



**CITY OF GLENDALE, CALIFORNIA
REPORT TO THE PLANNING HEARING OFFICER**

AGENDA ITEM

Report: Density Bonus Review

Location: 246 North Jackson Street

Legal Description: Lot 2 in Block 6 of Town of Glendale Tract

Case Number: PDBP2120753

Applicant: Farzin Maly

Owner: Artshar, LLC

Approved for	June 1, 2022
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ADMINISTRATIVE ACTION

Prepared by:
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Reviewed by:
Vilia Zemaitaitis, AICP, Principal Planner

PROJECT DESCRIPTION

The applicant is requesting approval of a density bonus, pursuant to State and City Density Bonus Law, to construct a new 9,760 square-foot (SF), three-story, 11-unit rental housing project, with two incentives and two waivers, with one unit being reserved for very low income households (see project plans at Exhibit 2). The two incentives are for additional height/stories and reduced setbacks, and the two requested waivers are for additional FAR and decreased unit size. The project qualifies for reduced parking inclusive of guest and handicapped spaces, under the State Density Bonus Law and GMC 30.36.090. Development of the project includes demolition of an existing three-unit multi-family building (constructed in 1946), and will require Design Review Board approval.

The Developer will be required to enter into a Density Bonus Housing Agreement (“DB Agreement”) which will require that 14 percent of the units (one unit) be made affordable to very low income households. The DB Agreement with the City will be a recorded restriction on the property on which the affordable units and density bonus units are constructed. In addition, the DB Agreement will run with the land and bind all future owners and successors in interest.

INCENTIVES

1. Maximum Height/Stories

Requested: The applicant is requesting an incentive to allow a maximum height of 37’-6” and three stories.

Required: In the R-1250 Zone, on lots having a width of 90 feet or less, a maximum of 26 feet and two stories are allowed.

2. Setbacks

Requested:

Street Front: 4’-4” minimum and an average of 15’-10” on the subterranean parking level; 20 feet minimum and an average of 23 on the first floor; 20 feet minimum and an average of 26 feet on the second and third floor.

Street Side: Zero feet and 4 inches minimum and average on the subterranean parking level; 4 feet minimum and 8’ average on the first floor; 4 feet minimum and 7’-8” average on the second floor; 4 feet minimum and 8’-10” average on the third floor.

Interior: 5 feet minimum and an average of 10’-9” on the second floor.

Required:

Street Front: 20 feet minimum and an average of 23 feet for any garage or first residential floor; not less than 23 feet and an average of 26 feet for the second and third residential floors.

Street Side: 5 feet minimum and an average of 8 feet for the first residential floor; not less than 8 feet and an average of 11 feet for the second residential floor; and not less than 11 feet and an average of 14 feet for the third residential floor.

Interior: 5 feet minimum and an average of 8 feet for the first residential floor; not less than 8 feet and an average of 11 feet for the second residential floor;

and not less than 11 feet and an average of 14 feet for the third residential floor. No setback required for subterranean parking garage.

WAIVERS

1. Floor Area Ratio (FAR)

Requested: Maximum 1.32 (9,760 SF)

Required: Maximum 1.2 (8,904 SF)

2. Dwelling Unit Size

Requested: Minimum 574 SF for one-bedroom units and 768 SF for two-bedroom units:

Unit Number	# Bedrooms	Floor Area (SF)
102	1	574
103	1	574
202	1	574
203	1	574
204	2	768
302	1	574
303	2	768

Required: Minimum 600 SF for efficiency and one-bedroom units; 800 SF for two-bedroom units

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from California Environmental Quality Act (CEQA) review as a Class 32 In-Fill Development Project per CEQA Guidelines Section 15332, because the project is consistent with the General Plan and Zoning Code; occurs within city limits on a project site of less than five acres surrounded by urban uses; is on a site with no value as habitat for endangered, rare or threatened species; upon approval would not result in any significant impacts relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services. See Exhibit 5 for further information.

RECOMMENDATION

Staff recommends approval of the two incentives: 1) to exceed maximum height and stories and 2) to decrease setbacks on all sides; and staff recommends approval of the two waivers: 1) to exceed maximum allowed floor area ratio (FAR) and 2) to provide seven units with less than the required minimum dwelling unit size.

SITE CONTEXT

General Plan: High Density

Zone: R-1250 (High Density Residential)

Description of Existing Properties and Uses: The site is located on the southeast corner of North Jackson Street and East California Avenue, on a relatively flat lot 7,512 SF in size; there is a slight slope across the lot from the north-east corner to the south-east corner of the property. The lot is currently developed with a two-story multi-family building, constructed in 1946, with three units. The building is not identified as a historic resource. There are no indigenous protected trees per GMC 12.44 on or within 20 feet of the site.

Neighboring Zones and Uses:

	Zoning	Existing Uses
North	R-1250	One-story multi-family
South	R-1250	Two-story multi-family
East	R-1250	Two-story multi-family
West	R-1250	Two-story multi-family
Project Site	R-1250	Three-story multi-family

See Exhibits 1 and 3 for location map and photos.

Previous Permits for the Site:

November 9, 1945 – Building permit # 23939 issued to build a two-story duplex with a four-car garage on the first floor.

February 9, 1951 – Building permit #39591 issued to convert two garage spaces and a store room to a residential unit.

April 22, 1971 – Building permit #69216 issued to demolish a one-story, 700 SF dwelling.

COMMENTS FROM OTHER CITY DEPARTMENTS

Comments were received from Community Development Department (Building and Safety, Housing, and Transportation Planning), Public Works Department (Traffic, Engineering and Land Development, and Urban Forestry), Fire Department, Community Services and Parks Department, and Glendale Water & Power - Electrical and Water Engineering (see Exhibit 4 for further information). Comments related generally to standard comments and conditions required for all projects with a few notable requirements as summarized below:

Public Works Engineering & Land Development – Street dedication required at corner of California Ave/Jackson St to accommodate ADA-compliant handicap ramp

Public Works Urban Forestry – Four street trees required (three on California Avenue and one on Jackson St, two of which will replace existing trees impacted by project construction).

GWP Electric – On-site transformer vault facility required

GWP Water – Backflow prevention devices and associated equipment required

Fire – Fire sprinkler and alarm system and connections, backflow prevention device and equipment, elevator size and access to accommodate gurney, emergency access walkway required.

