

Class 32 Categorical Exemption Findings
1301-1303 N. Pacific Ave. and 501 Glenwood Rd, Glendale, CA 91202

“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 applicant is seeking approval of a Density Bonus and Inclusionary Housing Plan for a new residential project at 1301-1303 N. Pacific Avenue and 501 Glenwood Road. The applicant requests the density bonus, as well as three concessions, pursuant to California Government Code Sections 65915, et seq. (“Density Bonus Law”), which allows developers that seek and agree to provide at least 15 percent of the units in a housing development to very-low income households, a mandatory 50 percent density bonus, as well as three concessions. The Density Bonus and Inclusionary Housing Plan meets the requirements of the Density Bonus Law and Glendale Municipal Code (GMC) Section 30.36.050 because the project is providing 15 percent of the total base density units of the housing development as affordable units which will be restricted to very-low income households, as defined in Section 50105 of the Health and Safety Code.

The Project involves the demolition of three residential dwelling units (triplex) and a detached garage (built circa 1946) located on the property addressed as 1301-1303 N. Pacific Avenue and 501 Glenwood Road. The 10,700 square-foot site is located on the northwest corner of North Pacific Avenue and Glenwood Road. The proposed residential development consists of a new 11,241 square-foot density bonus rental housing project, consisting of a new three-story structure, providing fourteen (14) multi-family residential dwelling units (the “Project”). Parking will be provided on-site within a one-level, semi-subterranean parking structure containing 19 parking spaces (inclusive of 8 tandem spaces). The Project will provide two (2) affordable units (15 percent of the total number of units of the base density of 9) reserved for rent to very low-income households.

The Project site is located in the R-1650 (Medium-High Density Residential) zone, surrounded by existing urban uses including residential buildings. The project is located near Brand Boulevard, the gateway into Downtown Glendale where shopping

facilities are concentrated along Brand Boulevard, surrounded by existing urban uses and residential buildings. The Project Site is bordered by single-family residential uses to the north, multi-family residential development directly to the west and both residential and commercial uses across the street to the east and south.

Pursuant to State and City Density Bonus Law, the Project will provide two (2) affordable units (15 percent of the total number of units of the base density of 9) reserved for rent to very low-income households. In accordance with GMC 30.11.020, the maximum density allowed on a lot where the width is greater than 90 feet is one dwelling unit for every 1,320 square feet of lot area. The Project's site is 10,700 square feet in size, with a lot width of approximately 92.35 feet along North Pacific Avenue and 121.08 feet along Glenwood Road. By right, the Project has a maximum density allowed of 9 units ($10,700 / 1,320 = 8.1$ rounded up to 9 (CA Govt Code § 65915(q) requires all density bonus calculations to be rounded up)).

The project qualifies for reduced parking inclusive of guest and handicapped spaces, under the State Density Bonus Law and GMC 30.36.090. The Project proposes a unit mix of nine (9) one (1)-bedroom units and five (5) two (2)-bedroom units and provides at least 40 square feet of private open space for each residential unit and 2,522 square feet of common open space for residential uses.

The proposed project would demolish the existing residential structures and garage in conjunction with the construction of the three-story, 14-unit multi-family residential project totaling 11,241 SF and featuring two (2) affordable units restricted to very-low income households. Parking will be provided on-site with a total of 19 parking spaces (inclusive of 8 tandem spaces) within a one-level, semi-subterranean parking structure. The project is providing the required amount of parking per Glendale Municipal Code (GMC 30.32) and California Government Code Section 65915(p). Primary access to the building will be from North Pacific Avenue.

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 Project site is located in the R-1650 (Medium-High Density Residential) zone. The Land Use Element of the General Plan designates the Project site as Medium High Density Residential. The Land Use Element of the Glendale General Plan includes a goal to "Support the creation of higher density residential development and alternative forms of medium and high-density housing in those areas best suited from the standpoint of accessibility, current development, community organization, transportation and circulation facilities and economic feasibility" (Glendale General Plan Land Use Element, page 7). The Project is consistent with and helps achieve this goal by redeveloping the project site and building a new structure which will yield a total of 14 residential dwelling units with proximate access to public transportation to access neighborhood services daily. Moreover, the project will advance the goals and policies of the General Plan, Housing Element (2021-2029), including, but not limited to, Goal 1 ("A City with a Wide Range of Housing Types to Meet the Needs of Current

and Future Residents), Goal 3 (“A City with Increased Opportunities for Affordable and Special Needs Housing Development) 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 affordable housing for special needs groups such as: persons with disabilities, the elderly, large families, single-parent households, and formerly homeless) and (“Promote the development of extremely low, very low, low and moderate income housing by allowing developers density bonuses or other financial incentives for providing units for low and moderate income residents. The unit mix and location of affordable housing units in density bonus projects must be approved by the City and included in an affordable housing agreement.”). The proposed 14-unit residential development will be consistent with the other various elements and objectives of the General Plan.

The project site is located in the R-1650 (Medium high Density Residential) zone. The Land Use Element of the General Plan designates the project site as Medium-High Density Residential. The Land Use Element is the most directly related to the approval of this use. All other elements of the General Plan will not be impacted as a result of the project. The subject site does not contain any historic resources and is not designated or slated for open space or recreational use and will operate in compliance with the Noise Element thresholds. The Safety Element does not identify any hazards associated with the site. The site is not within a hazard zone and the conditions placed on the proposed use will ensure the project does not contribute to local crime. The adjacent N. Pacific Avenue and Glenwood Road are identified as Community Collector Streets in the Circulation Element which can accommodate the traffic generated as a result of the project. These streets collect traffic from local streets and along the community collector and distribute that traffic to the major/minor arterial street system. Additionally, the City’s Traffic Engineer reviewed the Project and determined that no significant increase in traffic would occur as a result of the Project, as it would not generate a significant increase in the number of vehicle trips to and from the site. The project is consistent with its land use designation. Multi-family residential uses in the R-1650 (Medium-High Density Residential) zone is a permitted use in this zone and subject to the provisions of the R-1650 zone.

The Project is consistent with Zoning Code designations, standards and regulations, other than with respect to the density bonus and incentives/waivers requested. The Zoning Code allows one dwelling unit for every 1,650 square feet of lot area, which permits a maximum residential density of 26.4 units per acre. Based on the zoning designation and the lot area (approximately 10,700 square feet), by right, the applicant has a base density of nine (9) units ($10,700 / 1,320 = 8.10$ rounded up to 9). The applicant is entitled to a fifty percent (50%) density bonus by providing two (2) very low-income units (15 percent of the base density of 9 = 1.35 rounded up to 2). The applicant is requesting a fifty percent (50%) density bonus and this request complies with Density Bonus Law, which allows up to a fifty percent (50%) maximum density bonus, as well as three (3) incentives in exchange for the provision of two (2) very low-income units. With a fifty percent (50%) density bonus, the Project is permitted fourteen (14) units ($9 \times 1.50 = 13.5$).

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

The project site is located in the R-1650 (Medium High Density Residential) zone, entirely within the City of Glendale boundary limits. The site is approximately 10,700 square feet (0.2456 acres), which is less than five acres in size. The project site is substantially surrounded by existing similar and complimentary uses. Surrounding urban uses, including single-family residential to the north, multi-family residential located to the west, and both commercial and residential uses across the street to the south and east of the subject site. As the Public Resources Code (PRC) defines qualified urban use as “any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses,” the Project Site is substantially surrounded by urban uses. (PRC § 21072.)

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

The project site is fully developed with three existing residential uses built circa 1946. 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. However, there is an existing coast live oak growing within 20 feet of the subject site on the neighboring property to the west. Due to the site’s proximity to the oak tree, the City’s Urban Forestry division required an Indigenous Tree Report (ITR) for the project (Arborist Report attached hereto as Attachment “1”. The tree report prepared for the project and submitted by the applicant concluded that it is possible to develop the subject site and preserve the existing neighboring coast live oak tree with compliance of tree protection measures. Further, the City’s Urban Forestry staff will require tree protection mitigation measures.

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

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

Traffic

Parking for the project is provided on-site within a one level, 19-space semi-subterranean parking structure (inclusive of 8 tandem spaces). Access to the 19-space, one-level semi-subterranean parking garage is on N. Pacific Avenue via a driveway proposed at the norther portion of the site.

Based on the attached trip generation estimates conducted by staff, the proposed project is estimated to generate fewer than 50 net peak-hour trips, thus, no Traffic

Impact Analysis is required. A summary of the results are attached hereto as Attachment "2".

Vehicle Miles Traveled

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

The project is not required to prepare a detailed Vehicle Miles Traveled (VMT) analysis because according to Section 2.1.2.1 of the City's Transportation Analysis Guidelines, projects that generate fewer than 145 daily vehicle trips can be presumed to cause a less-than-significant transportation impact and would not require a detailed VMT analysis; which is based on the proposed project's total uses without taking a credit for existing uses. As proposed, the project is considered a small project, which is estimated to generate less than 50 net peak-hour trips and is thus screened out of the requirement to prepare a detailed VMT analysis. A summary of the results are attached hereto as Attachment "3". The project would have a less-than-significant VMT impact.

Noise

The project is located in a developed urban area. The surrounding neighborhood is developed with single-family residential dwellings to the north, multi-family to the west and both commercial and residential uses across the street to the east and south of the subject site. The proposed project would generate similar if not the same noise as other residential uses in the area. As a result, the project would not add substantial operational noise that would be audible above existing conditions.

A temporary periodic increase in ambient noise would occur during construction activities associated with the proposed project. Noise from the construction activities would be generated by vehicles and equipment involved during various stages of construction operations: site grading, foundation, and building construction. The noise levels created by construction equipment would vary depending on factors such as the type of equipment and the specific model, the mechanical/operational condition of the

equipment, and the type of operation being performed. However, all development within the project site will be required to comply with the City of Glendale Noise Ordinance (Municipal Code Chapter 8.36), which prohibits construction activities to between the hours of 7:00 p.m. on one day and 7:00 a.m. of the next day or from 7:00 p.m. on Saturday to 7:00 a.m. on Monday or from 7:00 p.m. preceding a holiday.

The proposed project would have a minimal effect on the noise environment in proximity to the project site. Noise generated by the proposed project would result primarily from visitors, off-site traffic, and heating, ventilation, and air conditioning (HVAC) equipment. However, the proposed project's mechanical equipment would need to comply with the City's Noise Ordinance, which establishes maximum permitted noise levels from mechanical equipment. The project would be constructed to reduce interior noise to acceptable levels as required by the building code, and the project is not anticipated to generate noise in excess of limits contained in the Noise Element. The project's compliance with the City's Noise Ordinance would ensure that noise levels from building mechanical equipment would not exceed thresholds of significance.

The proposed project would be constructed using typical construction techniques and would not require the use of pile driving for construction, thus reducing significant vibration impacts. Heavy construction equipment (e.g., bulldozer and excavator) would generate a limited amount of ground-borne vibration during construction activities at short distances away from the source. The use of equipment would be limited to a few hours spread over several days during grading and excavation activities. As such, ground-borne vibration and noise levels associated with the proposed project would be less than significant.

Air Quality

The California Emissions Estimator Model® (CalEEMod) was used to estimate air quality impacts during the construction and operation stages of the project. Results from the model indicate that the proposed project would not exceed thresholds for construction, area, or operational impacts. A summary of the results is attached hereto as Attachment "4".

Water Quality

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

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

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

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

**Exceptions to Categorical Exemptions
(CEQA Guidelines Section 15300.2)**

Proposed Findings

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

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

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

There is not a succession of known projects of the same type located in the same place as the subject project. Since this project qualifies for a Class 32 Categorical Exemption and is subject to Regulatory Compliance Measures, no cumulative impacts are anticipated. Further, the proposed 14-unit multi-family residential development

does not exceed thresholds identified for impacts to the area (including noise, traffic, and air quality) and will not result in significant cumulative impacts.

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

The project proposes a 14-unit multi-family residential project in an area zoned and designated for such use. Other similarly situated sites could be developed in the same manner and there is nothing unusual about the project site. Adjacent and nearby lots are developed with residential buildings. No unusual circumstances are present or foreseeable.

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

The project site is located in an urban environment surrounded by urban development. The site is bordered by Clement Drive and Kenneth Road to the north, Glenwood Road to the south, N. Pacific Avenue to the east and Clement Drive and Concord Street to the west. The project site is surrounded by existing urban uses, including residential buildings. According to information on the California Department of Transportation's State Scenic Highway Program, there are no state scenic highways in the vicinity of the project site.

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

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

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

The properties at 1301-1303 N. Pacific Avenue and 501 Glenwood Road are not listed on the National Register of Historic Places, California Register of Historical Resources,

or Glendale Register of Historic Resources. Professional planning staff, including staff with expertise in evaluating historic resources, have provided further analysis, and determined that the project has not been identified as a historic resource in any survey. An individualized analysis by Planning staff was conducted and staff concluded there is no evidence the Project Site or the structures on the Project Site are historic and do not qualify as historic resources because none of the findings that would qualify the properties for listing on the Glendale Register pursuant to GMC §15.20.050 (Findings for listing resources in the Glendale Register of Historic Resources), can be made, and therefore these properties are not considered historic resources. Specifically, the properties are not:

A. Identified with important events in national, state, or city history, or exemplifies significant contributions to the broad cultural, political, economic, social, tribal, or historic heritage of the nation, state, or city, and do not retain historic integrity.

B. Associated with a person, persons, or groups who significantly contributed to the history of the nation, state, region, or city, and retain historic integrity.

C. Embodiments of the distinctive and exemplary characteristics of an architectural style, architectural type, period, or method of construction; and do not represent notable work of a master designer, builder or architect whose genius influenced his or her profession; do not possesses high artistic values or retain historic integrity.

D. Properties that have yielded, or have the potential to yield, information important to archaeological pre-history or history of the nation, state, region, or city, and retains historic integrity.

ATTACHMENTS:

1. Arborist Report submitted by the applicant
2. Trip generation estimates
3. Vehicle Miles Traveled (VMT) Screening Assessment
4. California Emissions Estimator Module

Arborist Report

1301-1303 N. Pacific Avenue
Glendale, California

Prepared for:

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January 28, 2024

Mr. Henry Abrari, P.E., President
Abrari Associates
1713 Standard Avenue
Glendale, CA 91201

Dear Mr. Abrari:

Recently you contacted me concerning a proposed 3-story apartment building with subterranean parking for the property located at 1301 and 1303 N. Pacific Avenue, Glendale. I was told that there is a protected, native Oak tree growing on the neighbor's property. I was asked to provide recommendations on how to design and build around this protected tree. The following report summarizes my findings:

Background

On Thursday, September 14, 2023 at 1:00 p.m. I arrived at the subject property located at 1301-1303 N. Pacific Avenue, Glendale, California. You were present when I arrived and I was directed to the Coast Live Oak tree growing in the east side yard of the neighbor's property at 515 Glenwood Road, Glendale. A significant portion of the Oak tree's crown grows over and into the subject property. I was directed provide a tree protection plan with recommendations on how close the apartment building should be permitted to encroach upon the Oak and how the tree could be pruned in order to accommodate the apartment building, while still maintaining an attractive, healthy tree. The Tree/Site Inspection Section describes my observations concerning the trees growing on or adjacent to the subject property.

