2,576.663 9	2,576.663 9	0.5063	0.1818	2,643.487 1
2024	17.6591	6.3019	8.4073	0.0163	0.4696	0.2861	0.7557	0.1256	0.2633	0.3889	0.0000	1,605.283 0	1,605.283 0	0.3702	0.0276	1,622.765 4
<b>Maximum</b>	<b>17.6591</b>	<b>12.3671</b>	<b>8.5301</b>	<b>0.0252</b>	<b>4.9754</b>	<b>0.4371</b>	<b>5.4125</b>	<b>2.5994</b>	<b>0.4027</b>	<b>3.0021</b>	<b>0.0000</b>	<b>2,576.663 9</b>	<b>2,576.663 9</b>	<b>0.5063</b>	<b>0.1818</b>	<b>2,643.487 1</b>

**Mitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	0.9979	12.3671	8.5301	0.0252	4.9754	0.4371	5.4125	2.5994	0.4027	3.0021	0.0000	2,576.663 9	2,576.663 9	0.5063	0.1818	2,643.487 1
2024	17.6591	6.3019	8.4073	0.0163	0.4696	0.2861	0.7557	0.1256	0.2633	0.3889	0.0000	1,605.283 0	1,605.283 0	0.3702	0.0276	1,622.765 4
<b>Maximum</b>	<b>17.6591</b>	<b>12.3671</b>	<b>8.5301</b>	<b>0.0252</b>	<b>4.9754</b>	<b>0.4371</b>	<b>5.4125</b>	<b>2.5994</b>	<b>0.4027</b>	<b>3.0021</b>	<b>0.0000</b>	<b>2,576.663 9</b>	<b>2,576.663 9</b>	<b>0.5063</b>	<b>0.1818</b>	<b>2,643.487 1</b>



345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	12.8787	0.9548	26.0062	0.0573		3.3812	3.3812		3.3812	3.3812	412.1444	798.5394	1,210.6838	1.2354	0.0280	1,249.9042
Energy	0.0206	0.1792	0.1010	1.1200e-003		0.0142	0.0142		0.0142	0.0142		224.2371	224.2371	4.3000e-003	4.1100e-003	225.5697
Mobile	2.1401	1.9903	18.4215	0.0393	4.0718	0.0286	4.1004	1.0851	0.0265	1.1116		4,002.4288	4,002.4288	0.2728	0.1794	4,062.6968
<b>Total</b>	<b>15.0393</b>	<b>3.1243</b>	<b>44.5288</b>	<b>0.0977</b>	<b>4.0718</b>	<b>3.4240</b>	<b>7.4958</b>	<b>1.0851</b>	<b>3.4219</b>	<b>4.5070</b>	<b>412.1444</b>	<b>5,025.2053</b>	<b>5,437.3497</b>	<b>1.5125</b>	<b>0.2114</b>	<b>5,538.1706</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	12.8787	0.9548	26.0062	0.0573		3.3812	3.3812		3.3812	3.3812	412.1444	798.5394	1,210.6838	1.2354	0.0280	1,249.9042
Energy	0.0206	0.1792	0.1010	1.1200e-003		0.0142	0.0142		0.0142	0.0142		224.2371	224.2371	4.3000e-003	4.1100e-003	225.5697
Mobile	2.1401	1.9903	18.4215	0.0393	4.0718	0.0286	4.1004	1.0851	0.0265	1.1116		4,002.4288	4,002.4288	0.2728	0.1794	4,062.6968
<b>Total</b>	<b>15.0393</b>	<b>3.1243</b>	<b>44.5288</b>	<b>0.0977</b>	<b>4.0718</b>	<b>3.4240</b>	<b>7.4958</b>	<b>1.0851</b>	<b>3.4219</b>	<b>4.5070</b>	<b>412.1444</b>	<b>5,025.2053</b>	<b>5,437.3497</b>	<b>1.5125</b>	<b>0.2114</b>	<b>5,538.1706</b>



345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

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

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/2/2023	1/24/2023	6	20	
2	Site Preparation	Site Preparation	1/28/2023	2/8/2023	6	10	
3	Grading	Grading	2/11/2023	3/31/2023	6	42	
4	Building Construction	Building Construction	4/12/2023	4/16/2024	6	318	
5	Paving	Paving	6/29/2024	7/27/2024	6	25	
6	Architectural Coating	Architectural Coating	8/3/2024	8/27/2024	6	21	

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

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

**Acres of Paving: 0.29**

**Residential Indoor: 113,145; Residential Outdoor: 37,715; Non-Residential Indoor: 2,172; Non-Residential Outdoor: 724; Striped Parking Area: 756 (Architectural Coating – sqft)**

**OffRoad Equipment**

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

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

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

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	35.00	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	757.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	38.00	7.00	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	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**3.2 Demolition - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3750	0.0000	0.3750	0.0568	0.0000	0.0568			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698		1,148.4055	1,148.4055	0.2089		1,153.6290
<b>Total</b>	<b>0.6463</b>	<b>5.7787</b>	<b>7.3926</b>	<b>0.0120</b>	<b>0.3750</b>	<b>0.2821</b>	<b>0.6572</b>	<b>0.0568</b>	<b>0.2698</b>	<b>0.3266</b>		<b>1,148.4055</b>	<b>1,148.4055</b>	<b>0.2089</b>		<b>1,153.6290</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	3.7700e-003	0.2108	0.0593	1.0000e-003	0.0306	1.6000e-003	0.0322	8.3900e-003	1.5300e-003	9.9200e-003		109.9806	109.9806	6.1100e-003	0.0175	115.3403
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	0.0319	0.0214	0.3508	9.8000e-004	0.1118	6.3000e-004	0.1124	0.0296	5.8000e-004	0.0302		98.9593	98.9593	2.4000e-003	2.2600e-003	99.6928
<b>Total</b>	<b>0.0357</b>	<b>0.2322</b>	<b>0.4101</b>	<b>1.9800e-003</b>	<b>0.1424</b>	<b>2.2300e-003</b>	<b>0.1446</b>	<b>0.0380</b>	<b>2.1100e-003</b>	<b>0.0401</b>		<b>208.9398</b>	<b>208.9398</b>	<b>8.5100e-003</b>	<b>0.0197</b>	<b>215.0331</b>

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**3.2 Demolition - 2023**

**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					0.3750	0.0000	0.3750	0.0568	0.0000	0.0568			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698	0.0000	1,148.4055	1,148.4055	0.2089		1,153.6290
<b>Total</b>	<b>0.6463</b>	<b>5.7787</b>	<b>7.3926</b>	<b>0.0120</b>	<b>0.3750</b>	<b>0.2821</b>	<b>0.6572</b>	<b>0.0568</b>	<b>0.2698</b>	<b>0.3266</b>	<b>0.0000</b>	<b>1,148.4055</b>	<b>1,148.4055</b>	<b>0.2089</b>		<b>1,153.6290</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	3.7700e-003	0.2108	0.0593	1.0000e-003	0.0306	1.6000e-003	0.0322	8.3900e-003	1.5300e-003	9.9200e-003		109.9806	109.9806	6.1100e-003	0.0175	115.3403
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	0.0319	0.0214	0.3508	9.8000e-004	0.1118	6.3000e-004	0.1124	0.0296	5.8000e-004	0.0302		98.9593	98.9593	2.4000e-003	2.2600e-003	99.6928
<b>Total</b>	<b>0.0357</b>	<b>0.2322</b>	<b>0.4101</b>	<b>1.9800e-003</b>	<b>0.1424</b>	<b>2.2300e-003</b>	<b>0.1446</b>	<b>0.0380</b>	<b>2.1100e-003</b>	<b>0.0401</b>		<b>208.9398</b>	<b>208.9398</b>	<b>8.5100e-003</b>	<b>0.0197</b>	<b>215.0331</b>