REQUIRED FINDINGS OF FACT

FOR A DENSITY BONUS INCENTIVE OR CONCESSION:

Pursuant to Glendale Municipal Code Section (GMC §) 30.36.080(A), the director of community development shall grant the requested incentives or concessions, unless they make written findings, based upon substantial evidence, of any one (1) or more of the following:

1. The incentive or concession does not result in identifiable and actual cost reductions to provide for affordable housing costs or to provide affordable rents.
2. The incentive or concession will have a “specific adverse impact upon public health and safety,” as defined in paragraph (2) of subdivision (d) of California Government Code Section 65589.5, or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the housing development unaffordable to low-income and moderate-income households. As used herein, “specific adverse impact upon public health or safety” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or the land use designation in the general plan shall not constitute a specific, adverse impact upon public health or safety.
3. The incentive or concession will be contrary to state or federal law. The granting of an incentive or concession shall not require or be interpreted, in and of itself, to require a general plan amendment, zoning change, study, or other discretionary approval. For purposes of this subdivision, “study” does not include reasonable documentation to establish eligibility for the concession or

incentive or to demonstrate that the incentive or concession meets the definition.

FOR A DENSITY BONUS WAIVER:

Pursuant to GMC §30.36.080(B), the hearing officer shall grant the request for waivers or reductions in development standards pursuant to this section only if he or she makes all of the following written findings:

1. The application of said development standard(s) will have the effect of physically precluding the construction of the housing development at the density and with the incentives or concessions granted pursuant to this chapter;
2. The waiver or reduction in development standards will not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of California Government Code Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact;
3. The waiver or reduction in development standards will not have an adverse impact on any real property that is listed in the California Register of Historical Resources; and
4. The waiver or reduction in development standards will not be contrary to state or federal law.

ANALYSIS OF REQUEST

The project consists of demolishing the existing three-unit multi-family building, and constructing a new 9,760 SF, three-story, 11-unit (with seven base units and four density bonus units) multi-family building on a 7,512 SF lot in the R-1250 Zone (High Density Residential Zone). One unit will be reserved for very low income households.

The project is not subject to the City's Inclusionary Zoning Ordinance per GMC §30.35, which requires a housing development (a rental development project with a base density of eight or more dwelling units proposed to be constructed in the City) to provide fifteen percent of the units as affordable to low-income households. With a base density of seven units, the project is not subject to this code section.

The project qualifies as a density bonus project per State Density Bonus Law (Gov't Code §65915) and City Density Bonus Law (GMC §30.36.050), because according to the project's Density Bonus Housing Plan, the project provides at least 5% of the total units (not including the density bonus units) of the housing development for very low income households, as defined in the California Health and Safety Code §50105. The project provides one affordable unit to very low income households (one of seven units

= 14%), which exceeds the 5% minimum. Therefore, it qualifies as a density bonus project.

Per State Density Bonus Law, an applicant is ineligible for a density bonus or any other incentives/concessions if a project is proposed on a parcel with rental dwelling units that have been vacated or demolished within five years from the project's development application, or have been occupied by lower or very low income households, unless the proposed project replaces those units. The City of Glendale Housing Division reviewed the applicant's documentation of the existing housing units and under this code section determined one replacement affordable unit is required to be provided. Since one affordable (to very low income households) unit is being provided, the project complies with this code section.

The applicant is requesting a 46.25% density bonus for a total of 11 units. Per State Density Bonus Law (Gov't Code §65915(f)(2)), a project qualifies for the requested 46.25% density bonus if it provides at least 14% of the total number of units (not including the density bonus units) as affordable to very low income households. The project's zone (R-1250) permits a maximum density of 34 units per acre (one unit per 1,250 SF). Based on the lot area of 7,512 SF, a total of 7 units (6.01 rounded up) are permitted as the baseline density. The applicant is providing 14% of the total number of units as affordable housing (14% of 7 = 1) and therefore is requesting a 46.25% density bonus of four additional units (46.25% of 7 = 3.2 rounded up to 4). This results in 11 units.

The applicant is requesting two incentives/concessions. Per State Density Bonus Law (Gov't Code §65915(d)(2)(B)) and GMC 30.36.070, a project qualifies for two incentives/concessions if it provides at least 10% of the total units for very low income households. Since the project includes 14% affordable units toward very low income households, it qualifies for two incentives, which are described in the below section.

Per State Density Bonus Law, the City shall not require parking spaces in excess of one-half parking space (inclusive of handicapped and guest parking) per unit if the project is located within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the California Public Resources Code ("the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods"), and there is unobstructed access to the major transit stop from the housing development. The applicant has demonstrated the project qualifies for this parking concession because the project is located 0.4 miles from the intersection of North Glendale Avenue and East Broadway. The Glendale/Broadway intersection is served by the Beeline Route 4, which runs north/south and east/west between the Glendale Galleria and the Glendale Transportation Center, the central transportation hub for the City of Glendale, and Metro Bus Route 180/181, a regional route running primarily east/west from Pasadena to Hollywood. Both lines have a service interval of less than 15 minutes during peak commute periods. Under this provision, the project is required to provide six parking spaces (0.5 space x 11 units). The project provides 14 parking spaces.

INCENTIVES/CONCESSIONS

The applicant is requesting two incentives/concessions: 1) to exceed maximum height and stories and 2) to decrease setbacks on all sides.

1. Maximum Height/Stories

Required: In the R-1250 Zone, on lots having a width of 90 feet or less, a maximum of 26 feet and two stories are allowed.

Requested: The applicant is requesting an incentive to allow a maximum height of 37'-6" and three stories.

2. Setbacks

Required:

Street Front: 20 feet minimum and an average of 23 feet for any garage or first residential floor; not less than 23 feet and an average of 26 feet for the second and third residential floors

Street Side: 5 feet minimum and an average of 8 feet for the first residential floor; not less than 8 feet and an average of 11 feet for the second residential floor; and not less than 11 feet and an average of 14 feet for the third residential floor

Interior: 5 feet minimum and an average of 8 feet for the first residential floor; not less than 8 feet and an average of 11 feet for the second residential floor; and not less than 11 feet and an average of 14 feet for the third residential floor. No setback required for subterranean parking garage.

Requested:

Street Front: 4'-4" minimum and an average of 15'-10" on the subterranean parking level; 20 feet minimum and an average of 23 on the first floor; 20 feet minimum and an average of 26 feet on the second and third floor

Street Side: Zero feet and 4 inches minimum and average on the subterranean parking level; 4 feet minimum and 8' average on the first floor; 4 feet minimum and 7'-8" average on the second floor; 4 feet minimum and 8'-10" average on the third floor

Interior: 5 feet minimum and an average of 10'-9" on the second floor

As a note, although the applicant is requesting the above setback concessions, the project also provides setbacks in excess of code requirements on various

sides/levels of the building. This is the case primarily on the interior setbacks which are adjacent to other housing developments, and thus allows additional spacing between buildings.