Tree/Site Inspection

Tree #1 is a Pyrus calleryana 'Bradford' or Bradford Pear. The tree measures 13 inches in diameter at D.B.H. (Diameter Breast Height) as measured 54 inches above the soil grade. The tree has a dripline, which measures roughly 7 feet from the south side of the tree's trunk. The spread of the tree is approximately 14 feet. The height of the tree is estimated to be roughly 23 feet tall. The tree is located in the parkway in front of the property at 1303 N. Pacific Avenue, Glendale. It is 4 feet south of the water meter in an irrigated turf parkway. It is a City of Glendale Street Tree. The crown has been pruned and raised. The foliage size and color were normal at the time of inspection. The crown density was normal. The tree is balanced. It is in good health and condition. Rating: B



Tree/Site Inspection-Continued

Tree #2 is a Pyrus calleryana 'Bradford' or Bradford Pear. The tree measures 14 inches in diameter at D.B.H. The tree has a dripline, which measures roughly 13 feet from the south side of the tree's trunk. The spread of the tree is approximately 26 feet. The height of the tree is estimated to be roughly 25 feet tall. The tree is located in the parkway in front of the property at 1303 N. Pacific Avenue, Glendale. It is 39 feet south of Tree #1 in an irrigated turf parkway. It is a City of Glendale Street Tree. The crown has been pruned and raised. The foliage size and color were normal at the time of inspection. The crown density was normal. Surface roots were observed near the tree's trunk. The tree is balanced. It is in good health and condition. Rating: B

Tree #3 is a Citrus species or Citrus. The tree measures 3, 4 inches in diameter at D.B.H. The tree has a dripline, which measures roughly 8 feet from the south side of the tree's trunk. The spread of the tree is approximately 10 feet. The height of the tree is estimated to be roughly 16 feet tall. The tree is located in the front, irrigated lawn of the property at 1301 N. Pacific Avenue. It is 20 feet southwest of Tree #2. The crown has been pruned and raised. The bark is cracking. Heartwood is exposed and is cracking. There is dead wood visible in the crown. The foliage size is normal. The foliage color is yellow and chlorotic. The crown density is fair. The tree is in poor health and condition. Rating: D

Tree #4 is a Eriobotrya japonica or Loquat. The tree measures (8)2 inches in diameter at D.B.H. The tree has a dripline, which measures roughly 9 feet from the tree's trunk. The spread of the tree is approximately 18 feet. The height of the tree is estimated to be roughly 14 feet tall. The tree is located 18 feet northwest of Tree #3 in the front irrigated lawn of the property at 1301 N. Pacific Avenue. The crown has been pruned and raised. The tree has multiple stems and narrow crotches with weak structure. The foliage size and color appear normal. The crown density is normal. The tree is in above average health and condition. Rating: B-

Tree #5 is a Punica granatum or Pomegranate. The tree measures (24)1,(7)2 inches in diameter at D.B.H. The tree has a dripline, which measures roughly 9 feet from the tree's trunk. The spread of the tree is approximately 18 feet. The height of the tree is estimated to be roughly 15 feet tall. The tree is located 37 feet southwest of Tree #3 in an irrigated lawn on the property at 1301 N. Pacific Avenue. It is a multi-trunk tree. The crown has been pruned and raised. The tree is balanced. The foliage size and color appear normal. The tree is in slightly above average health and condition. Rating: C+

Tree #6 is a Ficus carica or Edible Fig. The tree measures 2,2,2,3 inches in diameter at D.B.H. The tree has a dripline, which measures roughly 5 feet from the tree's trunk. The spread of the tree is approximately 10 feet. The height of the tree is estimated to be roughly 8 feet tall. The tree is located 14 feet west of Tree #5 in the turf on the south side of the property at 1301 N. Pacific Avenue. It is a multi-trunk tree with surface roots. The crown has been pruned and raised. It is balanced. The foliage size and color appear normal. The crown density is normal. The tree is in average condition. Rating: C

Tree/Site Inspection-Continued

Tree #7 is a Ulmus parvifolia or Chinese Elm. The tree measures 13 inches in diameter at D.B.H. The tree has a dripline, which measures roughly 26 feet from the tree's trunk. The spread of the tree is approximately 52 feet. The height of the tree is estimated to be roughly 30 feet tall. The tree is located 28 feet north of Tree #5 in the turf in the front of the property at 1301 N. Pacific Avenue. The crown has been pruned and raised. The tree is balanced. The foliage size and color appear normal. The crown density is normal. The tree is in very good health and condition. Rating: B+

Tree #OP8 is a Quercus agrifolia or Coast Live Oak. The tree measures 20 inches in diameter at D.B.H. The tree has a dripline, which measures roughly 32 feet from the east side of the tree's trunk. The spread of the tree is approximately 45 feet. The height of the tree is estimated to be roughly 40 feet tall. The tree is located on the neighbor's property at 515 Glenwood Road, Glendale. It is 7 feet west of the garage at 501 Glenwood Road. The tree is located 27 feet north of Glenwood Road. It is situated in an irrigated ivy shrub planter bed. Ivy climbs the tree's trunk. The tree's crown has been pruned and raised. This single-trunk tree forms 5 multiple stems at a point 8 feet above the ground. The tree's crown is unbalanced and grows east. A large portion of the tree's crown extends 25 feet over the nearby garage. The Oak is crowded by other nearby trees. The foliage size and color appear normal. The crown density is normal. The tree is in very good health and condition. Rating: B+

General Observations

The subject property is situated in a multi-family home residential neighborhood in the City of Glendale. The subject property and the nearby properties in the neighborhood are landscaped and well maintained. The proposed new 3-story apartment building with subterranean parking will encroach to within 16 feet of the Oak tree's trunk. The upper stories of the apartment building will be stair-stepped away from the Oak's trunk. The first elevated floor will encroach to within 12 feet, 11 inches of the tree's trunk. The second floor will be pushed back to a distance of 20 feet, 3 inches from the trunk. Finally, the third floor will be pushed further back to a distance of 21 feet, 9 inches from the tree's trunk. The apartment building encroachment will require root pruning and branch pruning. The degree of pruning will be moderate and will not result in destabilizing the neighbor's Coast Live Oak.

Tree Protection Plan

Based upon my inspection of the subject tree I would recommend that the following mitigation measures be implemented in order to protect and preserve this protected Coast Live Oak tree:

Tree Protection Plan-Continued

- 1) Prior to the commencement of work a temporary 6 foot chain-link fence should be installed along the property line roughly 7 feet from the trunk of the neighbor's Coast Live Oak tree. The fence should extend to the dripline of the Oak tree on the north and south sides of the tree canopy. Orange, plastic tree protection fencing should be zip-tied to the chain-link fence for added visibility.
- 2) Prohibit dumping of foreign materials such as excess soil, concrete, mortar, stucco, paint, etc. within the dripline of the Oak tree.
- 3) Excavation for utilities such as sewer, electrical, plumbing must take place outside and east of the 16 foot area between the building and the Oak. No irrigation lines or irrigation shall be permitted within this 16 foot zone.
- 4) A wood fence will be installed at the property line utilizing a series of fence posts for anchorage. The footing shall be hand dug and avoiding cutting roots which are 2 inches or more in diameter.
- 5) The paving between the fence and the new apartment building shall be porous interlocking pavers on a sand base with minimal compaction. Core and aerate the soil prior to applying sand and pavers to mitigate soil compaction.
- 6) Roots which are 2 inches in diameter or larger should be preserved wherever possible in areas where excavation must occur. Roots which are torn or ripped should be cut back to the side of the excavation areas using clean, sharp pruning hand tools. The exposed root ends should be covered with burlap and watered twice per day until backfill can occur.
- 7) The construction of the new apartment building will encroach upon the dripline of this Coast Live Oak. Building clearance pruning will be necessary. A low-growing 7 inch diameter limb must be cut-back at a fork at a point roughly 13 feet from the tree's trunk. The limbs and branches of the Oak can be raised and headed back to match the stair-step architecture of the new apartment building.
- 8) Pruning of roots and branches should be performed by a State of California Licensed Tree Contractor under the supervision of an I.S.A. Certified Arborist.
- 9) Pruning of roots and branches must conform to ANSI A-300 Pruning Standards and Best Management Practices.
- 10) Designate areas outside of the dripline of the Coast Live Oak for washing tools and equipment or as directed by the City of Glendale to avoid poisoning or otherwise damaging the Oak tree's root system.

Tree Protection Plan-Continued

- 11) The City of Glendale Street Trees must be preserved and protected during construction. Temporary 6 foot chain-link fence should be installed between the curb and the sidewalk of each Street Tree and extend to the edge of the branches or dripline of each Street Tree. Orange, plastic fencing should be zip-tied to the chain-link fence for added visibility. The other existing trees on the subject property will require removal. They are not protected species. No permit is necessary for their removal.
- 12) An I.S.A. Certified Arborist should be retained to monitor the condition of the Coast Live Oak tree and Street Trees throughout the construction period to ensure that the tree protection plan is being followed.

Summary/Conclusion

In conclusion, it is my professional opinion that it is possible to develop the subject property and preserve the existing neighboring Coast Live Oak tree. The installation of the tree protection fence is an important step toward protecting the tree during construction. While it will be necessary to excavate within the dripline of the Oak for the new apartment building footing, care must be taken to prune torn, ripped roots back to the side of the excavation area with clean, sharp, pruning hand tools and cover the root ends with burlap and wet them twice per day until the excavation area can be backfilled. Pruning of Oak tree branches and limbs will be necessary to clear the new apartment building. The tree's crown must be raised and trimmed back to mirror the stair-step configuration of the new building. The pruning of roots and branches must be performed by a State of California Licensed Tree Contractor under the supervision of an I.S.A. Certified Arborist. Foreign materials must not be permitted to be dumped within the dripline of the Oak tree and washing of tools and equipment must take place outside the dripline of the Oak. A wooden fence utilizing fence posts will be installed along the western property line. The fence posts must be hand dug avoiding roots 2 inches in diameter or larger. The area between the fence and the building must be cored and aerated prior to applying a sand base and porous interlocking pavers. The City of Glendale Street Trees must be fenced and protected during construction. An I.S.A. Certified Arborist should be retained to monitor the condition of the Coast Live Oak tree and Street Trees throughout the construction period to ensure that the tree protection plan is being followed.

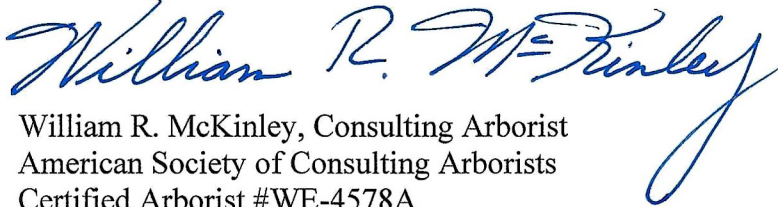
Limitations

Information contained in this report covers only those areas that were examined and reflects the condition of those areas at the time of inspection. The inspection was limited to visual examination of accessible areas. Arboriculture is not an exact science and there is much that is still to be learned about trees. Observations and recommendations provided in this report reflect the latest research, knowledge and training available through university and professional research. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or property in question may not arise in the future.

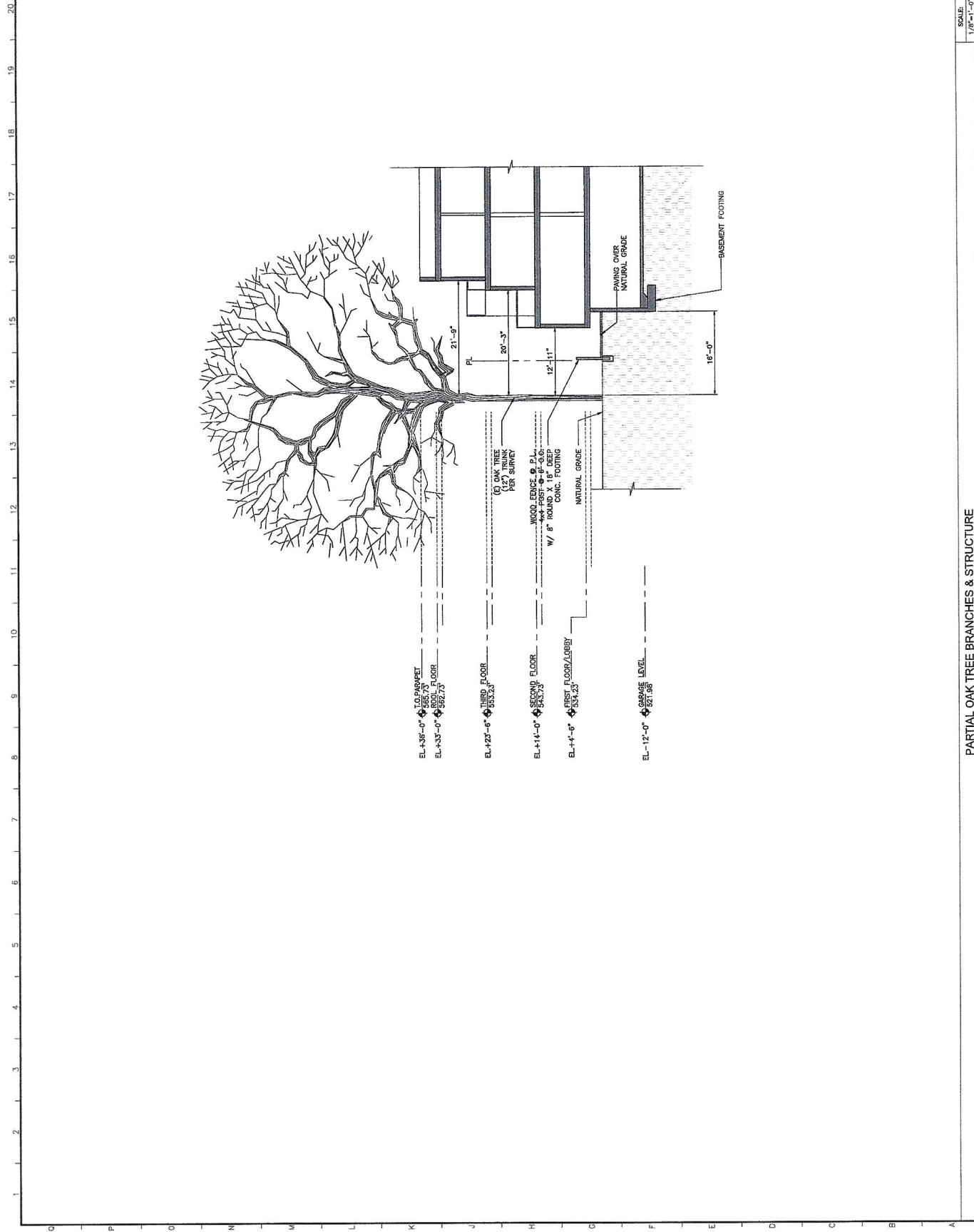


Thank you for the opportunity to serve you . If you have any further questions, please feel free to contact me during the day on my business cell phone at (818) 426-2432 or you may call my office phone at (818) 240-1358.

Yours truly,



William R. McKinley, Consulting Arborist
American Society of Consulting Arborists
Certified Arborist #WE-4578A
International Society of Arboriculture



PROJECT TEAM:

KAZANCHYANDESIGN

3786 LA CRESCENTA AVE, SUITE 201
GLENDALE, CA 91208
T: 818-395-2686
ARCHITECT OF RECORD:
ARMEN KAZANCHYAN

PROJECT TITLE:
14 UNIT DENSITY BONUYS
APARTMENT PROJECT

PROJECT ADDRESS:
1301 N. PACIFIC AVE
GLENDALE, CA 91201

[illegible]

CHECKED BY:	A.K.
DATE:	01-19-2024
SHEET DESCRIPTION:	
PROTECTED TREE SETBACKS	

SUBJECT NUMBER.