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**3.3 Site Preparation - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0530	0.0000	0.0530	5.7300e-003	0.0000	5.7300e-003			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084		942.4317	942.4317	0.3048		950.0517
<b>Total</b>	<b>0.5348</b>	<b>6.1887</b>	<b>3.9239</b>	<b>9.7300e-003</b>	<b>0.0530</b>	<b>0.2266</b>	<b>0.2796</b>	<b>5.7300e-003</b>	<b>0.2084</b>	<b>0.2142</b>		<b>942.4317</b>	<b>942.4317</b>	<b>0.3048</b>		<b>950.0517</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	0.0160	0.0107	0.1754	4.9000e-004	0.0559	3.1000e-004	0.0562	0.0148	2.9000e-004	0.0151		49.4796	49.4796	1.2000e-003	1.1300e-003	49.8464
<b>Total</b>	<b>0.0160</b>	<b>0.0107</b>	<b>0.1754</b>	<b>4.9000e-004</b>	<b>0.0559</b>	<b>3.1000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>2.9000e-004</b>	<b>0.0151</b>		<b>49.4796</b>	<b>49.4796</b>	<b>1.2000e-003</b>	<b>1.1300e-003</b>	<b>49.8464</b>

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**3.3 Site Preparation - 2023**

**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					0.0530	0.0000	0.0530	5.7300e-003	0.0000	5.7300e-003			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084	0.0000	942.4317	942.4317	0.3048		950.0517
<b>Total</b>	<b>0.5348</b>	<b>6.1887</b>	<b>3.9239</b>	<b>9.7300e-003</b>	<b>0.0530</b>	<b>0.2266</b>	<b>0.2796</b>	<b>5.7300e-003</b>	<b>0.2084</b>	<b>0.2142</b>	<b>0.0000</b>	<b>942.4317</b>	<b>942.4317</b>	<b>0.3048</b>		<b>950.0517</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	0.0160	0.0107	0.1754	4.9000e-004	0.0559	3.1000e-004	0.0562	0.0148	2.9000e-004	0.0151		49.4796	49.4796	1.2000e-003	1.1300e-003	49.8464
<b>Total</b>	<b>0.0160</b>	<b>0.0107</b>	<b>0.1754</b>	<b>4.9000e-004</b>	<b>0.0559</b>	<b>3.1000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>2.9000e-004</b>	<b>0.0151</b>		<b>49.4796</b>	<b>49.4796</b>	<b>1.2000e-003</b>	<b>1.1300e-003</b>	<b>49.8464</b>

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**3.4 Grading - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.5708	0.0000	4.5708	2.4892	0.0000	2.4892			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865		1,364.771 3	1,364.771 3	0.4414		1,375.806 2
<b>Total</b>	<b>0.9335</b>	<b>10.1789</b>	<b>5.5516</b>	<b>0.0141</b>	<b>4.5708</b>	<b>0.4201</b>	<b>4.9908</b>	<b>2.4892</b>	<b>0.3865</b>	<b>2.8757</b>		<b>1,364.771 3</b>	<b>1,364.771 3</b>	<b>0.4414</b>		<b>1,375.806 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	0.0388	2.1711	0.6106	0.0103	0.3153	0.0165	0.3317	0.0864	0.0157	0.1022		1,132.725 2	1,132.725 2	0.0630	0.1800	1,187.926 7
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	0.0255	0.0171	0.2806	7.8000e-004	0.0894	5.0000e-004	0.0899	0.0237	4.6000e-004	0.0242		79.1674	79.1674	1.9200e-003	1.8100e-003	79.7542
<b>Total</b>	<b>0.0644</b>	<b>2.1882</b>	<b>0.8912</b>	<b>0.0111</b>	<b>0.4047</b>	<b>0.0170</b>	<b>0.4216</b>	<b>0.1101</b>	<b>0.0162</b>	<b>0.1263</b>		<b>1,211.892 6</b>	<b>1,211.892 6</b>	<b>0.0649</b>	<b>0.1818</b>	<b>1,267.680 9</b>

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**3.4 Grading - 2023**

**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					4.5708	0.0000	4.5708	2.4892	0.0000	2.4892			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865	0.0000	1,364.771 3	1,364.771 3	0.4414		1,375.806 2
<b>Total</b>	<b>0.9335</b>	<b>10.1789</b>	<b>5.5516</b>	<b>0.0141</b>	<b>4.5708</b>	<b>0.4201</b>	<b>4.9908</b>	<b>2.4892</b>	<b>0.3865</b>	<b>2.8757</b>	<b>0.0000</b>	<b>1,364.771 3</b>	<b>1,364.771 3</b>	<b>0.4414</b>		<b>1,375.806 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	0.0388	2.1711	0.6106	0.0103	0.3153	0.0165	0.3317	0.0864	0.0157	0.1022		1,132.725 2	1,132.725 2	0.0630	0.1800	1,187.926 7
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	0.0255	0.0171	0.2806	7.8000e-004	0.0894	5.0000e-004	0.0899	0.0237	4.6000e-004	0.0242		79.1674	79.1674	1.9200e-003	1.8100e-003	79.7542
<b>Total</b>	<b>0.0644</b>	<b>2.1882</b>	<b>0.8912</b>	<b>0.0111</b>	<b>0.4047</b>	<b>0.0170</b>	<b>0.4216</b>	<b>0.1101</b>	<b>0.0162</b>	<b>0.1263</b>		<b>1,211.892 6</b>	<b>1,211.892 6</b>	<b>0.0649</b>	<b>0.1818</b>	<b>1,267.680 9</b>



345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**3.5 Building Construction - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
<b>Total</b>	<b>0.6322</b>	<b>6.4186</b>	<b>7.0970</b>	<b>0.0114</b>		<b>0.3203</b>	<b>0.3203</b>		<b>0.2946</b>	<b>0.2946</b>		<b>1,104.6089</b>	<b>1,104.6089</b>	<b>0.3573</b>		<b>1,113.5402</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	7.7400e-003	0.2541	0.1000	1.2700e-003	0.0448	1.4800e-003	0.0463	0.0129	1.4200e-003	0.0143		137.2217	137.2217	4.6100e-003	0.0199	143.2569
Worker	0.1213	0.0814	1.3330	3.7200e-003	0.4248	2.3800e-003	0.4271	0.1127	2.2000e-003	0.1148		376.0452	376.0452	9.1200e-003	8.5900e-003	378.8326
<b>Total</b>	<b>0.1291</b>	<b>0.3355</b>	<b>1.4330</b>	<b>4.9900e-003</b>	<b>0.4696</b>	<b>3.8600e-003</b>	<b>0.4734</b>	<b>0.1256</b>	<b>3.6200e-003</b>	<b>0.1292</b>		<b>513.2668</b>	<b>513.2668</b>	<b>0.0137</b>	<b>0.0285</b>	<b>522.0894</b>

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**3.5 Building Construction - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
<b>Total</b>	<b>0.6322</b>	<b>6.4186</b>	<b>7.0970</b>	<b>0.0114</b>		<b>0.3203</b>	<b>0.3203</b>		<b>0.2946</b>	<b>0.2946</b>	<b>0.0000</b>	<b>1,104.6089</b>	<b>1,104.6089</b>	<b>0.3573</b>		<b>1,113.5402</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	7.7400e-003	0.2541	0.1000	1.2700e-003	0.0448	1.4800e-003	0.0463	0.0129	1.4200e-003	0.0143		137.2217	137.2217	4.6100e-003	0.0199	143.2569
Worker	0.1213	0.0814	1.3330	3.7200e-003	0.4248	2.3800e-003	0.4271	0.1127	2.2000e-003	0.1148		376.0452	376.0452	9.1200e-003	8.5900e-003	378.8326
<b>Total</b>	<b>0.1291</b>	<b>0.3355</b>	<b>1.4330</b>	<b>4.9900e-003</b>	<b>0.4696</b>	<b>3.8600e-003</b>	<b>0.4734</b>	<b>0.1256</b>	<b>3.6200e-003</b>	<b>0.1292</b>		<b>513.2668</b>	<b>513.2668</b>	<b>0.0137</b>	<b>0.0285</b>	<b>522.0894</b>