The requested incentives for additional height/stories and reduced setbacks are required in this case to allow for additional buildable area to provide more units that would reduce the costs to the developer of providing the affordable unit. The savings that the developer will realize will allow the affordable housing costs to be reduced to a point where the development will be economically feasible. The additional height/story and reducing the required setbacks will allow for the proposed density and appropriately sized apartment units with sufficient on-site parking to attract families to the project and reduce unit turnover.

These incentives enable the project to be economically feasible for the following reasons:

- A) To facilitate the proposed design and programming and ensure architectural character that complies with the City's Design Guidelines, including distinct and separate common open spaces with amenities both on the building's ground level and also on the third floor deck, including provision of a required elevator, the applicant is proposing a 37'-6" high building. The additional height is necessary for the elevator shaft to provide access to the units and to the common open space on the third floor, and the additional building height/stories will enable the construction of additional buildable area to provide more units that will reduce the overall costs per unit of the project and thereby enable the creation of a very low income affordable unit.
- B) The reduction in the subterranean parking garage setbacks will enable the construction of additional parking spaces that will improve the viability and marketability of the project. The additional parking spaces will enable the project to better compete with its surrounding competition. Furthermore, the increased parking ratio will benefit the project from fewer unit turnovers and hence a more stable financial pro forma and revenue stream. The improved financial pro forma and revenue stream will offset the cost of providing the units at an affordable rent.

The two incentives will reduce costs to the applicant of providing an affordable unit by creating construction efficiencies and cost reductions from allowing the construction of a greater number of units and improving the viability of the project. The additional units will result in actual and identifiable cost reductions because the additional units will take advantage of construction efficiencies when being built, and will generate rental income to offset the cost of providing the unit at an affordable rent. Without these incentives, the applicant would not be able to provide the additional affordable unit.

The incentives would not have a specific adverse impact upon the public health and safety or the physical environment or on any real property listed in the California

Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the housing development unaffordable to low-income or moderate-income households. The existing three units and attached garages on the site which are proposed to be demolished have not been identified as being historically or culturally significant and the project does not impact any real property listed on the California Register of Historical Resources. The project is exempt from the California Environmental Quality Act as a Class 32 Infill Exemption and no significant environmental impacts have been identified. The project is designed to comply with the various sections of the Glendale Municipal Code as administered by different City Departments (e.g. Fire, Glendale Water & Power, Public Works, Building & Safety, etc.). Aside from the two incentive/concession requests and waivers, the project otherwise fully complies with the Zoning Code (GMC Title 30).

The project's impact in terms of increased height/stories and reduced setbacks are mitigated by certain factors. The project is located on a corner lot with two sides adjacent to a street, and one side adjacent to an alley. These public rights of way that are open to the sky provide a buffer of air and light and visual massing that mitigates the impact of the three-story building in a two-story neighborhood. And although the overall height is 37'-6", the predominant building height is 35 feet which slightly reduces the apparent height. Furthermore, the building uses several design techniques that reduce the apparent massing and scale of the building, including the central part of the building which features a two-story massing, a variation in building form and façade planes that break up the massing, and a variety of exterior finish materials to help break up the apparent massing. Finally, the building provides setbacks in excess of code requirement on various sides/floors of the building to help compensate for the reduced setbacks in other areas, particularly on the south side of the building which is adjacent to another (two-story) apartment building. The provision of additional housing and affordable housing benefits the public health and safety, and is consistent with the General Plan Housing Element goals of providing a wide range of housing types including affordable housing.

The incentives will not be contrary to state or federal law and do not require any other discretionary entitlement other than design review approval. The project complies with State Density Bonus Law, the California Environmental Quality Act (CEQA), and the City's Density Bonus Ordinance, and is designed to comply with the various sections of the Glendale Municipal Code as administered by City Departments (e.g. Fire, Glendale Water & Power, Public Works, Building & Safety, etc.). No other known federal or state laws would be in conflict with granting of the incentives/concessions.

According to state law and GMC 30.36.080, the two requested incentives must be granted because there is no substantial evidence that: 1) The incentive or concession does not result in identifiable and actual cost reductions to provide for affordable housing costs or to provide affordable rents; 2) The incentive or concession will have a "specific adverse impact upon public health and safety," or the physical environment or on any real property that is listed in the California Register of

Historical Resources; and 3.) The incentive or concession will be contrary to state or federal law.

WAIVERS

Per State Density Bonus Law and GMC 30.36.040 and 30.36.080.B, an applicant may request waivers or reductions in development standards in addition to the incentives or concessions requested. Under this provision, the applicant is requesting two waivers: 1) to exceed maximum allowed floor area ratio (FAR) and 2) to provide seven units with less than the required minimum dwelling unit size.

1. Floor Area Ratio (FAR)

Required: Maximum 1.2 (7,420 SF net lot size after dedications multiplied by 1.2 = 8,904 SF)

Requested: Maximum 1.32 (9,760 SF)

2. Dwelling Unit Size

Required: Minimum 600 SF for efficiency and one bedroom units; 800 SF for two bedroom units

Requested: Minimum 574 SF for one-bedroom units and 768 SF for two-bedroom units:

Unit Number	# Bedrooms	Floor Area (SF)
102	1	574
103	1	574
202	1	574
203	1	574
204	2	768
302	1	574
303	2	768

The four required findings can be made in support of the requested waivers for increased FAR and reduced unit size, as described below.

The application of said development standards will have the effect of physically precluding the construction of the housing development at the density and with the incentives or concessions granted pursuant to GMC Chapter 30.36. The requested waivers are required to allow provision of a more balanced unit mix that will improve the project's financial pro forma and allow the creation of an affordable unit. The requested waivers will allow for the creation of one-bedroom dwelling units versus the creation of studio dwelling units and the creation of two-bedroom units versus one-bedroom units.

In fact, without the waivers, the project would only be able to feature studio and one-bedroom units, which would negatively impact the financial viability of the project. As an example, unit 102 is 26 SF shy of the minimum 600 SF requirement for a one-bedroom unit. However, unit 102 is a functional contemporary one-bedroom urban in-fill unit. As designed, the 26 SF is inconsequential since the unit has a functional kitchen, a functional living area, an above average bedroom area, a private bathroom, a private washer and dryer and adequate storage/closet area. However, without the requested waiver, all five of the proposed one-bedroom units of the project would be categorized as studios versus one-bedroom dwelling units. Similar reasoning applies to the two-bedroom units, which otherwise would be categorized as one-bedroom units. The potential revenue stream of the project, hence the financial viability of the project, is drastically improved when these five units are rented out as one- and two-bedroom units instead of studios and one-bedroom units. The increased number of bedrooms incorporated into the project will improve the viability and financial pro forma of the project and will enable the creation of a very low income affordable unit. In addition, the increased number of bedrooms will improve and will balance the project's unit mix, thereby attracting families to the project and reducing future unit turnover. Without the requested waivers, the project would not be financially viable and complying with the development standard would have the effect of physically precluding the housing development at the density and with the requested incentives/concessions.