A-103

PARTIAL OAK TREE BRANCHES & STRUCTURE

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

[illegible]

515 GLENWOOD NEIGHBOR

#0P8

• OAK

3
CAR
GARAGE

PARKWAY

GLENWOOD

501 GLENWOOD

1301

N. PACIFIC AVENUE

#6

• CHINESE

• ELM

• EDIBLE FIG

• POMEGRANATE

#5

• #7

1303

N. PACIFIC AVE

• LOQUAT

#4

#3 • CITRUS

SIDE WALK

#1 • BRADFORD PEAR

PARKWAY #2 • BRADFORD PEAR

PACIFIC AVE

Curriculum Vitae

WILLIAM R. MCKINLEY - MCKINLEY & ASSOCIATES

1734 Del Valle Ave.
Glendale, CA 91208

Email: william@mckinleyarborists.com
Website: <http://www.mckinleyarborists.com/>

Work (818) 426-2432
Home (818) 240-1358

SUMMARY of QUALIFICATIONS

Practicing Consulting Arborist. Member of American Society of Consulting Arborists (ASCA). Certified Arborist, International Society of Arboriculture since September 30, 1999. I.S.A. Arborist #WE-4578A. Recognized Oak Tree Expert throughout Southern California. Prepare arborist reports for developers, homeowners and attorneys. Assess the landscape value of trees. Assess and identify hazardous trees in the landscape. Provided hillside and Oak Woodland landscape and irrigation recommendations. Provide expert witness testimony on arboriculture related cases. Public speaker and presenter at community service group meetings, homeowner's association meetings and speaker at professional seminars and conferences. Presenter at Trees, People and Our Urban Environment Seminar, March 2002. Arbor Day Guest Speaker, City of Glendale, March 2005. Tree City USA Award Presenter - Glendale Arbor Day 2010, Tree City USA Award Presenter - Glendale Arbor Day 2012, Arbor Day Guest Speaker, Glendale, March 2014.

FULL TIME EMPLOYMENT HISTORY

City of Glendale, Parks, Recreation & Community Services

Park Services Manager-Contract Administration

2001-present

Performs contract administration for Park Services Section. Manage grounds maintenance for sports fields, community buildings, parks, medians, and historic areas. Administers the City's landscape maintenance contract. Writes contract specifications. Administers the bidding process. Awards contracts to successful bidders. Conducts construction meetings and oversees the construction and inspection for these projects. Performs and assumes all former duties and responsibilities under the former Administrative Analyst position. Writes arborist reports. Hazardous tree assessment. Serves as expert witness in tree related cases.

Administrative Analyst

1988-2001

Administer landscape maintenance contract for medians, reservoirs, pump houses and misc. areas. Administer and supervise the Division's Work Management System involving the scheduling and tracking of work and performance of over 50 full-time employees. Supervise one part-time data entry employee and supervise and coordinate with the California Conservation Corps, Boy Scouts and other community service volunteers in the parks. Supervise, monitor and report water and utility usage in the parks. Administer and supervise all tree planting projects and programs including the Arbor Day and Urban Forest Donation programs. Assist with budget preparation and acquisition of capital equipment. Prepare Capital Improvement Project specifications and assist with administering contracts. Administer the City of Glendale's Indigenous Oak Tree Ordinance. Coordinate with Planning, Permit Services, Engineering, Building, Neighborhood Services and Fire Department to insure the care and protection of trees, both during and after construction. Review grading, construction, landscape and irrigation plans. Modify and approve plans as necessary to protect indigenous trees. Perform field inspections on hazardous trees and make recommendations to park staff and the public. Serve as code enforcement officer and paralegal during Administrative Office Hearings regarding Indigenous Oak Tree Ordinance. Perform tree and landscape appraisals. Served as special show and marketing consultant to the Glendale Rose Pruning and Garden Show Committee.

Assistant Planner-Parks

1983-1988

Assisted in park inventory development and implementation of the Work Management System. Served as guest speaker at the National Parks and Recreation Conference on the subject of computers and their role in park maintenance. Supervised the Capital Improvement Project Construction at Pacific Park and Brand Park. Coordinated with and supervised California Conservation Corps. Crews in planting, staking and tying hundreds of trees as part of the Arbor Day Program. Served as Arbor Day Co-Chairman, Glendale Rose Pruning & Garden Show Co-Chairman and President of Glendale Beautiful. Served as Ways and Means Chairman C.P.R.S. District XIV.

EDUCATION

- 1983 California Polytechnic University, Pomona
Bachelor of Science Degree, Park Administration
Graduated Magna Cum Laude, Grade Point Average: 3.57
- 1983-Present CEU's-University of California, Landscape Contract Maintenance, Hazardous Tree Identification & Assessment, Specimen Tree Appraisal, Advanced Tree Appraisal Theory and Practice, Tree and Landscape Liability – Trees and the Law, Oak Tree Symposium Graduate, Knowledge of oak tree physiology and native plant habitat, ASCA 2007 Consulting Academy, National Arbor Day Foundation Graduate, Symposiums: Construction Around Trees: Trees and the Law, Recognized Tree Expert: City of Los Angeles, County of Los Angeles, City of Pasadena, City of La Canada Flintridge, City of Burbank, City of Calabasas, County of Ventura, City of Santa Clarita.

HONORS & ACTIVITIES

- 1999 - Present - Certified Arborist-International Society of Arboriculture
1996-1999 - Secretary/Treasurer, C.P.R.S. Park Operations Section
1994-1995 - President, C.P.R.S. District XIV
1994-1995 - Treasurer, Glendale Beautification Advisory Council
1992-1994 - Treasurer, C.P.R.S. District XIV
1993, 1994, 1995 C.P.R.S. Park Operations Scholarship
First, Second and Third Year, Graduate, Pacific Southwest Maintenance Mgmt. School
1988-1990 – President, Glendale Beautiful
1980, 1981 - Twice placed on Dean's Honor List
1982 - Who's Who in American Colleges and Universities
1978 - Recipient of Wayne Striker Memorial Scholarship
1975 - Awarded Eagle Scout Rank, Boy Scouts of America
Member - American Society of Consulting Arborists (ASCA)
Member - International Society of Arboriculture
Member - Western Chapter, International Society of Arboriculture
Member - Glendale Beautiful
Past Member - National Arbor Day Foundation
Past Member - California Oak Foundation

REFERENCES

- | | |
|--|----------------|
| Randall S. Stamen, Attorney/Arborist | (951) 787-9788 |
| Susan & Gary Sims, Sims Tree Specialists | (951) 685-6662 |
| Peter & Diana Harnisch, Harnisch Tree Care | (626) 444-7997 |

PROFESSIONAL SERVICE FEE

Site Inspection	-	\$100.00 per hour
Consultation	-	\$125.00 per hour
Arborist Report	-	\$150.00 per hour
Public Hearing	-	\$200.00 per hour
Arbitration	-	\$225.00 per hour
Deposition	-	\$250.00 per hour
Court Witness	-	\$350.00 per hour

Table 1
Preliminary Project Trip Generation [1]
1301 N Pacific Avenue, Glendale CA 91201

PROJECT TRIP GENERATION																
Land Use	Quantity	Units	Morning Peak Hour						Evening Peak Hour						Daily	
			Inbound		Outbound		Total		Inbound		Outbound		Total			
			Rate	Trips	Rate	Trips	Rate	Trips	Rate	Trips	Rate	Trips	Rate	Trips	Rate	Trips
220 Multi-Family (Low-Rise)	14	DU	0.24	7	0.76	20	$T = 0.31 (X) + 22.85$	27	0.63	17	0.37	10	$T = 0.43 (X) + 20.55$	27	$T = 6.41 (X) + 75.31$	165

Local Transportation Analysis May Be Required (greater/equal 50 Peak Hour Trips)?*	NO
---	-----------

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

Notes:

[1] Rates and Numbers based on the 11th Edition of the ITE Trip General Manual

Fitted Curve Equations were used since data plot has at least 20 data points and curve has a R2 of at least 0.75 and weight std deviation is more than 55 percent of the weighted average rate.

Time Period

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Weekday

Fitted Curve Equation

$T = 0.31 (X) + 22.85$

$T = 0.43 (X) + 20.55$

$T = 6.41 (X) + 75.31$



Traffic, Transportation, and Parking Consultants
833 Americana Way, Suite 505.
Glendale, CA 91210
Jano@JBATraffic.com
Ph: 818-694-2880
Fax: 818-888-4541

To: Fred Zohrehvand, Principal Mobility Planner, City of Glendale Community Development Department

From: Jano Baghdanian, JB & Associates

Date: October 25, 2023

Subject: Screen Assessment Memorandum

Project: 1301 N Pacific Avenue Residential Project – Vehicle Miles Traveled (VMT) Screening Assessment

This memorandum has been prepared by Jb Associates to provide a Vehicle Miles Traveled (VMT) screening assessment for the proposed residential project (the “Project”) located at 1301 N Pacific Avenue (“Project Site”) in the City of Glendale, California. The Project Site is generally bounded by single family residences to the north and west, Glenwood Rd to the south and N Pacific Avenue to the east. . See the attached **Site Plan in Appendix A**.

This screening analysis is conducted based on the characteristics and location of the project and based on the low trips generation(less than 145 daily trips), the Project screens out from a formal VMT assessment. The VMT screening assessment provides: 1) a description of the existing setting; 2) a description of the proposed Project; and 3) a VMT screening assessment for the proposed Project.

Existing Setting

The Project Site is located at 1301 N Pacific Avenue. The existing Project site comprises approximately two dwelling units and it is bounded by single family residences to the north, and west, Glenwood Road to the south, and N Pacific Avenue to the west. The Project Site and general vicinity is shown in **Figure 1**.

Project Description

The Applicant proposes the removal of two existing dwelling units and to construct a new four - story 14 apartment dwelling units. The Project proposes to provide 20 vehicle parking spaces within one subterranean level.

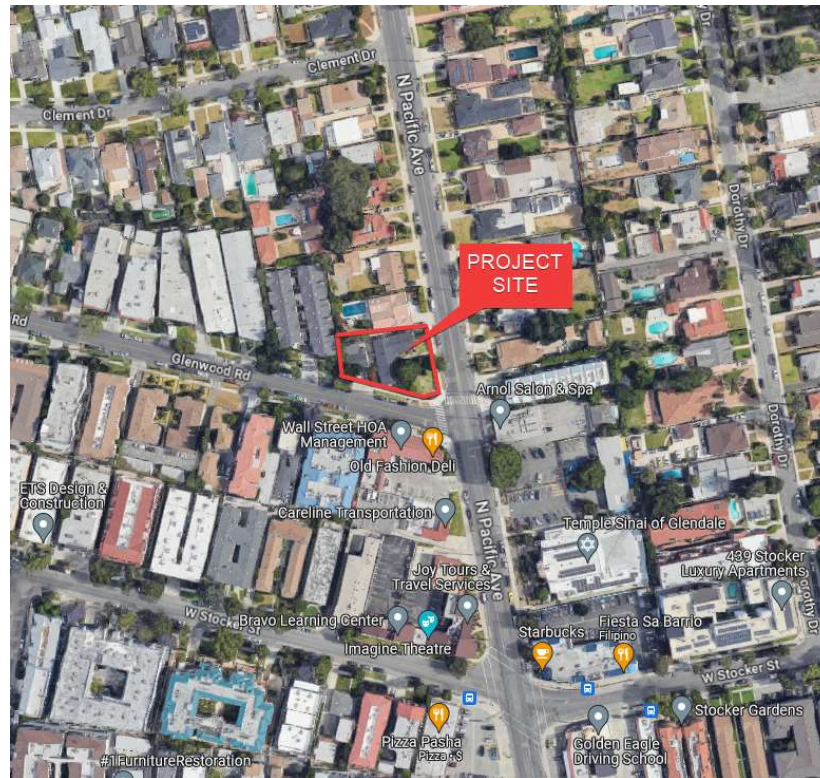


Figure 1 – Project Site and General Vicinity

Vehicle Mile Travel (VMT) Analysis

Overview of Senate Bill 743

On September 27, 2013, Governor Brown signed Senate Bill (SB) SB 743 (Steinberg, 2013). Among other things, SB 743 created a process to change the way the analysis of transportation impacts under the California Environmental Quality Act (CEQA) is conducted. The Governor's Office of Planning and Research (OPR) was tasked to amend the CEQA Guidelines to provide an alternative to the traditional metric of automobile delay which would promote three statutory goals: the reduction of greenhouse gas (GHG) emissions, the development of multimodal transportation networks, and a diversity of land uses.

Under SB 743, the focus of transportation analysis pursuant to CEQA shifts from driver delay, or

Level of Service (LOS), to reduction in VMT, reduction in GHG emissions, creation of multimodal networks, and promotion of mixed-use developments. In December 2018, the California Natural Resources Agency certified and adopted amendments to the CEQA Guidelines implementing SB 743 *Technical Advisory for Evaluating Transportation Impacts in CEQA* with an implementation date of July 1, 2020, which has passed.

Project Screening Criteria

Lead agencies traditionally have set certain thresholds to determine whether a project requires transportation analysis or if a project could be expected to cause less than significant impacts without a detailed study. Typically, these thresholds were based on a project's peak hour trip generation forecast (e.g., if a project was expected to result in 50 or more weekday AM or PM peak hour vehicle trips). Under SB 743, this shifts to VMT methodology and a screening process to determine if a project will be required to conduct a detailed (quantitative) assessment of VMT. OPR's *Technical Advisory* included several criteria for project screening purposes, including transit proximity and project size (small projects). The City has subsequently adopted their revised transportation impact analysis guidelines (TIA Guidelines), and this memorandum has been prepared in response to this guidance, as described in the following paragraphs.

Small Projects

Section 2.1.2.1 of the City's TIA Guidelines notes that projects that generate fewer than 145 daily vehicle trips can be presumed to cause a less-than-significant transportation impact and would not require a detailed VMT analysis. Trips should be calculated using ITE trip generation rates or local data, if available. Based on the above-referenced vehicle trip generation forecast, a formal VMT assessment is not required to be performed for the Project as the Project's forecast daily vehicle trips does not exceed daily vehicle trip threshold of 145 daily vehicle trips established in Section 2.1.2.1 of the City's TIA Guidelines. As shown in **Table 1** the Project's daily trip generation is 121, less than the 145 daily vehicles trips threshold.

Table 1: Trip Generation					
Land Use	ITE Code	Size	Units	Daily Trips	
New Project Land Use Added				Rate	Total
Multifamily Housing (Low-Rise)	220	14	Units	7.32	103

In addition, based on the city 's Transportation Impact Guidelines High-Quality Transit (HQTP) map and the online mapping tool, the project is in a Future High-Quality Transit Area. Therefore, it is qualifying for 5% trip reduction criteria (Section 2.12.1). Applying 5% daily trip reduction to project will result 98 total daily trips for proposed Multifamily portion of the project as shown in **Figure 2** and **Table 2** below:

Table 2: Trip Generation with HQTP					
Land Use	ITE Code	Size	Units	Daily Trips	
New Project Land Use Added				Rate	Total
Multifamily Housing (Low-Rise)	220	14	Units	7.32	103
HQTA Credit		14	Units	0.05	5
Project Total Daily Trips					98

According to Section 2.1.2.1, City of Glendale Transportation Impact Guidelines, Multifamily Housing portion will produce less than 145 daily trips and it is screened out of VMT analysis.