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**3.5 Building Construction - 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					
Off-Road	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598		1,104.9834	1,104.9834	0.3574		1,113.9177
<b>Total</b>	<b>0.5950</b>	<b>5.9739</b>	<b>7.0675</b>	<b>0.0114</b>		<b>0.2824</b>	<b>0.2824</b>		<b>0.2598</b>	<b>0.2598</b>		<b>1,104.9834</b>	<b>1,104.9834</b>	<b>0.3574</b>		<b>1,113.9177</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	7.5600e-003	0.2553	0.0984	1.2500e-003	0.0448	1.4800e-003	0.0463	0.0129	1.4200e-003	0.0143		135.2476	135.2476	4.6100e-003	0.0196	141.2062
Worker	0.1132	0.0727	1.2414	3.6100e-003	0.4248	2.2800e-003	0.4270	0.1127	2.1000e-003	0.1148		365.0520	365.0520	8.2600e-003	8.0000e-003	367.6414
<b>Total</b>	<b>0.1208</b>	<b>0.3280</b>	<b>1.3398</b>	<b>4.8600e-003</b>	<b>0.4696</b>	<b>3.7600e-003</b>	<b>0.4733</b>	<b>0.1256</b>	<b>3.5200e-003</b>	<b>0.1291</b>		<b>500.2996</b>	<b>500.2996</b>	<b>0.0129</b>	<b>0.0276</b>	<b>508.8476</b>

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**3.5 Building Construction - 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					
Off-Road	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598	0.0000	1,104.9834	1,104.9834	0.3574		1,113.9177
<b>Total</b>	<b>0.5950</b>	<b>5.9739</b>	<b>7.0675</b>	<b>0.0114</b>		<b>0.2824</b>	<b>0.2824</b>		<b>0.2598</b>	<b>0.2598</b>	<b>0.0000</b>	<b>1,104.9834</b>	<b>1,104.9834</b>	<b>0.3574</b>		<b>1,113.9177</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	7.5600e-003	0.2553	0.0984	1.2500e-003	0.0448	1.4800e-003	0.0463	0.0129	1.4200e-003	0.0143		135.2476	135.2476	4.6100e-003	0.0196	141.2062
Worker	0.1132	0.0727	1.2414	3.6100e-003	0.4248	2.2800e-003	0.4270	0.1127	2.1000e-003	0.1148		365.0520	365.0520	8.2600e-003	8.0000e-003	367.6414
<b>Total</b>	<b>0.1208</b>	<b>0.3280</b>	<b>1.3398</b>	<b>4.8600e-003</b>	<b>0.4696</b>	<b>3.7600e-003</b>	<b>0.4733</b>	<b>0.1256</b>	<b>3.5200e-003</b>	<b>0.1291</b>		<b>500.2996</b>	<b>500.2996</b>	<b>0.0129</b>	<b>0.0276</b>	<b>508.8476</b>

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**3.6 Paving - 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					
Off-Road	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269		1,036.2393	1,036.2393	0.3019		1,043.7858
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5904</b>	<b>5.2297</b>	<b>7.0314</b>	<b>0.0113</b>		<b>0.2429</b>	<b>0.2429</b>		<b>0.2269</b>	<b>0.2269</b>		<b>1,036.2393</b>	<b>1,036.2393</b>	<b>0.3019</b>		<b>1,043.7858</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	0.0536	0.0345	0.5880	1.7100e-003	0.2012	1.0800e-003	0.2023	0.0534	9.9000e-004	0.0544		172.9194	172.9194	3.9100e-003	3.7900e-003	174.1459
<b>Total</b>	<b>0.0536</b>	<b>0.0345</b>	<b>0.5880</b>	<b>1.7100e-003</b>	<b>0.2012</b>	<b>1.0800e-003</b>	<b>0.2023</b>	<b>0.0534</b>	<b>9.9000e-004</b>	<b>0.0544</b>		<b>172.9194</b>	<b>172.9194</b>	<b>3.9100e-003</b>	<b>3.7900e-003</b>	<b>174.1459</b>

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**3.6 Paving - 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					
Off-Road	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269	0.0000	1,036.2393	1,036.2393	0.3019		1,043.7858
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5904</b>	<b>5.2297</b>	<b>7.0314</b>	<b>0.0113</b>		<b>0.2429</b>	<b>0.2429</b>		<b>0.2269</b>	<b>0.2269</b>	<b>0.0000</b>	<b>1,036.2393</b>	<b>1,036.2393</b>	<b>0.3019</b>		<b>1,043.7858</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	0.0536	0.0345	0.5880	1.7100e-003	0.2012	1.0800e-003	0.2023	0.0534	9.9000e-004	0.0544		172.9194	172.9194	3.9100e-003	3.7900e-003	174.1459
<b>Total</b>	<b>0.0536</b>	<b>0.0345</b>	<b>0.5880</b>	<b>1.7100e-003</b>	<b>0.2012</b>	<b>1.0800e-003</b>	<b>0.2023</b>	<b>0.0534</b>	<b>9.9000e-004</b>	<b>0.0544</b>		<b>172.9194</b>	<b>172.9194</b>	<b>3.9100e-003</b>	<b>3.7900e-003</b>	<b>174.1459</b>

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**3.7 Architectural Coating - 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					
Archit. Coating	17.4545					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
<b>Total</b>	<b>17.6353</b>	<b>1.2188</b>	<b>1.8101</b>	<b>2.9700e-003</b>		<b>0.0609</b>	<b>0.0609</b>		<b>0.0609</b>	<b>0.0609</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0159</b>		<b>281.8443</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	0.0238	0.0153	0.2614	7.6000e-004	0.0894	4.8000e-004	0.0899	0.0237	4.4000e-004	0.0242		76.8531	76.8531	1.7400e-003	1.6800e-003	77.3982
<b>Total</b>	<b>0.0238</b>	<b>0.0153</b>	<b>0.2614</b>	<b>7.6000e-004</b>	<b>0.0894</b>	<b>4.8000e-004</b>	<b>0.0899</b>	<b>0.0237</b>	<b>4.4000e-004</b>	<b>0.0242</b>		<b>76.8531</b>	<b>76.8531</b>	<b>1.7400e-003</b>	<b>1.6800e-003</b>	<b>77.3982</b>

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**3.7 Architectural Coating - 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					
Archit. Coating	17.4545					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
<b>Total</b>	<b>17.6353</b>	<b>1.2188</b>	<b>1.8101</b>	<b>2.9700e-003</b>		<b>0.0609</b>	<b>0.0609</b>		<b>0.0609</b>	<b>0.0609</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0159</b>		<b>281.8443</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	0.0238	0.0153	0.2614	7.6000e-004	0.0894	4.8000e-004	0.0899	0.0237	4.4000e-004	0.0242		76.8531	76.8531	1.7400e-003	1.6800e-003	77.3982
<b>Total</b>	<b>0.0238</b>	<b>0.0153</b>	<b>0.2614</b>	<b>7.6000e-004</b>	<b>0.0894</b>	<b>4.8000e-004</b>	<b>0.0899</b>	<b>0.0237</b>	<b>4.4000e-004</b>	<b>0.0242</b>		<b>76.8531</b>	<b>76.8531</b>	<b>1.7400e-003</b>	<b>1.6800e-003</b>	<b>77.3982</b>