The waiver or reduction in development standards will not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of California Government Code Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. The project is exempt from the California Environmental Quality Act and no significant environmental impacts have been identified. The project is designed to comply with the various sections of the Glendale Municipal Code as administered by different City Departments (e.g. Fire, Glendale Water & Power, Public Works, Building & Safety, etc.). Aside from the two incentive/concession requests and waivers, the project otherwise fully complies with the Zoning Code (GMC Title 30). Further, the provision of additional housing and affordable housing benefits the public health and safety, and is consistent with the General Plan Housing Element goals of providing a wide range of housing types including affordable housing.

The project's impact in terms of increased FAR and decreased minimum unit sizes are mitigated by certain factors. The project is located on a corner lot with two sides adjacent to a street, and one side adjacent to an alley. These public rights of way that are open to the sky provide a buffer of air and light and visual massing that mitigates the impact of the building that features a higher than code-allowed FAR. Furthermore, the building uses several design techniques that reduce the apparent massing and scale of the building, including a variation in building form and façade, and a variety of exterior finish materials that help break up the apparent building size. The reduced unit sizes (574 SF instead of 600 SF and 768 SF instead of 800 SF) are just 4% shy of the required size, a relatively insubstantial amount. Further, there has been increased interest in the housing market for smaller units and/or micro-housing that lend support to the proposal in order to assist in the provision of affordable housing.

The waiver or reduction in development standards will not have an adverse impact on any real property that is listed in the California Register of Historical Resources. The existing three units and attached garages on the site which are proposed to be demolished have not been identified as being historically or culturally significant and the project does not impact any real property listed on the California Register of Historical Resources.

The waiver or reduction in development standards will not be contrary to state or federal law and do not require any other discretionary entitlement other than design review approval. The project complies with State Density Bonus Law, the California Environmental Quality Act (CEQA), and the City's Density Bonus Ordinance, and is designed to comply with the various sections of the Glendale Municipal Code as administered by City Departments (e.g. Fire, Glendale Water & Power, Public Works, Building & Safety, etc.). No other known federal or state laws would be in conflict with granting of the incentives/concessions.

EXHIBITS

1. Location Map
2. Project Plans
3. Photos of Project Site and Surrounding Development
4. Departmental Comments
5. Class 32 Infill CEQA Exemption Write-up
6. Draft Findings of Fact and Conditions of Approval

CEQA Exemption Justification
246 North Jackson Street
Density Bonus Case Number PDBP2120753

PROJECT LOCATION: 246 North Jackson Street, Glendale, CA 91206

PROJECT DESCRIPTION: Density Bonus to construct a new 3-story, 11-unit, 9,760 square-foot (SF) residential building, featuring 10 market rate units and one affordable unit with a one-level subterranean garage on a 7,512 SF lot in the R-1250 Zone. The existing three-unit multi-family building built in 1946 will be demolished.

CEQA REVIEW: The proposed residential project, located at 246 North Jackson Street, is exempt from CEQA as a Class 32 “In-fill Development Projects” exemption, pursuant to § 15332 of the State CEQA Guidelines.

CCR § 15300.2. EXCEPTIONS

- (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.*

There are no unusual circumstances associated with the project. The existing site is developed with a three-unit multi-family building (not a historic resource) to be demolished and replaced with an 11-unit multi-family project utilizing density bonus incentives due to the project providing affordable housing and being located near transit.

The site is located on the southeast corner of North Jackson Street and East California Avenue, on a relatively flat lot in an urbanized area with similar and complimentary uses (i.e., multi-family housing) in the immediate project vicinity.

The property is zoned R-1250 (High Density Residential Zone), and the proposed housing development is permitted in this zone and complies with the zoning code development standards considering density bonus provisions.

As indicated in the City’s Safety Element, the project site is not within a liquefaction zone, landslide hazard zone, dam inundation zone, fault hazard zone or fire hazard zone.

CCR § 15332. IN-FILL DEVELOPMENT PROJECTS

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.*

The project is consistent with the General Plan designation (High Density) and zoning designation (R-1250, High Density Residential Zone), which is described as being intended for high-density residential development with a minimum of 1,250 square feet of lot area per dwelling unit. The project complies with the zoning code development standards considering density bonus provisions in GMC 30.36.

All other elements of the General Plan will not be impacted as a result of the project. The project site has not been slated for open space or recreation, and will operate within compliance with the Noise Element thresholds. The Circulation Element identifies Jackson Street between Glenoaks Boulevard and Colorado Street as an Urban Collector, a fully developed street that can adequately handle the traffic circulation around the site. Vehicular access to the site will be from a new driveway entrance from Jackson Street. 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.

(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 within City of Glendale limits and is 7,512 SF (0.17 acres) in size, which is far less than five acres. The site is located in the City's downtown area near two of the City's main thoroughfares (Glendale Avenue and Colorado Street). The site is surrounded by high-density residential development.

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

The project is located in an area that has been heavily urbanized for decades. Natural vegetation does not exist on-site. The site is surrounded by densely developed urban properties and is unsuitable for use as a wildlife habitat due to its location. No wildlife species other than those which can tolerate human activity and/or are typically found in urban environments are known to exist on or near the project site. These human-tolerant species are neither sensitive, threatened, nor endangered. Implementation of the project would not result in any impact to species identified as endangered, threatened, sensitive or being of special concern by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service. In addition, the project site does not provide suitable habitat for endangered or rare species given the pattern, type, and level of development in the area.

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

Traffic

The project site is served by two streets: North Jackson Street and East California Avenue. The City's Traffic Engineer reviewed the proposed project and commented the proposed project does not require a local transportation analysis and the project is estimated to generate less than 50 net peak-hour trips, and recommended a condition of approval that

the wall along the driveway to the subterranean garage not block visibility to pedestrians on the sidewalk. Therefore, the project has been designed to ensure the wall complies with this condition.

The applicant provided a VMT analysis demonstrating the project will generate 70 daily vehicle trips (less than the 145 daily trip threshold), which is considered to cause a less-than-significant transportation impact and would not require a more detailed VMT analysis per the City's Transportation Impact Guidelines.

A Construction Traffic Management Plan will be required to be submitted to the City's Public Works Department for review and approval prior to project construction. The Construction Traffic Management Plan will include a Construction Traffic Control Plan, a Construction Parking Plan, a Haul Routes Plan, and construction hours. Therefore, no significant impacts are anticipated.