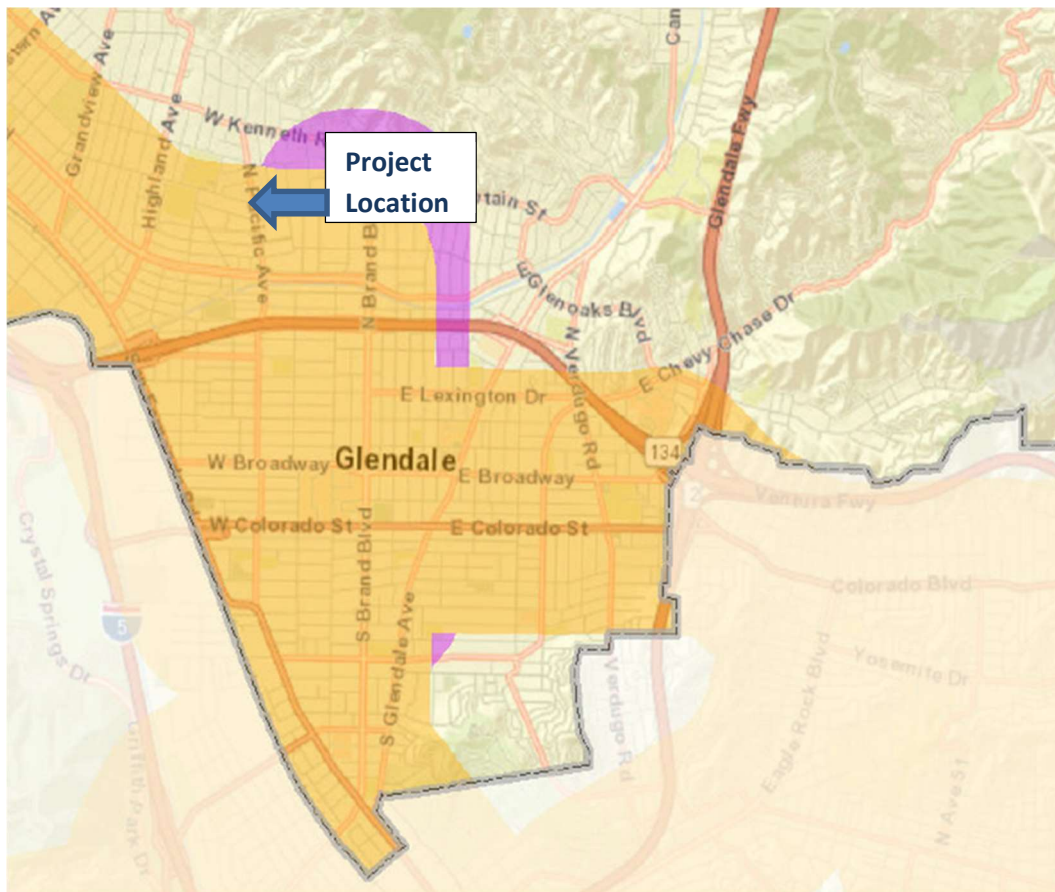


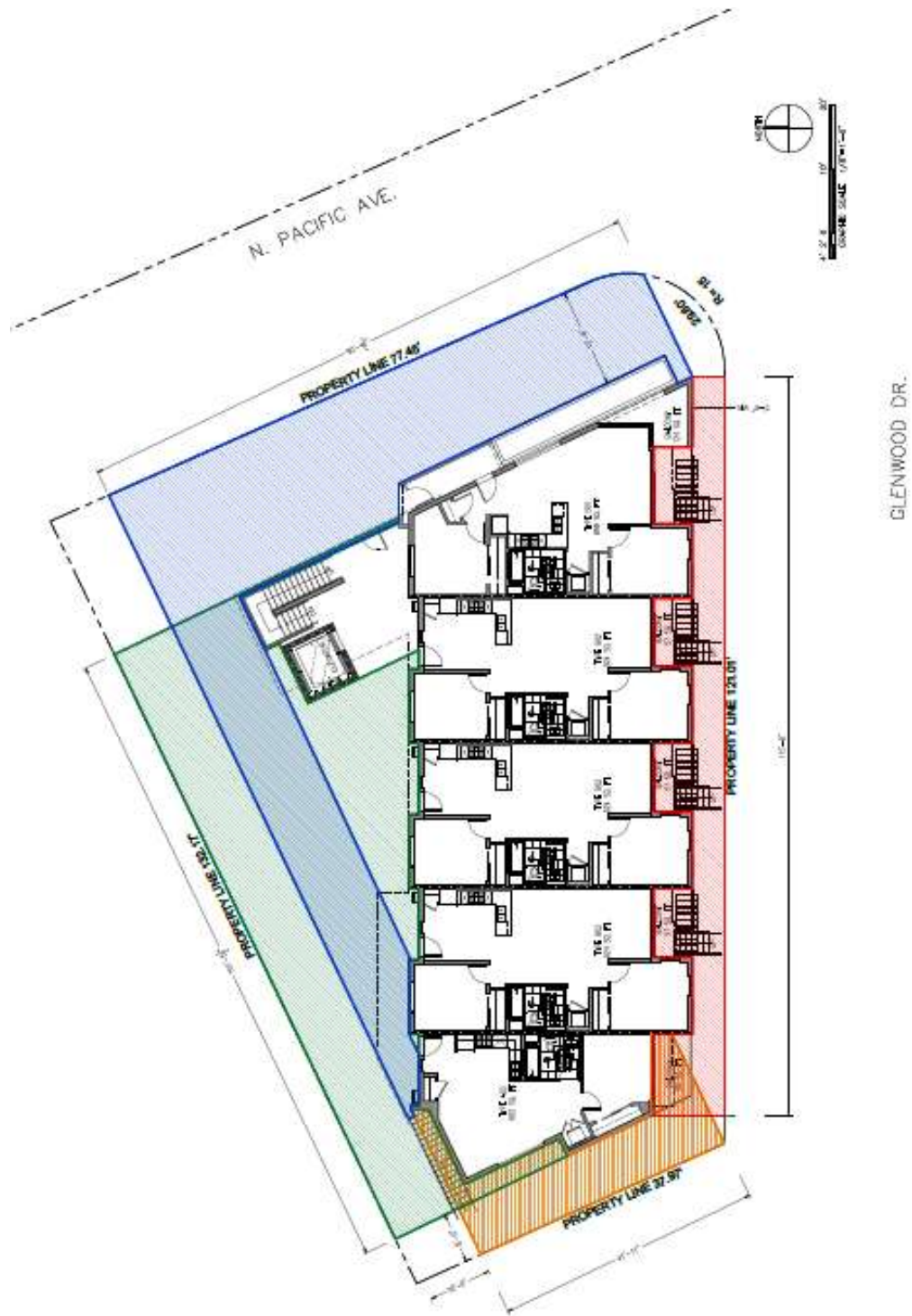
Figure 2 – Future HQTA

In conclusion, the Project screens out of further VMT analysis based on lower daily vehicle threshold of 145 daily trips and map-based screening for residential and employment project that are proposed in areas that generate a VMT below adopted City thresholds.



Jano Baghdanian, PE, TE

Appendix A:
Project Site Plan



1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd
South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartment Mid Rise	14.00	Dwelling Unit	0.23	11,241.00	40
Enclosed Parking with Elevator	7.68	1000sqft	0.18	7,680.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2026
Utility Company	Glendale Water and Power				
CO2 Intensity (lb/MWhr)	948.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Demolish a total of 3 units (2,602 SF building and a 965 SF detached garage; 3,567 SF total demolition) and construct a 3-story, 14 unit, 11,241 SF multi-family dwelling building with a 7,684 SF subterranean garage on a 10,700 SF lot.

Land Use - New 14 units on a 10,200 SF (0.234 acre) parcel with a 7,684 SF subterranean garage with an elevator. The project proposes 59.78 units to the acre, which equates to Apartments Midrise by the CalEEMod help manual - HelpFileCalEEmod.pdf)

Construction Phase - Demo: 6 Days, 2 weeks, 4 weeks, 17 month, Paving: 1 week, Arch Finishes: 1 month

Grading - 10 cubic yards of site prep; 2,790 cubic yards of grading (all export)

Demolition - demolish 2,602 SF multi-family building and 965 SF detached garage (total 3,567 SF)

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	30.00
tblConstructionPhase	NumDays	100.00	515.00
tblConstructionPhase	NumDays	10.00	6.00

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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	2.00	28.00
tblConstructionPhase	NumDays	5.00	7.00
tblConstructionPhase	NumDays	1.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	PhaseEndDate	9/18/2025	10/11/2025
tblConstructionPhase	PhaseEndDate	9/4/2025	9/14/2026
tblConstructionPhase	PhaseEndDate	4/14/2025	4/6/2025
tblConstructionPhase	PhaseEndDate	4/17/2025	5/13/2025
tblConstructionPhase	PhaseEndDate	4/15/2025	4/21/2025
tblGrading	AcresOfGrading	21.00	0.23
tblGrading	AcresOfGrading	3.50	0.23
tblGrading	MaterialExported	0.00	2,790.00
tblGrading	MaterialExported	0.00	10.00
tblLandUse	LandUseSquareFeet	14,000.00	11,241.00
tblLandUse	LotAcreage	0.37	0.23

2.0 Emissions Summary

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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					
2025	0.1329	0.9376	1.1363	2.1600e-003	0.0923	0.0391	0.1314	0.0423	0.0361	0.0784	0.0000	192.3817	192.3817	0.0513	2.9500e-003	194.5433
2026	0.0755	0.7219	0.9529	1.6800e-003	0.0208	0.0312	0.0519	5.5700e-003	0.0287	0.0343	0.0000	148.4319	148.4319	0.0422	1.2500e-003	149.8591
Maximum	0.1329	0.9376	1.1363	2.1600e-003	0.0923	0.0391	0.1314	0.0423	0.0361	0.0784	0.0000	192.3817	192.3817	0.0513	2.9500e-003	194.5433

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					
2025	0.1329	0.9376	1.1363	2.1600e-003	0.0923	0.0391	0.1314	0.0423	0.0361	0.0784	0.0000	192.3815	192.3815	0.0513	2.9500e-003	194.5431
2026	0.0755	0.7219	0.9529	1.6800e-003	0.0208	0.0312	0.0519	5.5700e-003	0.0287	0.0343	0.0000	148.4318	148.4318	0.0422	1.2500e-003	149.8589
Maximum	0.1329	0.9376	1.1363	2.1600e-003	0.0923	0.0391	0.1314	0.0423	0.0361	0.0784	0.0000	192.3815	192.3815	0.0513	2.9500e-003	194.5431

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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	4-1-2025	6-30-2025	0.4219	0.4219
2	7-1-2025	9-30-2025	0.3404	0.3404
3	10-1-2025	12-31-2025	0.3064	0.3064
4	1-1-2026	3-31-2026	0.2794	0.2794
5	4-1-2026	6-30-2026	0.2820	0.2820
6	7-1-2026	9-30-2026	0.2355	0.2355
		Highest	0.4219	0.4219

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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	0.0949	5.2900e-003	0.2333	2.3000e-004		0.0142	0.0142		0.0142	0.0142	1.4871	3.0937	4.5807	4.6600e-003	1.0000e-004	4.7273
Energy	8.1000e-004	6.9400e-003	2.9500e-003	4.0000e-005		5.6000e-004	5.6000e-004		5.6000e-004	5.6000e-004	0.0000	49.2250	49.2250	1.5900e-003	3.2000e-004	49.3603
Mobile	0.0348	0.0410	0.3573	8.2000e-004	0.0931	5.9000e-004	0.0937	0.0249	5.5000e-004	0.0254	0.0000	75.7737	75.7737	4.8500e-003	3.3400e-003	76.8899
Waste						0.0000	0.0000		0.0000	0.0000	1.3073	0.0000	1.3073	0.0773	0.0000	3.2387
Water						0.0000	0.0000		0.0000	0.0000	0.2894	7.8626	8.1520	0.0300	7.3000e-004	9.1209
Total	0.1306	0.0532	0.5936	1.0900e-003	0.0931	0.0153	0.1085	0.0249	0.0153	0.0401	3.0837	135.9549	139.0386	0.1184	4.4900e-003	143.3371

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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	0.0949	5.2900e-003	0.2333	2.3000e-004		0.0142	0.0142		0.0142	0.0142	1.4871	3.0937	4.5807	4.6600e-003	1.0000e-004	4.7273
Energy	8.1000e-004	6.9400e-003	2.9500e-003	4.0000e-005		5.6000e-004	5.6000e-004		5.6000e-004	5.6000e-004	0.0000	49.2250	49.2250	1.5900e-003	3.2000e-004	49.3603
Mobile	0.0348	0.0410	0.3573	8.2000e-004	0.0931	5.9000e-004	0.0937	0.0249	5.5000e-004	0.0254	0.0000	75.7737	75.7737	4.8500e-003	3.3400e-003	76.8899
Waste						0.0000	0.0000		0.0000	0.0000	1.3073	0.0000	1.3073	0.0773	0.0000	3.2387
Water						0.0000	0.0000		0.0000	0.0000	0.2894	7.8626	8.1520	0.0300	7.3000e-004	9.1209
Total	0.1306	0.0532	0.5936	1.0900e-003	0.0931	0.0153	0.1085	0.0249	0.0153	0.0401	3.0837	135.9549	139.0386	0.1184	4.4900e-003	143.3371

	ROG	NOx	CO	SO2	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	4/1/2025	4/6/2025	7	6	
2	Site Preparation	Site Preparation	4/15/2025	4/21/2025	7	7	
3	Grading	Grading	4/16/2025	5/13/2025	7	28	

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

4	Building Construction	Building Construction	4/18/2025	9/14/2026	7	515
5	Paving	Paving	9/5/2025	9/11/2025	7	7
6	Architectural Coating	Architectural Coating	9/12/2025	10/11/2025	7	30

Acres of Grading (Site Preparation Phase): 0.23**Acres of Grading (Grading Phase): 0.23****Acres of Paving: 0.18****Residential Indoor: 22,763; Residential Outdoor: 7,588; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 461 (Architectural Coating – sqft)****OffRoad Equipment**

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

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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	16.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	1.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	349.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	13.00	3.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction**3.2 Demolition - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.7600e-003	0.0000	1.7600e-003	2.7000e-004	0.0000	2.7000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7200e-003	0.0153	0.0221	4.0000e-005		6.3000e-004	6.3000e-004		6.0000e-004	6.0000e-004	0.0000	3.1274	3.1274	5.6000e-004	0.0000	3.1414
Total	1.7200e-003	0.0153	0.0221	4.0000e-005	1.7600e-003	6.3000e-004	2.3900e-003	2.7000e-004	6.0000e-004	8.7000e-004	0.0000	3.1274	3.1274	5.6000e-004	0.0000	3.1414

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.2 Demolition - 2025****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.0000e-005	1.0100e-003	2.8000e-004	0.0000	1.4000e-004	1.0000e-005	1.5000e-004	4.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.4419	0.4419	3.0000e-005	7.0000e-005	0.4634
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	8.5000e-004	0.0000	3.3000e-004	0.0000	3.3000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.2415	0.2415	1.0000e-005	1.0000e-005	0.2434
Total	1.0000e-004	1.0700e-003	1.1300e-003	0.0000	4.7000e-004	1.0000e-005	4.8000e-004	1.3000e-004	1.0000e-005	1.3000e-004	0.0000	0.6834	0.6834	4.0000e-005	8.0000e-005	0.7068

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.7600e-003	0.0000	1.7600e-003	2.7000e-004	0.0000	2.7000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7200e-003	0.0153	0.0221	4.0000e-005		6.3000e-004	6.3000e-004		6.0000e-004	6.0000e-004	0.0000	3.1274	3.1274	5.6000e-004	0.0000	3.1414
Total	1.7200e-003	0.0153	0.0221	4.0000e-005	1.7600e-003	6.3000e-004	2.3900e-003	2.7000e-004	6.0000e-004	8.7000e-004	0.0000	3.1274	3.1274	5.6000e-004	0.0000	3.1414

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.0000e-005	1.0100e-003	2.8000e-004	0.0000	1.4000e-004	1.0000e-005	1.5000e-004	4.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.4419	0.4419	3.0000e-005	7.0000e-005	0.4634
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	8.5000e-004	0.0000	3.3000e-004	0.0000	3.3000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.2415	0.2415	1.0000e-005	1.0000e-005	0.2434
Total	1.0000e-004	1.0700e-003	1.1300e-003	0.0000	4.7000e-004	1.0000e-005	4.8000e-004	1.3000e-004	1.0000e-005	1.3000e-004	0.0000	0.6834	0.6834	4.0000e-005	8.0000e-005	0.7068

3.3 Site Preparation - 2025**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.2000e-004	0.0000	1.2000e-004	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.5500e-003	0.0168	0.0134	3.0000e-005		5.8000e-004	5.8000e-004		5.3000e-004	5.3000e-004	0.0000	2.9919	2.9919	9.7000e-004	0.0000	3.0161
Total	1.5500e-003	0.0168	0.0134	3.0000e-005	1.2000e-004	5.8000e-004	7.0000e-004	1.0000e-005	5.3000e-004	5.4000e-004	0.0000	2.9919	2.9919	9.7000e-004	0.0000	3.0161

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	6.0000e-005	2.0000e-005	0.0000	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0276	0.0276	0.0000	0.0000	0.0290
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	3.0000e-005	5.0000e-004	0.0000	1.9000e-004	0.0000	1.9000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1409	0.1409	0.0000	0.0000	0.1420
Total	5.0000e-005	9.0000e-005	5.2000e-004	0.0000	2.0000e-004	0.0000	2.0000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1685	0.1685	0.0000	0.0000	0.1709