345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.1401	1.9903	18.4215	0.0393	4.0718	0.0286	4.1004	1.0851	0.0265	1.1116		4,002.4288	4,002.4288	0.2728	0.1794	4,062.6968
Unmitigated	2.1401	1.9903	18.4215	0.0393	4.0718	0.0286	4.1004	1.0851	0.0265	1.1116		4,002.4288	4,002.4288	0.2728	0.1794	4,062.6968

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	195.80	199.32	157.96	652,325	652,325
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	332.38	668.16	480.00	727,021	727,021
Strip Mall	21.72	20.60	10.01	37,833	37,833
<b>Total</b>	<b>549.90</b>	<b>888.08</b>	<b>647.97</b>	<b>1,417,179</b>	<b>1,417,179</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
Fast Food Restaurant w/o Drive	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

Land Use	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
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking with Elevator	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Fast Food Restaurant w/o Drive Thru	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Strip Mall	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.0206	0.1792	0.1010	1.1200e-003		0.0142	0.0142		0.0142	0.0142		224.2371	224.2371	4.3000e-003	4.1100e-003	225.5697
NaturalGas Unmitigated	0.0206	0.1792	0.1010	1.1200e-003		0.0142	0.0142		0.0142	0.0142		224.2371	224.2371	4.3000e-003	4.1100e-003	225.5697

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	1296.78	0.0140	0.1195	0.0509	7.6000e-004		9.6600e-003	9.6600e-003		9.6600e-003	9.6600e-003		152.5628	152.5628	2.9200e-003	2.8000e-003	153.4694
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
Fast Food Restaurant w/o Drive Thru	607.062	6.5500e-003	0.0595	0.0500	3.6000e-004		4.5200e-003	4.5200e-003		4.5200e-003	4.5200e-003		71.4190	71.4190	1.3700e-003	1.3100e-003	71.8434
Strip Mall	2.17036	2.0000e-005	2.1000e-004	1.8000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.2553	0.2553	0.0000	0.0000	0.2569
<b>Total</b>		<b>0.0206</b>	<b>0.1792</b>	<b>0.1010</b>	<b>1.1200e-003</b>		<b>0.0142</b>	<b>0.0142</b>		<b>0.0142</b>	<b>0.0142</b>		<b>224.2371</b>	<b>224.2371</b>	<b>4.2900e-003</b>	<b>4.1100e-003</b>	<b>225.5697</b>

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**5.2 Energy by Land Use - NaturalGas**

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	1.29678	0.0140	0.1195	0.0509	7.6000e-004		9.6600e-003	9.6600e-003		9.6600e-003	9.6600e-003		152.5628	152.5628	2.9200e-003	2.8000e-003	153.4694
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
Fast Food Restaurant w/o Drive Thru	0.607062	6.5500e-003	0.0595	0.0500	3.6000e-004		4.5200e-003	4.5200e-003		4.5200e-003	4.5200e-003		71.4190	71.4190	1.3700e-003	1.3100e-003	71.8434
Strip Mall	0.00217036	2.0000e-005	2.1000e-004	1.8000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.2553	0.2553	0.0000	0.0000	0.2569
<b>Total</b>		<b>0.0206</b>	<b>0.1792</b>	<b>0.1010</b>	<b>1.1200e-003</b>		<b>0.0142</b>	<b>0.0142</b>		<b>0.0142</b>	<b>0.0142</b>		<b>224.2371</b>	<b>224.2371</b>	<b>4.2900e-003</b>	<b>4.1100e-003</b>	<b>225.5697</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	12.8787	0.9548	26.0062	0.0573		3.3812	3.3812		3.3812	3.3812	412.1444	798.5394	1,210.6838	1.2354	0.0280	1,249.9042
Unmitigated	12.8787	0.9548	26.0062	0.0573		3.3812	3.3812		3.3812	3.3812	412.1444	798.5394	1,210.6838	1.2354	0.0280	1,249.9042

**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	0.1004					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1394					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	11.5296	0.9129	22.3763	0.0571		3.3611	3.3611		3.3611	3.3611	412.1444	792.0000	1,204.1444	1.2291	0.0280	1,243.2079
Landscaping	0.1092	0.0418	3.6300	1.9000e-004		0.0201	0.0201		0.0201	0.0201		6.5394	6.5394	6.2800e-003		6.6964
<b>Total</b>	<b>12.8787</b>	<b>0.9548</b>	<b>26.0062</b>	<b>0.0573</b>		<b>3.3812</b>	<b>3.3812</b>		<b>3.3812</b>	<b>3.3812</b>	<b>412.1444</b>	<b>798.5394</b>	<b>1,210.6838</b>	<b>1.2354</b>	<b>0.0280</b>	<b>1,249.9042</b>

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1004					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1394					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	11.5296	0.9129	22.3763	0.0571		3.3611	3.3611		3.3611	3.3611	412.1444	792.0000	1,204.1444	1.2291	0.0280	1,243.2079
Landscaping	0.1092	0.0418	3.6300	1.9000e-004		0.0201	0.0201		0.0201	0.0201		6.5394	6.5394	6.2800e-003		6.6964
<b>Total</b>	<b>12.8787</b>	<b>0.9548</b>	<b>26.0062</b>	<b>0.0573</b>		<b>3.3812</b>	<b>3.3812</b>		<b>3.3812</b>	<b>3.3812</b>	<b>412.1444</b>	<b>798.5394</b>	<b>1,210.6838</b>	<b>1.2354</b>	<b>0.0280</b>	<b>1,249.9042</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

345 W Cerritos Ave - South Coast AQMD Air District, Summer

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

**8.0 Waste Detail**

---

**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

---

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

**10.0 Stationary Equipment**

---

**Fire Pumps and Emergency Generators**

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

**Boilers**

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

**User Defined Equipment**

Equipment Type	Number
----------------	--------

**11.0 Vegetation**

---

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**345 W Cerritos Ave**

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	44.00	Dwelling Unit	0.30	55,874.00	126
Strip Mall	0.49	1000sqft	0.01	486.00	0
Fast Food Restaurant w/o Drive Thru	0.96	1000sqft	0.02	962.00	0
Enclosed Parking with Elevator	12.61	1000sqft	0.29	12,605.00	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>	2024
<b>Utility Company</b>	Glendale Water and Power				
<b>CO2 Intensity (lb/MW hr)</b>	948.98	<b>CH4 Intensity (lb/MW hr)</b>	0.033	<b>N2O Intensity (lb/MW hr)</b>	0.004

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

Project Characteristics - Lot: 13,265 SF, Demo existing 7,620 SF office, Construct: 57,322 SF mixed use building (55,734 SF multi-family/44 units; 486 SF Retail; 962 SF Counter service restaurant), 12,605 SF subterranean garage, 6,058 Cubic Yards (all export).

Land Use - Lot: 13,265 SF (0.304 acre); 44 units (33 du/acre); 57, 322 SF mixed use building (55,874 SF residential, 486 SF retail, and 962 SF counter service restaurant) and 12,605 SF subterranean garage.

Construction Phase - Demo: 20 days; Site Prep: 10 days; Grading: 42 days; Building Construction: 318 days; Paving: 25 days; arch coating: 21 days.