Noise

The project is located in a developed urban area, within a neighborhood developed with multi-family residential buildings.

The General Plan Noise Element 2030 Noise Contour map indicates the noise level at the subject site ranges from 60 CNEL at the eastern end of the property to 70 or more at the western end of the property. The Noise Element of the General Plan (Noise/Land Use Compatibility Table) indicates that multifamily residential development is conditionally acceptable in areas with noise levels ranging from 60 CNEL to 70 CNEL, and that new construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Therefore, and a condition of approval has been imposed on the project per GMC 8.36.140 that prior to issuance of a building permit, an acoustic analysis of the project be presented demonstrating the project will comply with GMC 8.36, including the interior noise standard of 45 dBA.

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 the Southern California Air Quality Management District (SCAQMD) thresholds. A summary of the results is attached.

Water Quality

Implementation of the proposed project will require compliance with all the NPDES requirements including the submittal, review and approval of a Low Impact Development (LID) drainage system proposal. Therefore, implementation of the proposed project is not expected to violate any water quality standards or waste water discharge requirements since the project will be required to comply with applicable permitting requirements.

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

The project site is a previously developed infill parcel and can be adequately served by existing public facilities.

The Glendale Police Department (GPD) provides police services to the project site. The overall need for police protection services is not expected to increase significantly as a result of the proposed project as the project site is located in an already urbanized area.

The City of Glendale Fire Department (GFD) provides fire and paramedic services to the project site. The project will be required to comply with the Uniform Fire Code, including installation of fire sprinklers, and to submit plans to the Glendale Fire Department at the time building permits are submitted to ensure adequate fire flow protection.

Attachments:

- 1) CalEEMod calculation for project

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**246 N Jackson****Los Angeles-South Coast County, Annual****1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments High Rise	11.00	Dwelling Unit	0.17	7,512.00	31
Enclosed Parking with Elevator	6.60	1000sqft	0.01	6,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2024
Utility Company	Glendale Water and Power				
CO2 Intensity (lb/MWhr)	948.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - to demolish and existing 1,708 SF, 3 unit, multi-family building and to construct a 9,760 square-foot (SF), three-story, 11-unit rental housing project with a 14 space (5 parking spaces tandem; 9 spaces accessible) subterranean garage on a 7,512 SF lot.

Land Use - 11 units proposed on a 7,512 SF (0.17 acre) parcel (63 units/acre). Subterranean garage with elevator will be 6,620 SF.

Construction Phase - Approximately 3,823.5 CY of cut and 100 CY of fill (total export of 3,723 CY) of material

Grading - 3,823.5 CY (cut), 100 CY (fill), 3,723 CY (total export)

Demolition - demolish existing 1,708 SF multi-family building

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	11,000.00	7,512.00
tblLandUse	LotAcreage	0.18	0.17
tblLandUse	LotAcreage	0.15	0.01

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

tbITripsAndVMT	:	HaulingTripNumber	:	0.00	:	368.00
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2.0 Emissions Summary**2.1 Overall Construction****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0651	0.4117	0.4520	8.8000e-004	0.0175	0.0190	0.0365	5.7200e-003	0.0176	0.0233	0.0000	78.5119	78.5119	0.0192	2.1500e-003	79.6342
Maximum	0.0651	0.4117	0.4520	8.8000e-004	0.0175	0.0190	0.0365	5.7200e-003	0.0176	0.0233	0.0000	78.5119	78.5119	0.0192	2.1500e-003	79.6342

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0651	0.4117	0.4520	8.8000e-004	0.0175	0.0190	0.0365	5.7200e-003	0.0176	0.0233	0.0000	78.5118	78.5118	0.0192	2.1500e-003	79.6342
Maximum	0.0651	0.4117	0.4520	8.8000e-004	0.0175	0.0190	0.0365	5.7200e-003	0.0176	0.0233	0.0000	78.5118	78.5118	0.0192	2.1500e-003	79.6342

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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
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	5-1-2023	7-31-2023	0.2534	0.2534
2	8-1-2023	9-30-2023	0.1566	0.1566
		Highest	0.2534	0.2534

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	0.0695	4.1600e-003	0.1834	1.8000e-004		0.0111	0.0111		0.0111	0.0111	1.1684	2.4308	3.5992	3.6600e-003	8.0000e-005	3.7144
Energy	6.4000e-004	5.4500e-003	2.3200e-003	3.0000e-005		4.4000e-004	4.4000e-004		4.4000e-004	4.4000e-004	0.0000	40.0015	40.0015	1.2900e-003	2.6000e-004	40.1106
Mobile	0.0253	0.0292	0.2642	5.8000e-004	0.0613	4.2000e-004	0.0617	0.0164	3.9000e-004	0.0167	0.0000	53.5175	53.5175	3.6700e-003	2.3200e-003	54.3007
Waste						0.0000	0.0000		0.0000	0.0000	1.0271	0.0000	1.0271	0.0607	0.0000	2.5447
Water						0.0000	0.0000		0.0000	0.0000	0.2274	6.1778	6.4052	0.0236	5.8000e-004	7.1664
Total	0.0954	0.0388	0.4499	7.9000e-004	0.0613	0.0120	0.0733	0.0164	0.0120	0.0283	2.4229	102.1275	104.5504	0.0929	3.2400e-003	107.8368

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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	0.0695	4.1600e-003	0.1834	1.8000e-004		0.0111	0.0111		0.0111	0.0111	1.1684	2.4308	3.5992	3.6600e-003	8.0000e-005	3.7144
Energy	6.4000e-004	5.4500e-003	2.3200e-003	3.0000e-005		4.4000e-004	4.4000e-004		4.4000e-004	4.4000e-004	0.0000	40.0015	40.0015	1.2900e-003	2.6000e-004	40.1106
Mobile	0.0253	0.0292	0.2642	5.8000e-004	0.0613	4.2000e-004	0.0617	0.0164	3.9000e-004	0.0167	0.0000	53.5175	53.5175	3.6700e-003	2.3200e-003	54.3007
Waste						0.0000	0.0000		0.0000	0.0000	1.0271	0.0000	1.0271	0.0607	0.0000	2.5447
Water						0.0000	0.0000		0.0000	0.0000	0.2274	6.1778	6.4052	0.0236	5.8000e-004	7.1664
Total	0.0954	0.0388	0.4499	7.9000e-004	0.0613	0.0120	0.0733	0.0164	0.0120	0.0283	2.4229	102.1275	104.5504	0.0929	3.2400e-003	107.8368