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.2000e-004	0.0000	1.2000e-004	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.5500e-003	0.0168	0.0134	3.0000e-005		5.8000e-004	5.8000e-004		5.3000e-004	5.3000e-004	0.0000	2.9919	2.9919	9.7000e-004	0.0000	3.0161
Total	1.5500e-003	0.0168	0.0134	3.0000e-005	1.2000e-004	5.8000e-004	7.0000e-004	1.0000e-005	5.3000e-004	5.4000e-004	0.0000	2.9919	2.9919	9.7000e-004	0.0000	3.0161

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Site Preparation - 2025****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	6.0000e-005	2.0000e-005	0.0000	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0276	0.0276	0.0000	0.0000	0.0290
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	3.0000e-005	5.0000e-004	0.0000	1.9000e-004	0.0000	1.9000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1409	0.1409	0.0000	0.0000	0.1420
Total	5.0000e-005	9.0000e-005	5.2000e-004	0.0000	2.0000e-004	0.0000	2.0000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1685	0.1685	0.0000	0.0000	0.1709

3.4 Grading - 2025**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0635	0.0000	0.0635	0.0348	0.0000	0.0348	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0117	0.1223	0.0755	2.0000e-004		4.8800e-003	4.8800e-003		4.4900e-003	4.4900e-003	0.0000	17.3325	17.3325	5.6100e-003	0.0000	17.4726
Total	0.0117	0.1223	0.0755	2.0000e-004	0.0635	4.8800e-003	0.0684	0.0348	4.4900e-003	0.0393	0.0000	17.3325	17.3325	5.6100e-003	0.0000	17.4726

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Grading - 2025****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.6000e-004	0.0221	6.1100e-003	1.0000e-004	3.0000e-003	1.6000e-004	3.1600e-003	8.2000e-004	1.5000e-004	9.8000e-004	0.0000	9.6379	9.6379	5.6000e-004	1.5300e-003	10.1085
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	2.2000e-004	3.1700e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.3000e-004	0.0000	0.9018	0.9018	2.0000e-005	2.0000e-005	0.9087
Total	6.7000e-004	0.0223	9.2800e-003	1.1000e-004	4.2300e-003	1.7000e-004	4.4000e-003	1.1500e-003	1.6000e-004	1.3100e-003	0.0000	10.5397	10.5397	5.8000e-004	1.5500e-003	11.0172

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					0.0635	0.0000	0.0635	0.0348	0.0000	0.0348	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0117	0.1223	0.0755	2.0000e-004		4.8800e-003	4.8800e-003		4.4900e-003	4.4900e-003	0.0000	17.3325	17.3325	5.6100e-003	0.0000	17.4726
Total	0.0117	0.1223	0.0755	2.0000e-004	0.0635	4.8800e-003	0.0684	0.0348	4.4900e-003	0.0393	0.0000	17.3325	17.3325	5.6100e-003	0.0000	17.4726

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.6000e-004	0.0221	6.1100e-003	1.0000e-004	3.0000e-003	1.6000e-004	3.1600e-003	8.2000e-004	1.5000e-004	9.8000e-004	0.0000	9.6379	9.6379	5.6000e-004	1.5300e-003	10.1085
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	2.2000e-004	3.1700e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.3000e-004	0.0000	0.9018	0.9018	2.0000e-005	2.0000e-005	0.9087
Total	6.7000e-004	0.0223	9.2800e-003	1.1000e-004	4.2300e-003	1.7000e-004	4.4000e-003	1.1500e-003	1.6000e-004	1.3100e-003	0.0000	10.5397	10.5397	5.8000e-004	1.5500e-003	11.0172

3.5 Building Construction - 2025**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0711	0.7072	0.9066	1.4700e-003		0.0311	0.0311		0.0286	0.0286	0.0000	129.3815	129.3815	0.0418	0.0000	130.4276
Total	0.0711	0.7072	0.9066	1.4700e-003		0.0311	0.0311		0.0286	0.0286	0.0000	129.3815	129.3815	0.0418	0.0000	130.4276

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Building Construction - 2025****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-004	0.0147	5.4400e-003	7.0000e-005	2.4400e-003	8.0000e-005	2.5200e-003	7.0000e-004	8.0000e-005	7.8000e-004	0.0000	6.6649	6.6649	2.3000e-004	9.7000e-004	6.9591
Worker	4.5800e-003	3.2200e-003	0.0475	1.5000e-004	0.0184	1.0000e-004	0.0185	4.8900e-003	9.0000e-005	4.9700e-003	0.0000	13.5023	13.5023	3.0000e-004	3.2000e-004	13.6059
Total	4.9800e-003	0.0180	0.0530	2.2000e-004	0.0208	1.8000e-004	0.0210	5.5900e-003	1.7000e-004	5.7500e-003	0.0000	20.1671	20.1671	5.3000e-004	1.2900e-003	20.5650

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	0.0711	0.7072	0.9066	1.4700e-003		0.0311	0.0311		0.0286	0.0286	0.0000	129.3813	129.3813	0.0418	0.0000	130.4274
Total	0.0711	0.7072	0.9066	1.4700e-003		0.0311	0.0311		0.0286	0.0286	0.0000	129.3813	129.3813	0.0418	0.0000	130.4274

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Building Construction - 2025****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-004	0.0147	5.4400e-003	7.0000e-005	2.4400e-003	8.0000e-005	2.5200e-003	7.0000e-004	8.0000e-005	7.8000e-004	0.0000	6.6649	6.6649	2.3000e-004	9.7000e-004	6.9591
Worker	4.5800e-003	3.2200e-003	0.0475	1.5000e-004	0.0184	1.0000e-004	0.0185	4.8900e-003	9.0000e-005	4.9700e-003	0.0000	13.5023	13.5023	3.0000e-004	3.2000e-004	13.6059
Total	4.9800e-003	0.0180	0.0530	2.2000e-004	0.0208	1.8000e-004	0.0210	5.5900e-003	1.7000e-004	5.7500e-003	0.0000	20.1671	20.1671	5.3000e-004	1.2900e-003	20.5650

3.5 Building Construction - 2026**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0708	0.7044	0.9031	1.4700e-003		0.0310	0.0310		0.0285	0.0285	0.0000	128.8800	128.8800	0.0417	0.0000	129.9221
Total	0.0708	0.7044	0.9031	1.4700e-003		0.0310	0.0310		0.0285	0.0285	0.0000	128.8800	128.8800	0.0417	0.0000	129.9221

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Building Construction - 2026****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.9000e-004	0.0146	5.3500e-003	7.0000e-005	2.4300e-003	8.0000e-005	2.5100e-003	7.0000e-004	8.0000e-005	7.8000e-004	0.0000	6.5146	6.5146	2.3000e-004	9.5000e-004	6.8026
Worker	4.3000e-003	2.9100e-003	0.0445	1.4000e-004	0.0183	9.0000e-005	0.0184	4.8700e-003	8.0000e-005	4.9500e-003	0.0000	13.0373	13.0373	2.7000e-004	3.0000e-004	13.1344
Total	4.6900e-003	0.0175	0.0498	2.1000e-004	0.0208	1.7000e-004	0.0209	5.5700e-003	1.6000e-004	5.7300e-003	0.0000	19.5519	19.5519	5.0000e-004	1.2500e-003	19.9370

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	0.0708	0.7044	0.9031	1.4700e-003		0.0310	0.0310		0.0285	0.0285	0.0000	128.8799	128.8799	0.0417	0.0000	129.9219
Total	0.0708	0.7044	0.9031	1.4700e-003		0.0310	0.0310		0.0285	0.0285	0.0000	128.8799	128.8799	0.0417	0.0000	129.9219

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Building Construction - 2026****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.9000e-004	0.0146	5.3500e-003	7.0000e-005	2.4300e-003	8.0000e-005	2.5100e-003	7.0000e-004	8.0000e-005	7.8000e-004	0.0000	6.5146	6.5146	2.3000e-004	9.5000e-004	6.8026
Worker	4.3000e-003	2.9100e-003	0.0445	1.4000e-004	0.0183	9.0000e-005	0.0184	4.8700e-003	8.0000e-005	4.9500e-003	0.0000	13.0373	13.0373	2.7000e-004	3.0000e-004	13.1344
Total	4.6900e-003	0.0175	0.0498	2.1000e-004	0.0208	1.7000e-004	0.0209	5.5700e-003	1.6000e-004	5.7300e-003	0.0000	19.5519	19.5519	5.0000e-004	1.2500e-003	19.9370

3.6 Paving - 2025**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.9700e-003	0.0172	0.0246	4.0000e-005		7.7000e-004	7.7000e-004		7.2000e-004	7.2000e-004	0.0000	3.2903	3.2903	9.6000e-004	0.0000	3.3143
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.9700e-003	0.0172	0.0246	4.0000e-005		7.7000e-004	7.7000e-004		7.2000e-004	7.2000e-004	0.0000	3.2903	3.2903	9.6000e-004	0.0000	3.3143

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Paving - 2025****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7000e-004	1.2000e-004	1.7900e-003	1.0000e-005	6.9000e-004	0.0000	6.9000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.5072	0.5072	1.0000e-005	1.0000e-005	0.5111
Total	1.7000e-004	1.2000e-004	1.7900e-003	1.0000e-005	6.9000e-004	0.0000	6.9000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.5072	0.5072	1.0000e-005	1.0000e-005	0.5111

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.9700e-003	0.0172	0.0246	4.0000e-005		7.7000e-004	7.7000e-004		7.2000e-004	7.2000e-004	0.0000	3.2903	3.2903	9.6000e-004	0.0000	3.3143
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.9700e-003	0.0172	0.0246	4.0000e-005		7.7000e-004	7.7000e-004		7.2000e-004	7.2000e-004	0.0000	3.2903	3.2903	9.6000e-004	0.0000	3.3143

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Paving - 2025****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7000e-004	1.2000e-004	1.7900e-003	1.0000e-005	6.9000e-004	0.0000	6.9000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.5072	0.5072	1.0000e-005	1.0000e-005	0.5111
Total	1.7000e-004	1.2000e-004	1.7900e-003	1.0000e-005	6.9000e-004	0.0000	6.9000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.5072	0.5072	1.0000e-005	1.0000e-005	0.5111

3.7 Architectural Coating - 2025**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0362					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.5600e-003	0.0172	0.0271	4.0000e-005		7.7000e-004	7.7000e-004		7.7000e-004	7.7000e-004	0.0000	3.8299	3.8299	2.1000e-004	0.0000	3.8351
Total	0.0388	0.0172	0.0271	4.0000e-005		7.7000e-004	7.7000e-004		7.7000e-004	7.7000e-004	0.0000	3.8299	3.8299	2.1000e-004	0.0000	3.8351

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.7 Architectural Coating - 2025****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2000e-004	9.0000e-005	1.2800e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3623	0.3623	1.0000e-005	1.0000e-005	0.3651
Total	1.2000e-004	9.0000e-005	1.2800e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3623	0.3623	1.0000e-005	1.0000e-005	0.3651

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	0.0362					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.5600e-003	0.0172	0.0271	4.0000e-005		7.7000e-004	7.7000e-004		7.7000e-004	7.7000e-004	0.0000	3.8299	3.8299	2.1000e-004	0.0000	3.8351
Total	0.0388	0.0172	0.0271	4.0000e-005		7.7000e-004	7.7000e-004		7.7000e-004	7.7000e-004	0.0000	3.8299	3.8299	2.1000e-004	0.0000	3.8351

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

3.7 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2000e-004	9.0000e-005	1.2800e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3623	0.3623	1.0000e-005	1.0000e-005	0.3651
Total	1.2000e-004	9.0000e-005	1.2800e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3623	0.3623	1.0000e-005	1.0000e-005	0.3651

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0348	0.0410	0.3573	8.2000e-004	0.0931	5.9000e-004	0.0937	0.0249	5.5000e-004	0.0254	0.0000	75.7737	75.7737	4.8500e-003	3.3400e-003	76.8899
Unmitigated	0.0348	0.0410	0.3573	8.2000e-004	0.0931	5.9000e-004	0.0937	0.0249	5.5000e-004	0.0254	0.0000	75.7737	75.7737	4.8500e-003	3.3400e-003	76.8899

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	76.16	68.74	57.26	247,402	247,402
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	76.16	68.74	57.26	247,402	247,402

4.3 Trip Type Information

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594
Enclosed Parking with Elevator	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594

5.0 Energy Detail

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

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	41.1882	41.1882	1.4300e-003	1.7000e-004	41.2757
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	41.1882	41.1882	1.4300e-003	1.7000e-004	41.2757
NaturalGas Mitigated	8.1000e-004	6.9400e-003	2.9500e-003	4.0000e-005		5.6000e-004	5.6000e-004		5.6000e-004	5.6000e-004	0.0000	8.0368	8.0368	1.5000e-004	1.5000e-004	8.0846
NaturalGas Unmitigated	8.1000e-004	6.9400e-003	2.9500e-003	4.0000e-005		5.6000e-004	5.6000e-004		5.6000e-004	5.6000e-004	0.0000	8.0368	8.0368	1.5000e-004	1.5000e-004	8.0846

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**5.2 Energy by Land Use - NaturalGas****Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	150604	8.1000e-004	6.9400e-003	2.9500e-003	4.0000e-005		5.6000e-004	5.6000e-004		5.6000e-004	5.6000e-004	0.0000	8.0368	8.0368	1.5000e-004	1.5000e-004	8.0846
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		8.1000e-004	6.9400e-003	2.9500e-003	4.0000e-005		5.6000e-004	5.6000e-004		5.6000e-004	5.6000e-004	0.0000	8.0368	8.0368	1.5000e-004	1.5000e-004	8.0846

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	150604	8.1000e-004	6.9400e-003	2.9500e-003	4.0000e-005		5.6000e-004	5.6000e-004		5.6000e-004	5.6000e-004	0.0000	8.0368	8.0368	1.5000e-004	1.5000e-004	8.0846
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		8.1000e-004	6.9400e-003	2.9500e-003	4.0000e-005		5.6000e-004	5.6000e-004		5.6000e-004	5.6000e-004	0.0000	8.0368	8.0368	1.5000e-004	1.5000e-004	8.0846

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	53907.1	23.2043	8.1000e-004	1.0000e-004	23.2537
Enclosed Parking with Elevator	41779.2	17.9839	6.3000e-004	8.0000e-005	18.0221
Total		41.1882	1.4400e-003	1.8000e-004	41.2757

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	53907.1	23.2043	8.1000e-004	1.0000e-004	23.2537
Enclosed Parking with Elevator	41779.2	17.9839	6.3000e-004	8.0000e-005	18.0221
Total		41.1882	1.4400e-003	1.8000e-004	41.2757

6.0 Area Detail

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0949	5.2900e-003	0.2333	2.3000e-004		0.0142	0.0142		0.0142	0.0142	1.4871	3.0937	4.5807	4.6600e-003	1.0000e-004	4.7273
Unmitigated	0.0949	5.2900e-003	0.2333	2.3000e-004		0.0142	0.0142		0.0142	0.0142	1.4871	3.0937	4.5807	4.6600e-003	1.0000e-004	4.7273

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**6.2 Area by SubCategory****Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	3.6200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0411					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0459	3.6300e-003	0.0890	2.3000e-004		0.0134	0.0134		0.0134	0.0134	1.4871	2.8576	4.3447	4.4300e-003	1.0000e-004	4.4856
Landscaping	4.3400e-003	1.6600e-003	0.1443	1.0000e-005		8.0000e-004	8.0000e-004		8.0000e-004	8.0000e-004	0.0000	0.2360	0.2360	2.3000e-004	0.0000	0.2417
Total	0.0949	5.2900e-003	0.2333	2.4000e-004		0.0142	0.0142		0.0142	0.0142	1.4871	3.0937	4.5807	4.6600e-003	1.0000e-004	4.7273

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	3.6200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0411					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0459	3.6300e-003	0.0890	2.3000e-004		0.0134	0.0134		0.0134	0.0134	1.4871	2.8576	4.3447	4.4300e-003	1.0000e-004	4.4856
Landscaping	4.3400e-003	1.6600e-003	0.1443	1.0000e-005		8.0000e-004	8.0000e-004		8.0000e-004	8.0000e-004	0.0000	0.2360	0.2360	2.3000e-004	0.0000	0.2417
Total	0.0949	5.2900e-003	0.2333	2.4000e-004		0.0142	0.0142		0.0142	0.0142	1.4871	3.0937	4.5807	4.6600e-003	1.0000e-004	4.7273

7.0 Water Detail

7.1 Mitigation Measures Water

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	8.1520	0.0300	7.3000e-004	9.1209
Unmitigated	8.1520	0.0300	7.3000e-004	9.1209

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	0.912156 / 0.575055	8.1520	0.0300	7.3000e-004	9.1209
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		8.1520	0.0300	7.3000e-004	9.1209

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	0.912156 / 0.575055	8.1520	0.0300	7.3000e-004	9.1209
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		8.1520	0.0300	7.3000e-004	9.1209

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.3073	0.0773	0.0000	3.2387
Unmitigated	1.3073	0.0773	0.0000	3.2387

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	6.44	1.3073	0.0773	0.0000	3.2387
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		1.3073	0.0773	0.0000	3.2387

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	6.44	1.3073	0.0773	0.0000	3.2387
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		1.3073	0.0773	0.0000	3.2387

9.0 Operational Offroad

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

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

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

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

11.0 Vegetation

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd
South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	14.00	Dwelling Unit	0.23	11,241.00	40
Enclosed Parking with Elevator	7.68	1000sqft	0.18	7,680.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2026
Utility Company	Glendale Water and Power				
CO2 Intensity (lb/MWhr)	948.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Demolish a total of 3 units (2,602 SF building and a 965 SF detached garage; 3,567 SF total demolition) and construct a 3-story, 14 unit, 11,241 SF multi-family dwelling building with a 7,684 SF subterranean garage on a 10,700 SF lot.