Grading - 6,058 CY of grading (all export)

Demolition -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	21.00



345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

tblConstructionPhase	NumDays	100.00	318.00
tblConstructionPhase	NumDays	10.00	20.00
tblConstructionPhase	NumDays	2.00	42.00
tblConstructionPhase	NumDays	5.00	25.00
tblConstructionPhase	NumDays	1.00	10.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	PhaseEndDate	1/1/2023	8/27/2024
tblConstructionPhase	PhaseEndDate	1/1/2023	4/16/2024
tblConstructionPhase	PhaseEndDate	1/1/2023	1/24/2023
tblConstructionPhase	PhaseEndDate	1/1/2023	3/31/2023
tblConstructionPhase	PhaseEndDate	1/1/2023	7/27/2024
tblConstructionPhase	PhaseEndDate	1/1/2023	2/8/2023
tblConstructionPhase	PhaseStartDate	1/2/2023	8/3/2024
tblConstructionPhase	PhaseStartDate	1/2/2023	4/12/2023
tblConstructionPhase	PhaseStartDate	1/2/2023	2/11/2023
tblConstructionPhase	PhaseStartDate	1/2/2023	6/29/2024
tblConstructionPhase	PhaseStartDate	1/2/2023	1/28/2023
tblGrading	AcresOfGrading	31.50	1.50
tblGrading	AcresOfGrading	5.00	0.50
tblGrading	MaterialExported	0.00	6,058.00
tblLandUse	LandUseSquareFeet	44,000.00	55,874.00
tblLandUse	LandUseSquareFeet	490.00	486.00
tblLandUse	LandUseSquareFeet	960.00	962.00
tblLandUse	LandUseSquareFeet	12,610.00	12,605.00

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

tblLandUse	LotAcreage	0.71	0.30
------------	------------	------	------

**2.0 Emissions Summary**

---

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**2.1 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					
2023	0.9967	12.4722	8.4066	0.0251	4.9754	0.4371	5.4125	2.5994	0.4027	3.0021	0.0000	2,573.3457	2,573.3457	0.5062	0.1821	2,640.2600
2024	17.6605	6.3214	8.2930	0.0161	0.4696	0.2861	0.7557	0.1256	0.2633	0.3889	0.0000	1,584.3612	1,584.3612	0.3703	0.0281	1,602.0052
<b>Maximum</b>	<b>17.6605</b>	<b>12.4722</b>	<b>8.4066</b>	<b>0.0251</b>	<b>4.9754</b>	<b>0.4371</b>	<b>5.4125</b>	<b>2.5994</b>	<b>0.4027</b>	<b>3.0021</b>	<b>0.0000</b>	<b>2,573.3457</b>	<b>2,573.3457</b>	<b>0.5062</b>	<b>0.1821</b>	<b>2,640.2600</b>

**Mitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	0.9967	12.4722	8.4066	0.0251	4.9754	0.4371	5.4125	2.5994	0.4027	3.0021	0.0000	2,573.3457	2,573.3457	0.5062	0.1821	2,640.2600
2024	17.6605	6.3214	8.2930	0.0161	0.4696	0.2861	0.7557	0.1256	0.2633	0.3889	0.0000	1,584.3612	1,584.3612	0.3703	0.0281	1,602.0052
<b>Maximum</b>	<b>17.6605</b>	<b>12.4722</b>	<b>8.4066</b>	<b>0.0251</b>	<b>4.9754</b>	<b>0.4371</b>	<b>5.4125</b>	<b>2.5994</b>	<b>0.4027</b>	<b>3.0021</b>	<b>0.0000</b>	<b>2,573.3457</b>	<b>2,573.3457</b>	<b>0.5062</b>	<b>0.1821</b>	<b>2,640.2600</b>



345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	12.8787	0.9548	26.0062	0.0573		3.3812	3.3812		3.3812	3.3812	412.1444	798.5394	1,210.6838	1.2354	0.0280	1,249.9042
Energy	0.0206	0.1792	0.1010	1.1200e-003		0.0142	0.0142		0.0142	0.0142		224.2371	224.2371	4.3000e-003	4.1100e-003	225.5697
Mobile	2.0435	2.1388	18.0811	0.0375	4.0718	0.0286	4.1004	1.0851	0.0266	1.1116		3,820.0061	3,820.0061	0.2839	0.1867	3,882.7293
<b>Total</b>	<b>14.9428</b>	<b>3.2727</b>	<b>44.1883</b>	<b>0.0959</b>	<b>4.0718</b>	<b>3.4240</b>	<b>7.4958</b>	<b>1.0851</b>	<b>3.4220</b>	<b>4.5070</b>	<b>412.1444</b>	<b>4,842.7826</b>	<b>5,254.9270</b>	<b>1.5236</b>	<b>0.2187</b>	<b>5,358.2031</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	12.8787	0.9548	26.0062	0.0573		3.3812	3.3812		3.3812	3.3812	412.1444	798.5394	1,210.6838	1.2354	0.0280	1,249.9042
Energy	0.0206	0.1792	0.1010	1.1200e-003		0.0142	0.0142		0.0142	0.0142		224.2371	224.2371	4.3000e-003	4.1100e-003	225.5697
Mobile	2.0435	2.1388	18.0811	0.0375	4.0718	0.0286	4.1004	1.0851	0.0266	1.1116		3,820.0061	3,820.0061	0.2839	0.1867	3,882.7293
<b>Total</b>	<b>14.9428</b>	<b>3.2727</b>	<b>44.1883</b>	<b>0.0959</b>	<b>4.0718</b>	<b>3.4240</b>	<b>7.4958</b>	<b>1.0851</b>	<b>3.4220</b>	<b>4.5070</b>	<b>412.1444</b>	<b>4,842.7826</b>	<b>5,254.9270</b>	<b>1.5236</b>	<b>0.2187</b>	<b>5,358.2031</b>

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

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

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/2/2023	1/24/2023	6	20	
2	Site Preparation	Site Preparation	1/28/2023	2/8/2023	6	10	
3	Grading	Grading	2/11/2023	3/31/2023	6	42	
4	Building Construction	Building Construction	4/12/2023	4/16/2024	6	318	
5	Paving	Paving	6/29/2024	7/27/2024	6	25	
6	Architectural Coating	Architectural Coating	8/3/2024	8/27/2024	6	21	

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

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

**Acres of Paving: 0.29**

**Residential Indoor: 113,145; Residential Outdoor: 37,715; Non-Residential Indoor: 2,172; Non-Residential Outdoor: 724; Striped Parking Area: 756 (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

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

Grading	Graders	1	6.00	187	0.41
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	35.00	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	757.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	38.00	7.00	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	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**3.2 Demolition - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3750	0.0000	0.3750	0.0568	0.0000	0.0568			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698		1,148.4055	1,148.4055	0.2089		1,153.6290
<b>Total</b>	<b>0.6463</b>	<b>5.7787</b>	<b>7.3926</b>	<b>0.0120</b>	<b>0.3750</b>	<b>0.2821</b>	<b>0.6572</b>	<b>0.0568</b>	<b>0.2698</b>	<b>0.3266</b>		<b>1,148.4055</b>	<b>1,148.4055</b>	<b>0.2089</b>		<b>1,153.6290</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	3.5200e-003	0.2209	0.0602	1.0000e-003	0.0306	1.6000e-003	0.0322	8.3900e-003	1.5300e-003	9.9200e-003		110.1045	110.1045	6.1000e-003	0.0175	115.4698
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	0.0337	0.0234	0.3175	9.2000e-004	0.1118	6.3000e-004	0.1124	0.0296	5.8000e-004	0.0302		93.2166	93.2166	2.4300e-003	2.4000e-003	93.9918
<b>Total</b>	<b>0.0372</b>	<b>0.2443</b>	<b>0.3776</b>	<b>1.9200e-003</b>	<b>0.1424</b>	<b>2.2300e-003</b>	<b>0.1446</b>	<b>0.0380</b>	<b>2.1100e-003</b>	<b>0.0401</b>		<b>203.3211</b>	<b>203.3211</b>	<b>8.5300e-003</b>	<b>0.0199</b>	<b>209.4616</b>