	ROG	NOx	CO	SO2	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	5/1/2023	5/12/2023	5	10	
2	Site Preparation	Site Preparation	5/13/2023	5/15/2023	5	1	
3	Grading	Grading	5/16/2023	5/17/2023	5	2	

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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	5/18/2023	10/4/2023	5	100
5	Paving	Paving	10/5/2023	10/11/2023	5	5
6	Architectural Coating	Architectural Coating	10/12/2023	10/18/2023	5	5

Acres of Grading (Site Preparation Phase): 0.5**Acres of Grading (Grading Phase): 1.5****Acres of Paving: 0.01****Residential Indoor: 15,212; Residential Outdoor: 5,071; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 396 (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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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	8.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	368.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	11.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction**3.2 Demolition - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					8.4000e-004	0.0000	8.4000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2300e-003	0.0289	0.0370	6.0000e-005		1.4100e-003	1.4100e-003		1.3500e-003	1.3500e-003	0.0000	5.2091	5.2091	9.5000e-004	0.0000	5.2328
Total	3.2300e-003	0.0289	0.0370	6.0000e-005	8.4000e-004	1.4100e-003	2.2500e-003	1.3000e-004	1.3500e-003	1.4800e-003	0.0000	5.2091	5.2091	9.5000e-004	0.0000	5.2328

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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 - 2023****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.0000e-005	5.5000e-004	1.4000e-004	0.0000	7.0000e-005	0.0000	7.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.2333	0.2333	1.0000e-005	4.0000e-005	0.2447
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	1.6000e-004	1.3000e-004	1.7000e-003	0.0000	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4361	0.4361	1.0000e-005	1.0000e-005	0.4398
Total	1.7000e-004	6.8000e-004	1.8400e-003	0.0000	6.2000e-004	0.0000	6.2000e-004	1.7000e-004	0.0000	1.7000e-004	0.0000	0.6694	0.6694	2.0000e-005	5.0000e-005	0.6845

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					8.4000e-004	0.0000	8.4000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2300e-003	0.0289	0.0370	6.0000e-005		1.4100e-003	1.4100e-003		1.3500e-003	1.3500e-003	0.0000	5.2091	5.2091	9.5000e-004	0.0000	5.2328
Total	3.2300e-003	0.0289	0.0370	6.0000e-005	8.4000e-004	1.4100e-003	2.2500e-003	1.3000e-004	1.3500e-003	1.4800e-003	0.0000	5.2091	5.2091	9.5000e-004	0.0000	5.2328

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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 - 2023****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.0000e-005	5.5000e-004	1.4000e-004	0.0000	7.0000e-005	0.0000	7.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.2333	0.2333	1.0000e-005	4.0000e-005	0.2447
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	1.6000e-004	1.3000e-004	1.7000e-003	0.0000	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4361	0.4361	1.0000e-005	1.0000e-005	0.4398
Total	1.7000e-004	6.8000e-004	1.8400e-003	0.0000	6.2000e-004	0.0000	6.2000e-004	1.7000e-004	0.0000	1.7000e-004	0.0000	0.6694	0.6694	2.0000e-005	5.0000e-005	0.6845

3.3 Site Preparation - 2023**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7000e-004	3.0900e-003	1.9600e-003	0.0000		1.1000e-004	1.1000e-004		1.0000e-004	1.0000e-004	0.0000	0.4275	0.4275	1.4000e-004	0.0000	0.4309
Total	2.7000e-004	3.0900e-003	1.9600e-003	0.0000	2.7000e-004	1.1000e-004	3.8000e-004	3.0000e-005	1.0000e-004	1.3000e-004	0.0000	0.4275	0.4275	1.4000e-004	0.0000	0.4309

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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 - 2023****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0218	0.0218	0.0000	0.0000	0.0220
Total	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0218	0.0218	0.0000	0.0000	0.0220

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7000e-004	3.0900e-003	1.9600e-003	0.0000		1.1000e-004	1.1000e-004		1.0000e-004	1.0000e-004	0.0000	0.4275	0.4275	1.4000e-004	0.0000	0.4309
Total	2.7000e-004	3.0900e-003	1.9600e-003	0.0000	2.7000e-004	1.1000e-004	3.8000e-004	3.0000e-005	1.0000e-004	1.3000e-004	0.0000	0.4275	0.4275	1.4000e-004	0.0000	0.4309

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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 - 2023****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0218	0.0218	0.0000	0.0000	0.0220
Total	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0218	0.0218	0.0000	0.0000	0.0220

3.4 Grading - 2023**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.3100e-003	0.0000	5.3100e-003	2.5700e-003	0.0000	2.5700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.3000e-004	0.0102	5.5500e-003	1.0000e-005		4.2000e-004	4.2000e-004		3.9000e-004	3.9000e-004	0.0000	1.2381	1.2381	4.0000e-004	0.0000	1.2481
Total	9.3000e-004	0.0102	5.5500e-003	1.0000e-005	5.3100e-003	4.2000e-004	5.7300e-003	2.5700e-003	3.9000e-004	2.9600e-003	0.0000	1.2381	1.2381	4.0000e-004	0.0000	1.2481

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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 - 2023****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.9000e-004	0.0253	6.4400e-003	1.1000e-004	3.1700e-003	1.5000e-004	3.3200e-003	8.7000e-004	1.5000e-004	1.0100e-003	0.0000	10.7322	10.7322	5.9000e-004	1.7000e-003	11.2548
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.7000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0698	0.0698	0.0000	0.0000	0.0704
Total	4.2000e-004	0.0253	6.7100e-003	1.1000e-004	3.2600e-003	1.5000e-004	3.4100e-003	8.9000e-004	1.5000e-004	1.0300e-003	0.0000	10.8019	10.8019	5.9000e-004	1.7000e-003	11.3252

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.3100e-003	0.0000	5.3100e-003	2.5700e-003	0.0000	2.5700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.3000e-004	0.0102	5.5500e-003	1.0000e-005		4.2000e-004	4.2000e-004		3.9000e-004	3.9000e-004	0.0000	1.2381	1.2381	4.0000e-004	0.0000	1.2481
Total	9.3000e-004	0.0102	5.5500e-003	1.0000e-005	5.3100e-003	4.2000e-004	5.7300e-003	2.5700e-003	3.9000e-004	2.9600e-003	0.0000	1.2381	1.2381	4.0000e-004	0.0000	1.2481