Land Use - New 14 units on a 10,200 SF (0.234 acre) parcel with a 7,684 SF subterranean garage with an elevator. The project proposes 59.78 units to the acre, which equates to Apartments Midrise by the CalEEMod help manual - HelpFileCalEEmod.pdf)

Construction Phase - Demo: 6 Days, 2 weeks, 4 weeks, 17 month, Paving: 1 week, Arch Finishes: 1 month

Grading - 10 cubic yards of site prep; 2,790 cubic yards of grading (all export)

Demolition - demolish 2,602 SF multi-family building and 965 SF detached garage (total 3,567 SF)

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	30.00
tblConstructionPhase	NumDays	100.00	515.00
tblConstructionPhase	NumDays	10.00	6.00

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

tblConstructionPhase	NumDays	2.00	28.00
tblConstructionPhase	NumDays	5.00	7.00
tblConstructionPhase	NumDays	1.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	PhaseEndDate	9/18/2025	10/11/2025
tblConstructionPhase	PhaseEndDate	9/4/2025	9/14/2026
tblConstructionPhase	PhaseEndDate	4/14/2025	4/6/2025
tblConstructionPhase	PhaseEndDate	4/17/2025	5/13/2025
tblConstructionPhase	PhaseEndDate	4/15/2025	4/21/2025
tblGrading	AcresOfGrading	21.00	0.23
tblGrading	AcresOfGrading	3.50	0.23
tblGrading	MaterialExported	0.00	2,790.00
tblGrading	MaterialExported	0.00	10.00
tblLandUse	LandUseSquareFeet	14,000.00	11,241.00
tblLandUse	LotAcreage	0.37	0.23

2.0 Emissions Summary

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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					
2025	3.1855	20.6758	17.5186	0.0451	5.1019	0.7686	5.8705	2.6322	0.7076	3.3397	0.0000	4,477.915 7	4,477.915 7	1.1553	0.1353	4,547.128 9
2026	0.5882	5.6104	7.4407	0.0131	0.1645	0.2426	0.4071	0.0441	0.2232	0.2673	0.0000	1,278.336 3	1,278.336 3	0.3619	0.0105	1,290.519 7
Maximum	3.1855	20.6758	17.5186	0.0451	5.1019	0.7686	5.8705	2.6322	0.7076	3.3397	0.0000	4,477.915 7	4,477.915 7	1.1553	0.1353	4,547.128 9

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					
2025	3.1855	20.6758	17.5186	0.0451	5.1019	0.7686	5.8705	2.6322	0.7076	3.3397	0.0000	4,477.915 7	4,477.915 7	1.1553	0.1353	4,547.128 9
2026	0.5882	5.6104	7.4407	0.0131	0.1645	0.2426	0.4071	0.0441	0.2232	0.2673	0.0000	1,278.336 3	1,278.336 3	0.3619	0.0105	1,290.519 7
Maximum	3.1855	20.6758	17.5186	0.0451	5.1019	0.7686	5.8705	2.6322	0.7076	3.3397	0.0000	4,477.915 7	4,477.915 7	1.1553	0.1353	4,547.128 9

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

[illegible]

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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	3.9484	0.3038	8.2744	0.0182		1.0758	1.0758		1.0758	1.0758	131.1369	254.0814	385.2183	0.3931	8.9000e-003	397.6975
Energy	4.4500e-003	0.0380	0.0162	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003		48.5427	48.5427	9.3000e-004	8.9000e-004	48.8312
Mobile	0.2116	0.2177	2.1111	4.9100e-003	0.5484	3.4100e-003	0.5518	0.1461	3.1700e-003	0.1493		500.6185	500.6185	0.0303	0.0204	507.4479
Total	4.1645	0.5596	10.4017	0.0234	0.5484	1.0823	1.6307	0.1461	1.0821	1.2282	131.1369	803.2426	934.3794	0.4243	0.0302	953.9765

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	3.9484	0.3038	8.2744	0.0182		1.0758	1.0758		1.0758	1.0758	131.1369	254.0814	385.2183	0.3931	8.9000e-003	397.6975
Energy	4.4500e-003	0.0380	0.0162	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003		48.5427	48.5427	9.3000e-004	8.9000e-004	48.8312
Mobile	0.2116	0.2177	2.1111	4.9100e-003	0.5484	3.4100e-003	0.5518	0.1461	3.1700e-003	0.1493		500.6185	500.6185	0.0303	0.0204	507.4479
Total	4.1645	0.5596	10.4017	0.0234	0.5484	1.0823	1.6307	0.1461	1.0821	1.2282	131.1369	803.2426	934.3794	0.4243	0.0302	953.9765

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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	4/1/2025	4/6/2025	7	6	
2	Site Preparation	Site Preparation	4/15/2025	4/21/2025	7	7	
3	Grading	Grading	4/16/2025	5/13/2025	7	28	
4	Building Construction	Building Construction	4/18/2025	9/14/2026	7	515	
5	Paving	Paving	9/5/2025	9/11/2025	7	7	
6	Architectural Coating	Architectural Coating	9/12/2025	10/11/2025	7	30	

Acres of Grading (Site Preparation Phase): 0.23**Acres of Grading (Grading Phase): 0.23****Acres of Paving: 0.18****Residential Indoor: 22,763; Residential Outdoor: 7,588; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 461 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	16.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	1.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	349.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	13.00	3.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.2 Demolition - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5852	0.0000	0.5852	0.0886	0.0000	0.0886			0.0000			0.0000
Off-Road	0.5743	5.1008	7.3641	0.0120		0.2102	0.2102		0.2008	0.2008		1,149.1195	1,149.1195	0.2060		1,154.2705
Total	0.5743	5.1008	7.3641	0.0120	0.5852	0.2102	0.7954	0.0886	0.2008	0.2894		1,149.1195	1,149.1195	0.2060		1,154.2705

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.6600e-003	0.3203	0.0929	1.4700e-003	0.0466	2.4400e-003	0.0491	0.0128	2.3300e-003	0.0151		162.2751	162.2751	9.4200e-003	0.0258	170.1981
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	0.0279	0.0172	0.3043	9.2000e-004	0.1118	5.7000e-004	0.1124	0.0296	5.3000e-004	0.0302		92.7921	92.7921	1.9600e-003	1.9700e-003	93.4275
Total	0.0336	0.3375	0.3972	2.3900e-003	0.1584	3.0100e-003	0.1614	0.0424	2.8600e-003	0.0453		255.0671	255.0671	0.0114	0.0278	263.6256

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.2 Demolition - 2025****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5852	0.0000	0.5852	0.0886	0.0000	0.0886			0.0000			0.0000
Off-Road	0.5743	5.1008	7.3641	0.0120		0.2102	0.2102		0.2008	0.2008	0.0000	1,149.1195	1,149.1195	0.2060		1,154.2705
Total	0.5743	5.1008	7.3641	0.0120	0.5852	0.2102	0.7954	0.0886	0.2008	0.2894	0.0000	1,149.1195	1,149.1195	0.2060		1,154.2705

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.6600e-003	0.3203	0.0929	1.4700e-003	0.0466	2.4400e-003	0.0491	0.0128	2.3300e-003	0.0151		162.2751	162.2751	9.4200e-003	0.0258	170.1981
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	0.0279	0.0172	0.3043	9.2000e-004	0.1118	5.7000e-004	0.1124	0.0296	5.3000e-004	0.0302		92.7921	92.7921	1.9600e-003	1.9700e-003	93.4275
Total	0.0336	0.3375	0.3972	2.3900e-003	0.1584	3.0100e-003	0.1614	0.0424	2.8600e-003	0.0453		255.0671	255.0671	0.0114	0.0278	263.6256

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Site Preparation - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0350	0.0000	0.0350	3.7900e-003	0.0000	3.7900e-003			0.0000			0.0000
Off-Road	0.4432	4.7918	3.8238	9.7300e-003		0.1654	0.1654		0.1521	0.1521		942.2955	942.2955	0.3048		949.9144
Total	0.4432	4.7918	3.8238	9.7300e-003	0.0350	0.1654	0.2004	3.7900e-003	0.1521	0.1559		942.2955	942.2955	0.3048		949.9144

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	3.0000e-004	0.0172	4.9700e-003	8.0000e-005	2.5000e-003	1.3000e-004	2.6300e-003	6.8000e-004	1.3000e-004	8.1000e-004		8.6933	8.6933	5.0000e-004	1.3800e-003	9.1178
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0140	8.6000e-003	0.1522	4.6000e-004	0.0559	2.9000e-004	0.0562	0.0148	2.6000e-004	0.0151		46.3960	46.3960	9.8000e-004	9.8000e-004	46.7138
Total	0.0143	0.0258	0.1571	5.4000e-004	0.0584	4.2000e-004	0.0588	0.0155	3.9000e-004	0.0159		55.0894	55.0894	1.4800e-003	2.3600e-003	55.8315

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Site Preparation - 2025****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0350	0.0000	0.0350	3.7900e-003	0.0000	3.7900e-003			0.0000			0.0000
Off-Road	0.4432	4.7918	3.8238	9.7300e-003		0.1654	0.1654		0.1521	0.1521	0.0000	942.2955	942.2955	0.3048		949.9144
Total	0.4432	4.7918	3.8238	9.7300e-003	0.0350	0.1654	0.2004	3.7900e-003	0.1521	0.1559	0.0000	942.2955	942.2955	0.3048		949.9144

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	3.0000e-004	0.0172	4.9700e-003	8.0000e-005	2.5000e-003	1.3000e-004	2.6300e-003	6.8000e-004	1.3000e-004	8.1000e-004		8.6933	8.6933	5.0000e-004	1.3800e-003	9.1178
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0140	8.6000e-003	0.1522	4.6000e-004	0.0559	2.9000e-004	0.0562	0.0148	2.6000e-004	0.0151		46.3960	46.3960	9.8000e-004	9.8000e-004	46.7138
Total	0.0143	0.0258	0.1571	5.4000e-004	0.0584	4.2000e-004	0.0588	0.0155	3.9000e-004	0.0159		55.0894	55.0894	1.4800e-003	2.3600e-003	55.8315

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Grading - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.5365	0.0000	4.5365	2.4853	0.0000	2.4853			0.0000			0.0000
Off-Road	0.8350	8.7341	5.3948	0.0141		0.3484	0.3484		0.3205	0.3205		1,364.698 7	1,364.698 7	0.4414		1,375.732 9
Total	0.8350	8.7341	5.3948	0.0141	4.5365	0.3484	4.8849	2.4853	0.3205	2.8058		1,364.698 7	1,364.698 7	0.4414		1,375.732 9

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	0.0264	1.4972	0.4341	6.8800e-003	0.2180	0.0114	0.2294	0.0598	0.0109	0.0707		758.4910	758.4910	0.0440	0.1206	795.5243
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	0.0223	0.0138	0.2435	7.3000e-004	0.0894	4.6000e-004	0.0899	0.0237	4.2000e-004	0.0241		74.2337	74.2337	1.5700e-003	1.5700e-003	74.7420
Total	0.0488	1.5109	0.6775	7.6100e-003	0.3074	0.0119	0.3193	0.0835	0.0113	0.0948		832.7246	832.7246	0.0456	0.1222	870.2663

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Grading - 2025****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.5365	0.0000	4.5365	2.4853	0.0000	2.4853			0.0000			0.0000
Off-Road	0.8350	8.7341	5.3948	0.0141		0.3484	0.3484		0.3205	0.3205	0.0000	1,364.6987	1,364.6987	0.4414		1,375.7329
Total	0.8350	8.7341	5.3948	0.0141	4.5365	0.3484	4.8849	2.4853	0.3205	2.8058	0.0000	1,364.6987	1,364.6987	0.4414		1,375.7329

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	0.0264	1.4972	0.4341	6.8800e-003	0.2180	0.0114	0.2294	0.0598	0.0109	0.0707		758.4910	758.4910	0.0440	0.1206	795.5243
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	0.0223	0.0138	0.2435	7.3000e-004	0.0894	4.6000e-004	0.0899	0.0237	4.2000e-004	0.0241		74.2337	74.2337	1.5700e-003	1.5700e-003	74.7420
Total	0.0488	1.5109	0.6775	7.6100e-003	0.3074	0.0119	0.3193	0.0835	0.0113	0.0948		832.7246	832.7246	0.0456	0.1222	870.2663

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Building Construction - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220		1,105.571 1	1,105.571 1	0.3576		1,114.510 2
Total	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220		1,105.571 1	1,105.571 1	0.3576		1,114.510 2

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	3.1700e-003	0.1089	0.0415	5.3000e-004	0.0192	6.4000e-004	0.0199	5.5300e-003	6.1000e-004	6.1400e-003		56.9068	56.9068	1.9800e-003	8.2600e-003	59.4178
Worker	0.0363	0.0224	0.3956	1.1900e-003	0.1453	7.4000e-004	0.1461	0.0385	6.8000e-004	0.0392		120.6297	120.6297	2.5500e-003	2.5600e-003	121.4558
Total	0.0394	0.1313	0.4372	1.7200e-003	0.1645	1.3800e-003	0.1659	0.0441	1.2900e-003	0.0454		177.5365	177.5365	4.5300e-003	0.0108	180.8736

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Building Construction - 2025****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220	0.0000	1,105.571 1	1,105.571 1	0.3576		1,114.510 2
Total	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220	0.0000	1,105.571 1	1,105.571 1	0.3576		1,114.510 2

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	3.1700e-003	0.1089	0.0415	5.3000e-004	0.0192	6.4000e-004	0.0199	5.5300e-003	6.1000e-004	6.1400e-003		56.9068	56.9068	1.9800e-003	8.2600e-003	59.4178
Worker	0.0363	0.0224	0.3956	1.1900e-003	0.1453	7.4000e-004	0.1461	0.0385	6.8000e-004	0.0392		120.6297	120.6297	2.5500e-003	2.5600e-003	121.4558
Total	0.0394	0.1313	0.4372	1.7200e-003	0.1645	1.3800e-003	0.1659	0.0441	1.2900e-003	0.0454		177.5365	177.5365	4.5300e-003	0.0108	180.8736