345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**3.2 Demolition - 2023**

**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					0.3750	0.0000	0.3750	0.0568	0.0000	0.0568			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698	0.0000	1,148.4055	1,148.4055	0.2089		1,153.6290
<b>Total</b>	<b>0.6463</b>	<b>5.7787</b>	<b>7.3926</b>	<b>0.0120</b>	<b>0.3750</b>	<b>0.2821</b>	<b>0.6572</b>	<b>0.0568</b>	<b>0.2698</b>	<b>0.3266</b>	<b>0.0000</b>	<b>1,148.4055</b>	<b>1,148.4055</b>	<b>0.2089</b>		<b>1,153.6290</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	3.5200e-003	0.2209	0.0602	1.0000e-003	0.0306	1.6000e-003	0.0322	8.3900e-003	1.5300e-003	9.9200e-003		110.1045	110.1045	6.1000e-003	0.0175	115.4698
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	0.0337	0.0234	0.3175	9.2000e-004	0.1118	6.3000e-004	0.1124	0.0296	5.8000e-004	0.0302		93.2166	93.2166	2.4300e-003	2.4000e-003	93.9918
<b>Total</b>	<b>0.0372</b>	<b>0.2443</b>	<b>0.3776</b>	<b>1.9200e-003</b>	<b>0.1424</b>	<b>2.2300e-003</b>	<b>0.1446</b>	<b>0.0380</b>	<b>2.1100e-003</b>	<b>0.0401</b>		<b>203.3211</b>	<b>203.3211</b>	<b>8.5300e-003</b>	<b>0.0199</b>	<b>209.4616</b>

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**3.3 Site Preparation - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0530	0.0000	0.0530	5.7300e-003	0.0000	5.7300e-003			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084		942.4317	942.4317	0.3048		950.0517
<b>Total</b>	<b>0.5348</b>	<b>6.1887</b>	<b>3.9239</b>	<b>9.7300e-003</b>	<b>0.0530</b>	<b>0.2266</b>	<b>0.2796</b>	<b>5.7300e-003</b>	<b>0.2084</b>	<b>0.2142</b>		<b>942.4317</b>	<b>942.4317</b>	<b>0.3048</b>		<b>950.0517</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	0.0169	0.0117	0.1587	4.6000e-004	0.0559	3.1000e-004	0.0562	0.0148	2.9000e-004	0.0151		46.6083	46.6083	1.2200e-003	1.2000e-003	46.9959
<b>Total</b>	<b>0.0169</b>	<b>0.0117</b>	<b>0.1587</b>	<b>4.6000e-004</b>	<b>0.0559</b>	<b>3.1000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>2.9000e-004</b>	<b>0.0151</b>		<b>46.6083</b>	<b>46.6083</b>	<b>1.2200e-003</b>	<b>1.2000e-003</b>	<b>46.9959</b>

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**3.3 Site Preparation - 2023**

**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					0.0530	0.0000	0.0530	5.7300e-003	0.0000	5.7300e-003			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084	0.0000	942.4317	942.4317	0.3048		950.0517
<b>Total</b>	<b>0.5348</b>	<b>6.1887</b>	<b>3.9239</b>	<b>9.7300e-003</b>	<b>0.0530</b>	<b>0.2266</b>	<b>0.2796</b>	<b>5.7300e-003</b>	<b>0.2084</b>	<b>0.2142</b>	<b>0.0000</b>	<b>942.4317</b>	<b>942.4317</b>	<b>0.3048</b>		<b>950.0517</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	0.0169	0.0117	0.1587	4.6000e-004	0.0559	3.1000e-004	0.0562	0.0148	2.9000e-004	0.0151		46.6083	46.6083	1.2200e-003	1.2000e-003	46.9959
<b>Total</b>	<b>0.0169</b>	<b>0.0117</b>	<b>0.1587</b>	<b>4.6000e-004</b>	<b>0.0559</b>	<b>3.1000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>2.9000e-004</b>	<b>0.0151</b>		<b>46.6083</b>	<b>46.6083</b>	<b>1.2200e-003</b>	<b>1.2000e-003</b>	<b>46.9959</b>

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**3.4 Grading - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.5708	0.0000	4.5708	2.4892	0.0000	2.4892			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865		1,364.771 3	1,364.771 3	0.4414		1,375.806 2
<b>Total</b>	<b>0.9335</b>	<b>10.1789</b>	<b>5.5516</b>	<b>0.0141</b>	<b>4.5708</b>	<b>0.4201</b>	<b>4.9908</b>	<b>2.4892</b>	<b>0.3865</b>	<b>2.8757</b>		<b>1,364.771 3</b>	<b>1,364.771 3</b>	<b>0.4414</b>		<b>1,375.806 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	0.0362	2.2746	0.6195	0.0103	0.3153	0.0165	0.3318	0.0864	0.0158	0.1022		1,134.001 1	1,134.001 1	0.0628	0.1802	1,189.260 3
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	0.0270	0.0187	0.2540	7.4000e-004	0.0894	5.0000e-004	0.0899	0.0237	4.6000e-004	0.0242		74.5733	74.5733	1.9500e-003	1.9200e-003	75.1935
<b>Total</b>	<b>0.0632</b>	<b>2.2933</b>	<b>0.8735</b>	<b>0.0111</b>	<b>0.4047</b>	<b>0.0170</b>	<b>0.4217</b>	<b>0.1101</b>	<b>0.0162</b>	<b>0.1264</b>		<b>1,208.574 4</b>	<b>1,208.574 4</b>	<b>0.0648</b>	<b>0.1821</b>	<b>1,264.453 8</b>

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**3.4 Grading - 2023**

**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					4.5708	0.0000	4.5708	2.4892	0.0000	2.4892			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865	0.0000	1,364.771 3	1,364.771 3	0.4414		1,375.806 2
<b>Total</b>	<b>0.9335</b>	<b>10.1789</b>	<b>5.5516</b>	<b>0.0141</b>	<b>4.5708</b>	<b>0.4201</b>	<b>4.9908</b>	<b>2.4892</b>	<b>0.3865</b>	<b>2.8757</b>	<b>0.0000</b>	<b>1,364.771 3</b>	<b>1,364.771 3</b>	<b>0.4414</b>		<b>1,375.806 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	0.0362	2.2746	0.6195	0.0103	0.3153	0.0165	0.3318	0.0864	0.0158	0.1022		1,134.001 1	1,134.001 1	0.0628	0.1802	1,189.260 3
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	0.0270	0.0187	0.2540	7.4000e-004	0.0894	5.0000e-004	0.0899	0.0237	4.6000e-004	0.0242		74.5733	74.5733	1.9500e-003	1.9200e-003	75.1935
<b>Total</b>	<b>0.0632</b>	<b>2.2933</b>	<b>0.8735</b>	<b>0.0111</b>	<b>0.4047</b>	<b>0.0170</b>	<b>0.4217</b>	<b>0.1101</b>	<b>0.0162</b>	<b>0.1264</b>		<b>1,208.574 4</b>	<b>1,208.574 4</b>	<b>0.0648</b>	<b>0.1821</b>	<b>1,264.453 8</b>