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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 - 2023****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.9000e-004	0.0253	6.4400e-003	1.1000e-004	3.1700e-003	1.5000e-004	3.3200e-003	8.7000e-004	1.5000e-004	1.0100e-003	0.0000	10.7322	10.7322	5.9000e-004	1.7000e-003	11.2548
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.7000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0698	0.0698	0.0000	0.0000	0.0704
Total	4.2000e-004	0.0253	6.7100e-003	1.1000e-004	3.2600e-003	1.5000e-004	3.4100e-003	8.9000e-004	1.5000e-004	1.0300e-003	0.0000	10.8019	10.8019	5.9000e-004	1.7000e-003	11.3252

3.5 Building Construction - 2023**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0316	0.3209	0.3549	5.7000e-004		0.0160	0.0160		0.0147	0.0147	0.0000	50.1042	50.1042	0.0162	0.0000	50.5093
Total	0.0316	0.3209	0.3549	5.7000e-004		0.0160	0.0160		0.0147	0.0147	0.0000	50.1042	50.1042	0.0162	0.0000	50.5093

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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 - 2023****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.1000e-004	4.0300e-003	1.5100e-003	2.0000e-005	6.3000e-004	2.0000e-005	6.5000e-004	1.8000e-004	2.0000e-005	2.0000e-004	0.0000	1.8182	1.8182	6.0000e-005	2.6000e-004	1.8977
Worker	1.7500e-003	1.3900e-003	0.0187	5.0000e-005	6.0300e-003	4.0000e-005	6.0600e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	4.7973	4.7973	1.3000e-004	1.2000e-004	4.8377
Total	1.8600e-003	5.4200e-003	0.0203	7.0000e-005	6.6600e-003	6.0000e-005	6.7100e-003	1.7800e-003	5.0000e-005	1.8300e-003	0.0000	6.6156	6.6156	1.9000e-004	3.8000e-004	6.7355

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	0.0316	0.3209	0.3549	5.7000e-004		0.0160	0.0160		0.0147	0.0147	0.0000	50.1042	50.1042	0.0162	0.0000	50.5093
Total	0.0316	0.3209	0.3549	5.7000e-004		0.0160	0.0160		0.0147	0.0147	0.0000	50.1042	50.1042	0.0162	0.0000	50.5093

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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 - 2023****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.1000e-004	4.0300e-003	1.5100e-003	2.0000e-005	6.3000e-004	2.0000e-005	6.5000e-004	1.8000e-004	2.0000e-005	2.0000e-004	0.0000	1.8182	1.8182	6.0000e-005	2.6000e-004	1.8977
Worker	1.7500e-003	1.3900e-003	0.0187	5.0000e-005	6.0300e-003	4.0000e-005	6.0600e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	4.7973	4.7973	1.3000e-004	1.2000e-004	4.8377
Total	1.8600e-003	5.4200e-003	0.0203	7.0000e-005	6.6600e-003	6.0000e-005	6.7100e-003	1.7800e-003	5.0000e-005	1.8300e-003	0.0000	6.6156	6.6156	1.9000e-004	3.8000e-004	6.7355

3.6 Paving - 2023**Unmitigated Construction On-Site**

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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Paving - 2023****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4000e-004	1.1000e-004	1.5300e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3925	0.3925	1.0000e-005	1.0000e-005	0.3958
Total	1.4000e-004	1.1000e-004	1.5300e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3925	0.3925	1.0000e-005	1.0000e-005	0.3958

Mitigated Construction On-Site

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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Paving - 2023****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4000e-004	1.1000e-004	1.5300e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3925	0.3925	1.0000e-005	1.0000e-005	0.3958
Total	1.4000e-004	1.1000e-004	1.5300e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3925	0.3925	1.0000e-005	1.0000e-005	0.3958

3.7 Architectural Coating - 2023**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0244					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.8000e-004	3.2600e-003	4.5300e-003	1.0000e-005		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6393
Total	0.0249	3.2600e-003	4.5300e-003	1.0000e-005		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6393

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.7 Architectural Coating - 2023****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	1.0000e-005	1.7000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0436	0.0436	0.0000	0.0000	0.0440
Total	2.0000e-005	1.0000e-005	1.7000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0436	0.0436	0.0000	0.0000	0.0440

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	0.0244					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.8000e-004	3.2600e-003	4.5300e-003	1.0000e-005		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6393
Total	0.0249	3.2600e-003	4.5300e-003	1.0000e-005		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6393

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.7 Architectural Coating - 2023****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	1.0000e-005	1.7000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0436	0.0436	0.0000	0.0000	0.0440
Total	2.0000e-005	1.0000e-005	1.7000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0436	0.0436	0.0000	0.0000	0.0440

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	0.0253	0.0292	0.2642	5.8000e-004	0.0613	4.2000e-004	0.0617	0.0164	3.9000e-004	0.0167	0.0000	53.5175	53.5175	3.6700e-003	2.3200e-003	54.3007
Unmitigated	0.0253	0.0292	0.2642	5.8000e-004	0.0613	4.2000e-004	0.0617	0.0164	3.9000e-004	0.0167	0.0000	53.5175	53.5175	3.6700e-003	2.3200e-003	54.3007

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	48.95	49.83	39.49	163,081	163,081
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	48.95	49.83	39.49	163,081	163,081

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 High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Enclosed Parking with Elevator	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

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	33.6869	33.6869	1.1700e-003	1.4000e-004	33.7585
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	33.6869	33.6869	1.1700e-003	1.4000e-004	33.7585
NaturalGas Mitigated	6.4000e-004	5.4500e-003	2.3200e-003	3.0000e-005		4.4000e-004	4.4000e-004		4.4000e-004	4.4000e-004	0.0000	6.3146	6.3146	1.2000e-004	1.2000e-004	6.3521
NaturalGas Unmitigated	6.4000e-004	5.4500e-003	2.3200e-003	3.0000e-005		4.4000e-004	4.4000e-004		4.4000e-004	4.4000e-004	0.0000	6.3146	6.3146	1.2000e-004	1.2000e-004	6.3521

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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 High Rise	118332	6.4000e-004	5.4500e-003	2.3200e-003	3.0000e-005		4.4000e-004	4.4000e-004		4.4000e-004	4.4000e-004	0.0000	6.3146	6.3146	1.2000e-004	1.2000e-004	6.3521
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		6.4000e-004	5.4500e-003	2.3200e-003	3.0000e-005		4.4000e-004	4.4000e-004		4.4000e-004	4.4000e-004	0.0000	6.3146	6.3146	1.2000e-004	1.2000e-004	6.3521

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments High Rise	118332	6.4000e-004	5.4500e-003	2.3200e-003	3.0000e-005		4.4000e-004	4.4000e-004		4.4000e-004	4.4000e-004	0.0000	6.3146	6.3146	1.2000e-004	1.2000e-004	6.3521
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		6.4000e-004	5.4500e-003	2.3200e-003	3.0000e-005		4.4000e-004	4.4000e-004		4.4000e-004	4.4000e-004	0.0000	6.3146	6.3146	1.2000e-004	1.2000e-004	6.3521