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Building Construction - 2026****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220		1,105.571 1	1,105.571 1	0.3576		1,114.510 2
Total	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220		1,105.571 1	1,105.571 1	0.3576		1,114.510 2

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	3.1000e-003	0.1081	0.0410	5.2000e-004	0.0192	6.4000e-004	0.0199	5.5300e-003	6.1000e-004	6.1400e-003		55.8395	55.8395	1.9900e-003	8.1100e-003	58.3069
Worker	0.0341	0.0203	0.3715	1.1600e-003	0.1453	7.0000e-004	0.1460	0.0385	6.5000e-004	0.0392		116.9257	116.9257	2.3200e-003	2.4100e-003	117.7027
Total	0.0372	0.1284	0.4125	1.6800e-003	0.1645	1.3400e-003	0.1659	0.0441	1.2600e-003	0.0453		172.7653	172.7653	4.3100e-003	0.0105	176.0096

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Building Construction - 2026****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220	0.0000	1,105.571 1	1,105.571 1	0.3576		1,114.510 2
Total	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220	0.0000	1,105.571 1	1,105.571 1	0.3576		1,114.510 2

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	3.1000e-003	0.1081	0.0410	5.2000e-004	0.0192	6.4000e-004	0.0199	5.5300e-003	6.1000e-004	6.1400e-003		55.8395	55.8395	1.9900e-003	8.1100e-003	58.3069
Worker	0.0341	0.0203	0.3715	1.1600e-003	0.1453	7.0000e-004	0.1460	0.0385	6.5000e-004	0.0392		116.9257	116.9257	2.3200e-003	2.4100e-003	117.7027
Total	0.0372	0.1284	0.4125	1.6800e-003	0.1645	1.3400e-003	0.1659	0.0441	1.2600e-003	0.0453		172.7653	172.7653	4.3100e-003	0.0105	176.0096

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Paving - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046		1,036.271 1	1,036.271 1	0.3019		1,043.817 9
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046		1,036.271 1	1,036.271 1	0.3019		1,043.817 9

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	0.0502	0.0310	0.5478	1.6500e-003	0.2012	1.0300e-003	0.2022	0.0534	9.5000e-004	0.0543		167.0257	167.0257	3.5300e-003	3.5400e-003	168.1695
Total	0.0502	0.0310	0.5478	1.6500e-003	0.2012	1.0300e-003	0.2022	0.0534	9.5000e-004	0.0543		167.0257	167.0257	3.5300e-003	3.5400e-003	168.1695

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Paving - 2025****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046	0.0000	1,036.271 1	1,036.271 1	0.3019		1,043.817 9
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046	0.0000	1,036.271 1	1,036.271 1	0.3019		1,043.817 9

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	0.0502	0.0310	0.5478	1.6500e-003	0.2012	1.0300e-003	0.2022	0.0534	9.5000e-004	0.0543		167.0257	167.0257	3.5300e-003	3.5400e-003	168.1695
Total	0.0502	0.0310	0.5478	1.6500e-003	0.2012	1.0300e-003	0.2022	0.0534	9.5000e-004	0.0543		167.0257	167.0257	3.5300e-003	3.5400e-003	168.1695

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.7 Architectural Coating - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	2.4158					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	2.5867	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.3700e-003	5.1600e-003	0.0913	2.8000e-004	0.0335	1.7000e-004	0.0337	8.8900e-003	1.6000e-004	9.0500e-003		27.8376	27.8376	5.9000e-004	5.9000e-004	28.0283
Total	8.3700e-003	5.1600e-003	0.0913	2.8000e-004	0.0335	1.7000e-004	0.0337	8.8900e-003	1.6000e-004	9.0500e-003		27.8376	27.8376	5.9000e-004	5.9000e-004	28.0283

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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 - 2025****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	2.4158					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	2.5867	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.3700e-003	5.1600e-003	0.0913	2.8000e-004	0.0335	1.7000e-004	0.0337	8.8900e-003	1.6000e-004	9.0500e-003		27.8376	27.8376	5.9000e-004	5.9000e-004	28.0283
Total	8.3700e-003	5.1600e-003	0.0913	2.8000e-004	0.0335	1.7000e-004	0.0337	8.8900e-003	1.6000e-004	9.0500e-003		27.8376	27.8376	5.9000e-004	5.9000e-004	28.0283

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**4.0 Operational Detail - Mobile****4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2116	0.2177	2.1111	4.9100e-003	0.5484	3.4100e-003	0.5518	0.1461	3.1700e-003	0.1493		500.6185	500.6185	0.0303	0.0204	507.4479
Unmitigated	0.2116	0.2177	2.1111	4.9100e-003	0.5484	3.4100e-003	0.5518	0.1461	3.1700e-003	0.1493		500.6185	500.6185	0.0303	0.0204	507.4479

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	76.16	68.74	57.26	247,402	247,402
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	76.16	68.74	57.26	247,402	247,402

4.3 Trip Type Information

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

4.4 Fleet Mix

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - South Coast AQMD Air District, Summer

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594
Enclosed Parking with Elevator	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	4.4500e-003	0.0380	0.0162	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003		48.5427	48.5427	9.3000e-004	8.9000e-004	48.8312
NaturalGas Unmitigated	4.4500e-003	0.0380	0.0162	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003		48.5427	48.5427	9.3000e-004	8.9000e-004	48.8312

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**5.2 Energy by Land Use - NaturalGas****Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	412.613	4.4500e-003	0.0380	0.0162	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003		48.5427	48.5427	9.3000e-004	8.9000e-004	48.8312
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		4.4500e-003	0.0380	0.0162	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003		48.5427	48.5427	9.3000e-004	8.9000e-004	48.8312

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	0.412613	4.4500e-003	0.0380	0.0162	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003		48.5427	48.5427	9.3000e-004	8.9000e-004	48.8312
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		4.4500e-003	0.0380	0.0162	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003		48.5427	48.5427	9.3000e-004	8.9000e-004	48.8312

6.0 Area Detail

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - South Coast AQMD Air District, Summer

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.9484	0.3038	8.2744	0.0182		1.0758	1.0758		1.0758	1.0758	131.1369	254.0814	385.2183	0.3931	8.9000e-003	397.6975
Unmitigated	3.9484	0.3038	8.2744	0.0182		1.0758	1.0758		1.0758	1.0758	131.1369	254.0814	385.2183	0.3931	8.9000e-003	397.6975

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**6.2 Area by SubCategory****Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0199					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2253					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	3.6685	0.2905	7.1197	0.0182		1.0694	1.0694		1.0694	1.0694	131.1369	252.0000	383.1369	0.3911	8.9000e-003	395.5661
Landscaping	0.0347	0.0133	1.1547	6.0000e-005		6.4100e-003	6.4100e-003		6.4100e-003	6.4100e-003		2.0814	2.0814	2.0000e-003		2.1313
Total	3.9484	0.3038	8.2744	0.0182		1.0759	1.0759		1.0759	1.0759	131.1369	254.0814	385.2183	0.3931	8.9000e-003	397.6974

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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	0.0199					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2253					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	3.6685	0.2905	7.1197	0.0182		1.0694	1.0694		1.0694	1.0694	131.1369	252.0000	383.1369	0.3911	8.9000e-003	395.5661
Landscaping	0.0347	0.0133	1.1547	6.0000e-005		6.4100e-003	6.4100e-003		6.4100e-003	6.4100e-003		2.0814	2.0814	2.0000e-003		2.1313
Total	3.9484	0.3038	8.2744	0.0182		1.0759	1.0759		1.0759	1.0759	131.1369	254.0814	385.2183	0.3931	8.9000e-003	397.6974

7.0 Water Detail**7.1 Mitigation Measures Water**

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - South Coast AQMD Air District, Summer

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd
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 Mid Rise	14.00	Dwelling Unit	0.23	11,241.00	40
Enclosed Parking with Elevator	7.68	1000sqft	0.18	7,680.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2026
Utility Company	Glendale Water and Power				
CO2 Intensity (lb/MWhr)	948.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Demolish a total of 3 units (2,602 SF building and a 965 SF detached garage; 3,567 SF total demolition) and construct a 3-story, 14 unit, 11,241 SF multi-family dwelling building with a 7,684 SF subterranean garage on a 10,700 SF lot.

Land Use - New 14 units on a 10,200 SF (0.234 acre) parcel with a 7,684 SF subterranean garage with an elevator. The project proposes 59.78 units to the acre, which equates to Apartments Midrise by the CalEEMod help manual - HelpFileCalEEmod.pdf)

Construction Phase - Demo: 6 Days, 2 weeks, 4 weeks, 17 month, Paving: 1 week, Arch Finishes: 1 month

Grading - 10 cubic yards of site prep; 2,790 cubic yards of grading (all export)

Demolition - demolish 2,602 SF multi-family building and 965 SF detached garage (total 3,567 SF)

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	30.00
tblConstructionPhase	NumDays	100.00	515.00
tblConstructionPhase	NumDays	10.00	6.00

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

tblConstructionPhase	NumDays	2.00	28.00
tblConstructionPhase	NumDays	5.00	7.00
tblConstructionPhase	NumDays	1.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	NumDaysWeek	5.00	7.00
tblConstructionPhase	PhaseEndDate	9/18/2025	10/11/2025
tblConstructionPhase	PhaseEndDate	9/4/2025	9/14/2026
tblConstructionPhase	PhaseEndDate	4/14/2025	4/6/2025
tblConstructionPhase	PhaseEndDate	4/17/2025	5/13/2025
tblConstructionPhase	PhaseEndDate	4/15/2025	4/21/2025
tblGrading	AcresOfGrading	21.00	0.23
tblGrading	AcresOfGrading	3.50	0.23
tblGrading	MaterialExported	0.00	2,790.00
tblGrading	MaterialExported	0.00	10.00
tblLandUse	LandUseSquareFeet	14,000.00	11,241.00
tblLandUse	LotAcreage	0.37	0.23

2.0 Emissions Summary

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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					
2025	3.1881	20.7577	17.4517	0.0450	5.1019	0.7687	5.8705	2.6322	0.7076	3.3398	0.0000	4,464.931 9	4,464.931 9	1.1553	0.1358	4,534.284 7
2026	0.5903	5.6176	7.4073	0.0130	0.1645	0.2426	0.4071	0.0441	0.2232	0.2673	0.0000	1,271.676 1	1,271.676 1	0.3619	0.0107	1,283.909 5
Maximum	3.1881	20.7577	17.4517	0.0450	5.1019	0.7687	5.8705	2.6322	0.7076	3.3398	0.0000	4,464.931 9	4,464.931 9	1.1553	0.1358	4,534.284 7

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					
2025	3.1881	20.7577	17.4517	0.0450	5.1019	0.7687	5.8705	2.6322	0.7076	3.3398	0.0000	4,464.931 9	4,464.931 9	1.1553	0.1358	4,534.284 7
2026	0.5903	5.6176	7.4073	0.0130	0.1645	0.2426	0.4071	0.0441	0.2232	0.2673	0.0000	1,271.676 1	1,271.676 1	0.3619	0.0107	1,283.909 5
Maximum	3.1881	20.7577	17.4517	0.0450	5.1019	0.7687	5.8705	2.6322	0.7076	3.3398	0.0000	4,464.931 9	4,464.931 9	1.1553	0.1358	4,534.284 7

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

[illegible]

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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	3.9484	0.3038	8.2744	0.0182		1.0758	1.0758		1.0758	1.0758	131.1369	254.0814	385.2183	0.3931	8.9000e-003	397.6975
Energy	4.4500e-003	0.0380	0.0162	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003		48.5427	48.5427	9.3000e-004	8.9000e-004	48.8312
Mobile	0.2039	0.2339	2.0432	4.6800e-003	0.5484	3.4100e-003	0.5518	0.1461	3.1800e-003	0.1493		477.6856	477.6856	0.0311	0.0212	484.7643
Total	4.1567	0.5757	10.3338	0.0231	0.5484	1.0823	1.6307	0.1461	1.0821	1.2282	131.1369	780.3097	911.4466	0.4251	0.0309	931.2929

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	3.9484	0.3038	8.2744	0.0182		1.0758	1.0758		1.0758	1.0758	131.1369	254.0814	385.2183	0.3931	8.9000e-003	397.6975
Energy	4.4500e-003	0.0380	0.0162	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003		48.5427	48.5427	9.3000e-004	8.9000e-004	48.8312
Mobile	0.2039	0.2339	2.0432	4.6800e-003	0.5484	3.4100e-003	0.5518	0.1461	3.1800e-003	0.1493		477.6856	477.6856	0.0311	0.0212	484.7643
Total	4.1567	0.5757	10.3338	0.0231	0.5484	1.0823	1.6307	0.1461	1.0821	1.2282	131.1369	780.3097	911.4466	0.4251	0.0309	931.2929

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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	4/1/2025	4/6/2025	7	6	
2	Site Preparation	Site Preparation	4/15/2025	4/21/2025	7	7	
3	Grading	Grading	4/16/2025	5/13/2025	7	28	
4	Building Construction	Building Construction	4/18/2025	9/14/2026	7	515	
5	Paving	Paving	9/5/2025	9/11/2025	7	7	
6	Architectural Coating	Architectural Coating	9/12/2025	10/11/2025	7	30	

Acres of Grading (Site Preparation Phase): 0.23**Acres of Grading (Grading Phase): 0.23****Acres of Paving: 0.18****Residential Indoor: 22,763; Residential Outdoor: 7,588; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 461 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	16.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	1.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	349.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	13.00	3.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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 - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5852	0.0000	0.5852	0.0886	0.0000	0.0886			0.0000			0.0000
Off-Road	0.5743	5.1008	7.3641	0.0120		0.2102	0.2102		0.2008	0.2008		1,149.119 5	1,149.119 5	0.2060		1,154.270 5
Total	0.5743	5.1008	7.3641	0.0120	0.5852	0.2102	0.7954	0.0886	0.2008	0.2894		1,149.119 5	1,149.119 5	0.2060		1,154.270 5

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.2700e-003	0.3356	0.0942	1.4700e-003	0.0466	2.4400e-003	0.0491	0.0128	2.3400e-003	0.0151		162.4617	162.4617	9.4000e-003	0.0258	170.3932
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	0.0296	0.0188	0.2757	8.6000e-004	0.1118	5.7000e-004	0.1124	0.0296	5.3000e-004	0.0302		87.4181	87.4181	1.9900e-003	2.0900e-003	88.0895
Total	0.0349	0.3544	0.3699	2.3300e-003	0.1584	3.0100e-003	0.1614	0.0424	2.8700e-003	0.0453		249.8798	249.8798	0.0114	0.0279	258.4827

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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 - 2025****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5852	0.0000	0.5852	0.0886	0.0000	0.0886			0.0000			0.0000
Off-Road	0.5743	5.1008	7.3641	0.0120		0.2102	0.2102		0.2008	0.2008	0.0000	1,149.119 5	1,149.119 5	0.2060		1,154.270 5
Total	0.5743	5.1008	7.3641	0.0120	0.5852	0.2102	0.7954	0.0886	0.2008	0.2894	0.0000	1,149.119 5	1,149.119 5	0.2060		1,154.270 5

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.2700e-003	0.3356	0.0942	1.4700e-003	0.0466	2.4400e-003	0.0491	0.0128	2.3400e-003	0.0151		162.4617	162.4617	9.4000e-003	0.0258	170.3932
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	0.0296	0.0188	0.2757	8.6000e-004	0.1118	5.7000e-004	0.1124	0.0296	5.3000e-004	0.0302		87.4181	87.4181	1.9900e-003	2.0900e-003	88.0895
Total	0.0349	0.3544	0.3699	2.3300e-003	0.1584	3.0100e-003	0.1614	0.0424	2.8700e-003	0.0453		249.8798	249.8798	0.0114	0.0279	258.4827