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**3.5 Building Construction - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
<b>Total</b>	<b>0.6322</b>	<b>6.4186</b>	<b>7.0970</b>	<b>0.0114</b>		<b>0.3203</b>	<b>0.3203</b>		<b>0.2946</b>	<b>0.2946</b>		<b>1,104.6089</b>	<b>1,104.6089</b>	<b>0.3573</b>		<b>1,113.5402</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	7.4100e-003	0.2667	0.1033	1.2800e-003	0.0448	1.4900e-003	0.0463	0.0129	1.4200e-003	0.0143		137.4697	137.4697	4.5900e-003	0.0199	143.5203
Worker	0.1281	0.0890	1.2063	3.5000e-003	0.4248	2.3800e-003	0.4271	0.1127	2.2000e-003	0.1148		354.2231	354.2231	9.2400e-003	9.1100e-003	357.1690
<b>Total</b>	<b>0.1355</b>	<b>0.3557</b>	<b>1.3096</b>	<b>4.7800e-003</b>	<b>0.4696</b>	<b>3.8700e-003</b>	<b>0.4735</b>	<b>0.1256</b>	<b>3.6200e-003</b>	<b>0.1292</b>		<b>491.6928</b>	<b>491.6928</b>	<b>0.0138</b>	<b>0.0290</b>	<b>500.6892</b>

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**3.5 Building Construction - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
<b>Total</b>	<b>0.6322</b>	<b>6.4186</b>	<b>7.0970</b>	<b>0.0114</b>		<b>0.3203</b>	<b>0.3203</b>		<b>0.2946</b>	<b>0.2946</b>	<b>0.0000</b>	<b>1,104.6089</b>	<b>1,104.6089</b>	<b>0.3573</b>		<b>1,113.5402</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	7.4100e-003	0.2667	0.1033	1.2800e-003	0.0448	1.4900e-003	0.0463	0.0129	1.4200e-003	0.0143		137.4697	137.4697	4.5900e-003	0.0199	143.5203
Worker	0.1281	0.0890	1.2063	3.5000e-003	0.4248	2.3800e-003	0.4271	0.1127	2.2000e-003	0.1148		354.2231	354.2231	9.2400e-003	9.1100e-003	357.1690
<b>Total</b>	<b>0.1355</b>	<b>0.3557</b>	<b>1.3096</b>	<b>4.7800e-003</b>	<b>0.4696</b>	<b>3.8700e-003</b>	<b>0.4735</b>	<b>0.1256</b>	<b>3.6200e-003</b>	<b>0.1292</b>		<b>491.6928</b>	<b>491.6928</b>	<b>0.0138</b>	<b>0.0290</b>	<b>500.6892</b>

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**3.5 Building Construction - 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					
Off-Road	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598		1,104.9834	1,104.9834	0.3574		1,113.9177
<b>Total</b>	<b>0.5950</b>	<b>5.9739</b>	<b>7.0675</b>	<b>0.0114</b>		<b>0.2824</b>	<b>0.2824</b>		<b>0.2598</b>	<b>0.2598</b>		<b>1,104.9834</b>	<b>1,104.9834</b>	<b>0.3574</b>		<b>1,113.9177</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	7.2200e-003	0.2679	0.1016	1.2600e-003	0.0448	1.4900e-003	0.0463	0.0129	1.4300e-003	0.0143		135.4961	135.4961	4.5900e-003	0.0197	141.4697
Worker	0.1199	0.0795	1.1240	3.4000e-003	0.4248	2.2800e-003	0.4270	0.1127	2.1000e-003	0.1148		343.8817	343.8817	8.3800e-003	8.4800e-003	346.6177
<b>Total</b>	<b>0.1271</b>	<b>0.3474</b>	<b>1.2255</b>	<b>4.6600e-003</b>	<b>0.4696</b>	<b>3.7700e-003</b>	<b>0.4733</b>	<b>0.1256</b>	<b>3.5300e-003</b>	<b>0.1291</b>		<b>479.3778</b>	<b>479.3778</b>	<b>0.0130</b>	<b>0.0281</b>	<b>488.0874</b>



345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**3.5 Building Construction - 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					
Off-Road	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598	0.0000	1,104.9834	1,104.9834	0.3574		1,113.9177
<b>Total</b>	<b>0.5950</b>	<b>5.9739</b>	<b>7.0675</b>	<b>0.0114</b>		<b>0.2824</b>	<b>0.2824</b>		<b>0.2598</b>	<b>0.2598</b>	<b>0.0000</b>	<b>1,104.9834</b>	<b>1,104.9834</b>	<b>0.3574</b>		<b>1,113.9177</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	7.2200e-003	0.2679	0.1016	1.2600e-003	0.0448	1.4900e-003	0.0463	0.0129	1.4300e-003	0.0143		135.4961	135.4961	4.5900e-003	0.0197	141.4697
Worker	0.1199	0.0795	1.1240	3.4000e-003	0.4248	2.2800e-003	0.4270	0.1127	2.1000e-003	0.1148		343.8817	343.8817	8.3800e-003	8.4800e-003	346.6177
<b>Total</b>	<b>0.1271</b>	<b>0.3474</b>	<b>1.2255</b>	<b>4.6600e-003</b>	<b>0.4696</b>	<b>3.7700e-003</b>	<b>0.4733</b>	<b>0.1256</b>	<b>3.5300e-003</b>	<b>0.1291</b>		<b>479.3778</b>	<b>479.3778</b>	<b>0.0130</b>	<b>0.0281</b>	<b>488.0874</b>

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**3.6 Paving - 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					
Off-Road	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269		1,036.2393	1,036.2393	0.3019		1,043.7858
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5904</b>	<b>5.2297</b>	<b>7.0314</b>	<b>0.0113</b>		<b>0.2429</b>	<b>0.2429</b>		<b>0.2269</b>	<b>0.2269</b>		<b>1,036.2393</b>	<b>1,036.2393</b>	<b>0.3019</b>		<b>1,043.7858</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	0.0568	0.0377	0.5324	1.6100e-003	0.2012	1.0800e-003	0.2023	0.0534	9.9000e-004	0.0544		162.8913	162.8913	3.9700e-003	4.0200e-003	164.1873
<b>Total</b>	<b>0.0568</b>	<b>0.0377</b>	<b>0.5324</b>	<b>1.6100e-003</b>	<b>0.2012</b>	<b>1.0800e-003</b>	<b>0.2023</b>	<b>0.0534</b>	<b>9.9000e-004</b>	<b>0.0544</b>		<b>162.8913</b>	<b>162.8913</b>	<b>3.9700e-003</b>	<b>4.0200e-003</b>	<b>164.1873</b>

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**3.6 Paving - 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					
Off-Road	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269	0.0000	1,036.2393	1,036.2393	0.3019		1,043.7858
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.5904</b>	<b>5.2297</b>	<b>7.0314</b>	<b>0.0113</b>		<b>0.2429</b>	<b>0.2429</b>		<b>0.2269</b>	<b>0.2269</b>	<b>0.0000</b>	<b>1,036.2393</b>	<b>1,036.2393</b>	<b>0.3019</b>		<b>1,043.7858</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	0.0568	0.0377	0.5324	1.6100e-003	0.2012	1.0800e-003	0.2023	0.0534	9.9000e-004	0.0544		162.8913	162.8913	3.9700e-003	4.0200e-003	164.1873
<b>Total</b>	<b>0.0568</b>	<b>0.0377</b>	<b>0.5324</b>	<b>1.6100e-003</b>	<b>0.2012</b>	<b>1.0800e-003</b>	<b>0.2023</b>	<b>0.0534</b>	<b>9.9000e-004</b>	<b>0.0544</b>		<b>162.8913</b>	<b>162.8913</b>	<b>3.9700e-003</b>	<b>4.0200e-003</b>	<b>164.1873</b>

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**3.7 Architectural Coating - 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					
Archit. Coating	17.4545					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
<b>Total</b>	<b>17.6353</b>	<b>1.2188</b>	<b>1.8101</b>	<b>2.9700e-003</b>		<b>0.0609</b>	<b>0.0609</b>		<b>0.0609</b>	<b>0.0609</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0159</b>		<b>281.8443</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	0.0252	0.0167	0.2366	7.2000e-004	0.0894	4.8000e-004	0.0899	0.0237	4.4000e-004	0.0242		72.3961	72.3961	1.7600e-003	1.7800e-003	72.9722
<b>Total</b>	<b>0.0252</b>	<b>0.0167</b>	<b>0.2366</b>	<b>7.2000e-004</b>	<b>0.0894</b>	<b>4.8000e-004</b>	<b>0.0899</b>	<b>0.0237</b>	<b>4.4000e-004</b>	<b>0.0242</b>		<b>72.3961</b>	<b>72.3961</b>	<b>1.7600e-003</b>	<b>1.7800e-003</b>	<b>72.9722</b>

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**3.7 Architectural Coating - 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					
Archit. Coating	17.4545					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
<b>Total</b>	<b>17.6353</b>	<b>1.2188</b>	<b>1.8101</b>	<b>2.9700e-003</b>		<b>0.0609</b>	<b>0.0609</b>		<b>0.0609</b>	<b>0.0609</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0159</b>		<b>281.8443</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	0.0252	0.0167	0.2366	7.2000e-004	0.0894	4.8000e-004	0.0899	0.0237	4.4000e-004	0.0242		72.3961	72.3961	1.7600e-003	1.7800e-003	72.9722
<b>Total</b>	<b>0.0252</b>	<b>0.0167</b>	<b>0.2366</b>	<b>7.2000e-004</b>	<b>0.0894</b>	<b>4.8000e-004</b>	<b>0.0899</b>	<b>0.0237</b>	<b>4.4000e-004</b>	<b>0.0242</b>		<b>72.3961</b>	<b>72.3961</b>	<b>1.7600e-003</b>	<b>1.7800e-003</b>	<b>72.9722</b>

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.0435	2.1388	18.0811	0.0375	4.0718	0.0286	4.1004	1.0851	0.0266	1.1116		3,820.006 1	3,820.006 1	0.2839	0.1867	3,882.729 3
Unmitigated	2.0435	2.1388	18.0811	0.0375	4.0718	0.0286	4.1004	1.0851	0.0266	1.1116		3,820.006 1	3,820.006 1	0.2839	0.1867	3,882.729 3

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	195.80	199.32	157.96	652,325	652,325
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	332.38	668.16	480.00	727,021	727,021
Strip Mall	21.72	20.60	10.01	37,833	37,833
<b>Total</b>	<b>549.90</b>	<b>888.08</b>	<b>647.97</b>	<b>1,417,179</b>	<b>1,417,179</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
Fast Food Restaurant w/o Drive	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

Land Use	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
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking with Elevator	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Fast Food Restaurant w/o Drive Thru	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Strip Mall	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.0206	0.1792	0.1010	1.1200e-003		0.0142	0.0142		0.0142	0.0142		224.2371	224.2371	4.3000e-003	4.1100e-003	225.5697
NaturalGas Unmitigated	0.0206	0.1792	0.1010	1.1200e-003		0.0142	0.0142		0.0142	0.0142		224.2371	224.2371	4.3000e-003	4.1100e-003	225.5697

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	1296.78	0.0140	0.1195	0.0509	7.6000e-004		9.6600e-003	9.6600e-003		9.6600e-003	9.6600e-003		152.5628	152.5628	2.9200e-003	2.8000e-003	153.4694
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
Fast Food Restaurant w/o Drive Thru	607.062	6.5500e-003	0.0595	0.0500	3.6000e-004		4.5200e-003	4.5200e-003		4.5200e-003	4.5200e-003		71.4190	71.4190	1.3700e-003	1.3100e-003	71.8434
Strip Mall	2.17036	2.0000e-005	2.1000e-004	1.8000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.2553	0.2553	0.0000	0.0000	0.2569
<b>Total</b>		<b>0.0206</b>	<b>0.1792</b>	<b>0.1010</b>	<b>1.1200e-003</b>		<b>0.0142</b>	<b>0.0142</b>		<b>0.0142</b>	<b>0.0142</b>		<b>224.2371</b>	<b>224.2371</b>	<b>4.2900e-003</b>	<b>4.1100e-003</b>	<b>225.5697</b>



345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**5.2 Energy by Land Use - NaturalGas**

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	1.29678	0.0140	0.1195	0.0509	7.6000e-004		9.6600e-003	9.6600e-003		9.6600e-003	9.6600e-003		152.5628	152.5628	2.9200e-003	2.8000e-003	153.4694
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
Fast Food Restaurant w/o Drive Thru	0.607062	6.5500e-003	0.0595	0.0500	3.6000e-004		4.5200e-003	4.5200e-003		4.5200e-003	4.5200e-003		71.4190	71.4190	1.3700e-003	1.3100e-003	71.8434
Strip Mall	0.00217036	2.0000e-005	2.1000e-004	1.8000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.2553	0.2553	0.0000	0.0000	0.2569
<b>Total</b>		<b>0.0206</b>	<b>0.1792</b>	<b>0.1010</b>	<b>1.1200e-003</b>		<b>0.0142</b>	<b>0.0142</b>		<b>0.0142</b>	<b>0.0142</b>		<b>224.2371</b>	<b>224.2371</b>	<b>4.2900e-003</b>	<b>4.1100e-003</b>	<b>225.5697</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	12.8787	0.9548	26.0062	0.0573		3.3812	3.3812		3.3812	3.3812	412.1444	798.5394	1,210.6838	1.2354	0.0280	1,249.9042
Unmitigated	12.8787	0.9548	26.0062	0.0573		3.3812	3.3812		3.3812	3.3812	412.1444	798.5394	1,210.6838	1.2354	0.0280	1,249.9042

**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	0.1004					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1394					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	11.5296	0.9129	22.3763	0.0571		3.3611	3.3611		3.3611	3.3611	412.1444	792.0000	1,204.1444	1.2291	0.0280	1,243.2079
Landscaping	0.1092	0.0418	3.6300	1.9000e-004		0.0201	0.0201		0.0201	0.0201		6.5394	6.5394	6.2800e-003		6.6964
<b>Total</b>	<b>12.8787</b>	<b>0.9548</b>	<b>26.0062</b>	<b>0.0573</b>		<b>3.3812</b>	<b>3.3812</b>		<b>3.3812</b>	<b>3.3812</b>	<b>412.1444</b>	<b>798.5394</b>	<b>1,210.6838</b>	<b>1.2354</b>	<b>0.0280</b>	<b>1,249.9042</b>

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1004					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1394					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	11.5296	0.9129	22.3763	0.0571		3.3611	3.3611		3.3611	3.3611	412.1444	792.0000	1,204.1444	1.2291	0.0280	1,243.2079
Landscaping	0.1092	0.0418	3.6300	1.9000e-004		0.0201	0.0201		0.0201	0.0201		6.5394	6.5394	6.2800e-003		6.6964
<b>Total</b>	<b>12.8787</b>	<b>0.9548</b>	<b>26.0062</b>	<b>0.0573</b>		<b>3.3812</b>	<b>3.3812</b>		<b>3.3812</b>	<b>3.3812</b>	<b>412.1444</b>	<b>798.5394</b>	<b>1,210.6838</b>	<b>1.2354</b>	<b>0.0280</b>	<b>1,249.9042</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

345 W Cerritos Ave - South Coast AQMD Air District, Winter

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

**8.0 Waste Detail**

---

**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

---

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

**10.0 Stationary Equipment**

---

**Fire Pumps and Emergency Generators**

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

**Boilers**

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

**User Defined Equipment**

Equipment Type	Number
----------------	--------

**11.0 Vegetation**

---