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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 - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0350	0.0000	0.0350	3.7900e-003	0.0000	3.7900e-003			0.0000			0.0000
Off-Road	0.4432	4.7918	3.8238	9.7300e-003		0.1654	0.1654		0.1521	0.1521		942.2955	942.2955	0.3048		949.9144
Total	0.4432	4.7918	3.8238	9.7300e-003	0.0350	0.1654	0.2004	3.7900e-003	0.1521	0.1559		942.2955	942.2955	0.3048		949.9144

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	2.8000e-004	0.0180	5.0400e-003	8.0000e-005	2.5000e-003	1.3000e-004	2.6300e-003	6.8000e-004	1.3000e-004	8.1000e-004		8.7033	8.7033	5.0000e-004	1.3800e-003	9.1282
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0148	9.4000e-003	0.1379	4.3000e-004	0.0559	2.9000e-004	0.0562	0.0148	2.6000e-004	0.0151		43.7090	43.7090	1.0000e-003	1.0400e-003	44.0447
Total	0.0151	0.0274	0.1429	5.1000e-004	0.0584	4.2000e-004	0.0588	0.0155	3.9000e-004	0.0159		52.4123	52.4123	1.5000e-003	2.4200e-003	53.1729

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Site Preparation - 2025****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0350	0.0000	0.0350	3.7900e-003	0.0000	3.7900e-003			0.0000			0.0000
Off-Road	0.4432	4.7918	3.8238	9.7300e-003		0.1654	0.1654		0.1521	0.1521	0.0000	942.2955	942.2955	0.3048		949.9144
Total	0.4432	4.7918	3.8238	9.7300e-003	0.0350	0.1654	0.2004	3.7900e-003	0.1521	0.1559	0.0000	942.2955	942.2955	0.3048		949.9144

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	2.8000e-004	0.0180	5.0400e-003	8.0000e-005	2.5000e-003	1.3000e-004	2.6300e-003	6.8000e-004	1.3000e-004	8.1000e-004		8.7033	8.7033	5.0000e-004	1.3800e-003	9.1282
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0148	9.4000e-003	0.1379	4.3000e-004	0.0559	2.9000e-004	0.0562	0.0148	2.6000e-004	0.0151		43.7090	43.7090	1.0000e-003	1.0400e-003	44.0447
Total	0.0151	0.0274	0.1429	5.1000e-004	0.0584	4.2000e-004	0.0588	0.0155	3.9000e-004	0.0159		52.4123	52.4123	1.5000e-003	2.4200e-003	53.1729

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Grading - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.5365	0.0000	4.5365	2.4853	0.0000	2.4853			0.0000			0.0000
Off-Road	0.8350	8.7341	5.3948	0.0141		0.3484	0.3484		0.3205	0.3205		1,364.698 7	1,364.698 7	0.4414		1,375.732 9
Total	0.8350	8.7341	5.3948	0.0141	4.5365	0.3484	4.8849	2.4853	0.3205	2.8058		1,364.698 7	1,364.698 7	0.4414		1,375.732 9

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	0.0247	1.5687	0.4401	6.8900e-003	0.2180	0.0114	0.2294	0.0598	0.0109	0.0707		759.3635	759.3635	0.0439	0.1207	796.4362
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0237	0.0150	0.2206	6.9000e-004	0.0894	4.6000e-004	0.0899	0.0237	4.2000e-004	0.0241		69.9345	69.9345	1.5900e-003	1.6700e-003	70.4716
Total	0.0484	1.5838	0.6607	7.5800e-003	0.3074	0.0119	0.3193	0.0835	0.0114	0.0948		829.2979	829.2979	0.0455	0.1224	866.9078

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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 - 2025****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.5365	0.0000	4.5365	2.4853	0.0000	2.4853			0.0000			0.0000
Off-Road	0.8350	8.7341	5.3948	0.0141		0.3484	0.3484		0.3205	0.3205	0.0000	1,364.698 7	1,364.698 7	0.4414		1,375.732 9
Total	0.8350	8.7341	5.3948	0.0141	4.5365	0.3484	4.8849	2.4853	0.3205	2.8058	0.0000	1,364.698 7	1,364.698 7	0.4414		1,375.732 9

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	0.0247	1.5687	0.4401	6.8900e-003	0.2180	0.0114	0.2294	0.0598	0.0109	0.0707		759.3635	759.3635	0.0439	0.1207	796.4362
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0237	0.0150	0.2206	6.9000e-004	0.0894	4.6000e-004	0.0899	0.0237	4.2000e-004	0.0241		69.9345	69.9345	1.5900e-003	1.6700e-003	70.4716
Total	0.0484	1.5838	0.6607	7.5800e-003	0.3074	0.0119	0.3193	0.0835	0.0114	0.0948		829.2979	829.2979	0.0455	0.1224	866.9078

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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 - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220		1,105.571 1	1,105.571 1	0.3576		1,114.510 2
Total	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220		1,105.571 1	1,105.571 1	0.3576		1,114.510 2

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	3.0200e-003	0.1143	0.0429	5.3000e-004	0.0192	6.4000e-004	0.0199	5.5300e-003	6.1000e-004	6.1400e-003		57.0129	57.0129	1.9700e-003	8.2800e-003	59.5302
Worker	0.0385	0.0244	0.3584	1.1200e-003	0.1453	7.4000e-004	0.1461	0.0385	6.8000e-004	0.0392		113.6435	113.6435	2.5900e-003	2.7100e-003	114.5163
Total	0.0415	0.1387	0.4013	1.6500e-003	0.1645	1.3800e-003	0.1659	0.0441	1.2900e-003	0.0454		170.6564	170.6564	4.5600e-003	0.0110	174.0465

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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 - 2025****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220	0.0000	1,105.571 1	1,105.571 1	0.3576		1,114.510 2
Total	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220	0.0000	1,105.571 1	1,105.571 1	0.3576		1,114.510 2

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	3.0200e-003	0.1143	0.0429	5.3000e-004	0.0192	6.4000e-004	0.0199	5.5300e-003	6.1000e-004	6.1400e-003		57.0129	57.0129	1.9700e-003	8.2800e-003	59.5302
Worker	0.0385	0.0244	0.3584	1.1200e-003	0.1453	7.4000e-004	0.1461	0.0385	6.8000e-004	0.0392		113.6435	113.6435	2.5900e-003	2.7100e-003	114.5163
Total	0.0415	0.1387	0.4013	1.6500e-003	0.1645	1.3800e-003	0.1659	0.0441	1.2900e-003	0.0454		170.6564	170.6564	4.5600e-003	0.0110	174.0465

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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 - 2026****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220		1,105.571 1	1,105.571 1	0.3576		1,114.510 2
Total	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220		1,105.571 1	1,105.571 1	0.3576		1,114.510 2

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.9500e-003	0.1135	0.0424	5.2000e-004	0.0192	6.4000e-004	0.0199	5.5300e-003	6.1000e-004	6.1400e-003		55.9451	55.9451	1.9800e-003	8.1300e-003	58.4185
Worker	0.0364	0.0222	0.3367	1.0900e-003	0.1453	7.0000e-004	0.1460	0.0385	6.5000e-004	0.0392		110.1599	110.1599	2.3600e-003	2.5600e-003	110.9808
Total	0.0393	0.1357	0.3791	1.6100e-003	0.1645	1.3400e-003	0.1659	0.0441	1.2600e-003	0.0453		166.1050	166.1050	4.3400e-003	0.0107	169.3993

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Building Construction - 2026****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220	0.0000	1,105.571 1	1,105.571 1	0.3576		1,114.510 2
Total	0.5510	5.4820	7.0282	0.0114		0.2413	0.2413		0.2220	0.2220	0.0000	1,105.571 1	1,105.571 1	0.3576		1,114.510 2

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.9500e-003	0.1135	0.0424	5.2000e-004	0.0192	6.4000e-004	0.0199	5.5300e-003	6.1000e-004	6.1400e-003		55.9451	55.9451	1.9800e-003	8.1300e-003	58.4185
Worker	0.0364	0.0222	0.3367	1.0900e-003	0.1453	7.0000e-004	0.1460	0.0385	6.5000e-004	0.0392		110.1599	110.1599	2.3600e-003	2.5600e-003	110.9808
Total	0.0393	0.1357	0.3791	1.6100e-003	0.1645	1.3400e-003	0.1659	0.0441	1.2600e-003	0.0453		166.1050	166.1050	4.3400e-003	0.0107	169.3993

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Paving - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046		1,036.271 1	1,036.271 1	0.3019		1,043.817 9
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046		1,036.271 1	1,036.271 1	0.3019		1,043.817 9

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	0.0533	0.0338	0.4963	1.5600e-003	0.2012	1.0300e-003	0.2022	0.0534	9.5000e-004	0.0543		157.3525	157.3525	3.5900e-003	3.7500e-003	158.5610
Total	0.0533	0.0338	0.4963	1.5600e-003	0.2012	1.0300e-003	0.2022	0.0534	9.5000e-004	0.0543		157.3525	157.3525	3.5900e-003	3.7500e-003	158.5610

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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 - 2025****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046	0.0000	1,036.271 1	1,036.271 1	0.3019		1,043.817 9
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5638	4.9206	7.0257	0.0113		0.2186	0.2186		0.2046	0.2046	0.0000	1,036.271 1	1,036.271 1	0.3019		1,043.817 9

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	0.0533	0.0338	0.4963	1.5600e-003	0.2012	1.0300e-003	0.2022	0.0534	9.5000e-004	0.0543		157.3525	157.3525	3.5900e-003	3.7500e-003	158.5610
Total	0.0533	0.0338	0.4963	1.5600e-003	0.2012	1.0300e-003	0.2022	0.0534	9.5000e-004	0.0543		157.3525	157.3525	3.5900e-003	3.7500e-003	158.5610

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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 - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	2.4158					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	2.5867	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.8900e-003	5.6400e-003	0.0827	2.6000e-004	0.0335	1.7000e-004	0.0337	8.8900e-003	1.6000e-004	9.0500e-003		26.2254	26.2254	6.0000e-004	6.3000e-004	26.4268
Total	8.8900e-003	5.6400e-003	0.0827	2.6000e-004	0.0335	1.7000e-004	0.0337	8.8900e-003	1.6000e-004	9.0500e-003		26.2254	26.2254	6.0000e-004	6.3000e-004	26.4268

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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 - 2025****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	2.4158					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	2.5867	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.8900e-003	5.6400e-003	0.0827	2.6000e-004	0.0335	1.7000e-004	0.0337	8.8900e-003	1.6000e-004	9.0500e-003		26.2254	26.2254	6.0000e-004	6.3000e-004	26.4268
Total	8.8900e-003	5.6400e-003	0.0827	2.6000e-004	0.0335	1.7000e-004	0.0337	8.8900e-003	1.6000e-004	9.0500e-003		26.2254	26.2254	6.0000e-004	6.3000e-004	26.4268

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**4.0 Operational Detail - Mobile****4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2039	0.2339	2.0432	4.6800e-003	0.5484	3.4100e-003	0.5518	0.1461	3.1800e-003	0.1493		477.6856	477.6856	0.0311	0.0212	484.7643
Unmitigated	0.2039	0.2339	2.0432	4.6800e-003	0.5484	3.4100e-003	0.5518	0.1461	3.1800e-003	0.1493		477.6856	477.6856	0.0311	0.0212	484.7643

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	76.16	68.74	57.26	247,402	247,402
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	76.16	68.74	57.26	247,402	247,402

4.3 Trip Type Information

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

4.4 Fleet Mix

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - South Coast AQMD Air District, Winter

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594
Enclosed Parking with Elevator	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	4.4500e-003	0.0380	0.0162	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003		48.5427	48.5427	9.3000e-004	8.9000e-004	48.8312
NaturalGas Unmitigated	4.4500e-003	0.0380	0.0162	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003		48.5427	48.5427	9.3000e-004	8.9000e-004	48.8312

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**5.2 Energy by Land Use - NaturalGas****Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	412.613	4.4500e-003	0.0380	0.0162	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003		48.5427	48.5427	9.3000e-004	8.9000e-004	48.8312
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		4.4500e-003	0.0380	0.0162	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003		48.5427	48.5427	9.3000e-004	8.9000e-004	48.8312

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	0.412613	4.4500e-003	0.0380	0.0162	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003		48.5427	48.5427	9.3000e-004	8.9000e-004	48.8312
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		4.4500e-003	0.0380	0.0162	2.4000e-004		3.0700e-003	3.0700e-003		3.0700e-003	3.0700e-003		48.5427	48.5427	9.3000e-004	8.9000e-004	48.8312

6.0 Area Detail

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.9484	0.3038	8.2744	0.0182		1.0758	1.0758		1.0758	1.0758	131.1369	254.0814	385.2183	0.3931	8.9000e-003	397.6975
Unmitigated	3.9484	0.3038	8.2744	0.0182		1.0758	1.0758		1.0758	1.0758	131.1369	254.0814	385.2183	0.3931	8.9000e-003	397.6975

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**6.2 Area by SubCategory****Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0199					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2253					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	3.6685	0.2905	7.1197	0.0182		1.0694	1.0694		1.0694	1.0694	131.1369	252.0000	383.1369	0.3911	8.9000e-003	395.5661
Landscaping	0.0347	0.0133	1.1547	6.0000e-005		6.4100e-003	6.4100e-003		6.4100e-003	6.4100e-003		2.0814	2.0814	2.0000e-003		2.1313
Total	3.9484	0.3038	8.2744	0.0182		1.0759	1.0759		1.0759	1.0759	131.1369	254.0814	385.2183	0.3931	8.9000e-003	397.6974

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - 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	0.0199					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2253					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	3.6685	0.2905	7.1197	0.0182		1.0694	1.0694		1.0694	1.0694	131.1369	252.0000	383.1369	0.3911	8.9000e-003	395.5661
Landscaping	0.0347	0.0133	1.1547	6.0000e-005		6.4100e-003	6.4100e-003		6.4100e-003	6.4100e-003		2.0814	2.0814	2.0000e-003		2.1313
Total	3.9484	0.3038	8.2744	0.0182		1.0759	1.0759		1.0759	1.0759	131.1369	254.0814	385.2183	0.3931	8.9000e-003	397.6974

7.0 Water Detail**7.1 Mitigation Measures Water**

1301 -1303 N. Pacific Ave. & 501 Glenwood Rd - South Coast AQMD Air District, Winter

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation



South Coast Air Quality Management District

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South Coast AQMD Air Quality Significance Thresholds

Mass Daily Thresholds ^a		
Pollutant	Construction	Operation
NO _x	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
Toxic Air Contaminants (TACs), Odor, and GHG Thresholds		
TACs (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to South Coast AQMD Rule 402	
GHG	10,000 MT/yr CO ₂ eq for industrial facilities	
Ambient Air Quality Standards for Criteria Pollutants ^b		
NO ₂ 1-hour average annual arithmetic mean	South Coast AQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.03 ppm (state) and 0.0534 ppm (federal)	
PM ₁₀ 24-hour average annual average	10.4 µg/m ³ (construction) ^c & 2.5 µg/m ³ (operation) 1.0 µg/m ³	
PM _{2.5} 24-hour average	10.4 µg/m ³ (construction) ^c & 2.5 µg/m ³ (operation)	
SO ₂ 1-hour average 24-hour average	0.25 ppm (state) & 0.075 ppm (federal – 99 th percentile) 0.04 ppm (state)	
Sulfate 24-hour average	25 µg/m ³ (state)	
CO 1-hour average 8-hour average	South Coast AQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	
Lead 30-day Average Rolling 3-month average	1.5 µg/m ³ (state) 0.15 µg/m ³ (federal)	

^a Source: South Coast AQMD CEQA Handbook (South Coast AQMD, 1993)

^b Ambient air quality thresholds for criteria pollutants based on South Coast AQMD Rule 1303, Table A-2 unless otherwise stated.

^c Ambient air quality threshold based on South Coast AQMD Rule 403.

KEY: lbs/day = pounds per day ppm = parts per million µg/m³ = microgram per cubic meter ≥ = greater than or equal to
MT/yr CO₂eq = metric tons per year of CO₂ equivalents > = greater than