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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 High Rise	42355.6	18.2320	6.3000e-004	8.0000e-005	18.2707
Enclosed Parking with Elevator	35904	15.4549	5.4000e-004	7.0000e-005	15.4877
Total		33.6869	1.1700e-003	1.5000e-004	33.7585

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	42355.6	18.2320	6.3000e-004	8.0000e-005	18.2707
Enclosed Parking with Elevator	35904	15.4549	5.4000e-004	7.0000e-005	15.4877
Total		33.6869	1.1700e-003	1.5000e-004	33.7585

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	0.0695	4.1600e-003	0.1834	1.8000e-004		0.0111	0.0111		0.0111	0.0111	1.1684	2.4308	3.5992	3.6600e-003	8.0000e-005	3.7144
Unmitigated	0.0695	4.1600e-003	0.1834	1.8000e-004		0.0111	0.0111		0.0111	0.0111	1.1684	2.4308	3.5992	3.6600e-003	8.0000e-005	3.7144

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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	2.4400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0276					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0360	2.8500e-003	0.0699	1.8000e-004		0.0105	0.0105		0.0105	0.0105	1.1684	2.2453	3.4137	3.4800e-003	8.0000e-005	3.5244
Landscaping	3.4200e-003	1.3100e-003	0.1135	1.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-004	0.0000	0.1855	0.1855	1.8000e-004	0.0000	0.1899
Total	0.0695	4.1600e-003	0.1834	1.9000e-004		0.0111	0.0111		0.0111	0.0111	1.1684	2.4307	3.5992	3.6600e-003	8.0000e-005	3.7144

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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	2.4400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0276					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0360	2.8500e-003	0.0699	1.8000e-004		0.0105	0.0105		0.0105	0.0105	1.1684	2.2453	3.4137	3.4800e-003	8.0000e-005	3.5244
Landscaping	3.4200e-003	1.3100e-003	0.1135	1.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-004	0.0000	0.1855	0.1855	1.8000e-004	0.0000	0.1899
Total	0.0695	4.1600e-003	0.1834	1.9000e-004		0.0111	0.0111		0.0111	0.0111	1.1684	2.4307	3.5992	3.6600e-003	8.0000e-005	3.7144

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	6.4052	0.0236	5.8000e-004	7.1664
Unmitigated	6.4052	0.0236	5.8000e-004	7.1664

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments High Rise	0.716694 / 0.451829	6.4052	0.0236	5.8000e-004	7.1664
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		6.4052	0.0236	5.8000e-004	7.1664

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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 High Rise	0.716694 / 0.451829	6.4052	0.0236	5.8000e-004	7.1664
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		6.4052	0.0236	5.8000e-004	7.1664

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.0271	0.0607	0.0000	2.5447
Unmitigated	1.0271	0.0607	0.0000	2.5447

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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 High Rise	5.06	1.0271	0.0607	0.0000	2.5447
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		1.0271	0.0607	0.0000	2.5447

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments High Rise	5.06	1.0271	0.0607	0.0000	2.5447
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		1.0271	0.0607	0.0000	2.5447

9.0 Operational Offroad

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

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

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

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Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments High Rise	11.00	Dwelling Unit	0.17	7,512.00	31
Enclosed Parking with Elevator	6.60	1000sqft	0.01	6,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2024
Utility Company	Glendale Water and Power				
CO2 Intensity (lb/MW hr)	948.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - to demolish and existing 1,708 SF, 3 unit, multi-family building and to construct a 9,760 square-foot (SF), three-story,11-unit rental housing project with a 14 space (5 parking spaces tandem; 9 spaces accessible) subterranean garage on a 7,512 SF lot.

Land Use - 11 units proposed on a 7,512 SF (0.17 acre) parcel (63 units/acre). Subterranean garage with elevator will be 6,620 SF.

Construction Phase - Approximately 3,823.5 CY of cut and 100 CY of fill (total export of 3,723 CY) of material

Grading - 3,823.5 CY (cut), 100 CY (fill), 3,723 CY (total export)

Demolition - demolish existing 1,708 SF multi-family building

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	11,000.00	7,512.00
tblLandUse	LotAcreage	0.18	0.17
tblLandUse	LotAcreage	0.15	0.01

246 N Jackson - Los Angeles-South Coast County, Summer

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

tbITripsAndVMT	:	HaulingTripNumber	:	0.00	:	368.00
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2.0 Emissions Summary**2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	9.9663	34.2069	12.2492	0.1225	8.6221	0.5721	9.1942	3.4753	0.5319	4.0072	0.0000	13,269.72 33	13,269.72 33	1.0951	1.8796	13,857.23 07
Maximum	9.9663	34.2069	12.2492	0.1225	8.6221	0.5721	9.1942	3.4753	0.5319	4.0072	0.0000	13,269.72 33	13,269.72 33	1.0951	1.8796	13,857.23 07

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	9.9663	34.2069	12.2492	0.1225	8.6221	0.5721	9.1942	3.4753	0.5319	4.0072	0.0000	13,269.72 33	13,269.72 33	1.0951	1.8796	13,857.23 07
Maximum	9.9663	34.2069	12.2492	0.1225	8.6221	0.5721	9.1942	3.4753	0.5319	4.0072	0.0000	13,269.72 33	13,269.72 33	1.0951	1.8796	13,857.23 07

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

[illegible]

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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	3.0742	0.2387	6.5019	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6355	302.6716	0.3089	6.9900e-003	312.4768
Energy	3.5000e-003	0.0299	0.0127	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003		38.1407	38.1407	7.3000e-004	7.0000e-004	38.3674
Mobile	0.1504	0.1527	1.5364	3.4300e-003	0.3585	2.4300e-003	0.3609	0.0955	2.2600e-003	0.0978		349.6858	349.6858	0.0227	0.0140	354.4157
Total	3.2280	0.4213	8.0509	0.0179	0.3585	0.8502	1.2086	0.0955	0.8500	0.9455	103.0361	587.4621	690.4982	0.3323	0.0217	705.2598

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	3.0742	0.2387	6.5019	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6355	302.6716	0.3089	6.9900e-003	312.4768
Energy	3.5000e-003	0.0299	0.0127	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003		38.1407	38.1407	7.3000e-004	7.0000e-004	38.3674
Mobile	0.1504	0.1527	1.5364	3.4300e-003	0.3585	2.4300e-003	0.3609	0.0955	2.2600e-003	0.0978		349.6858	349.6858	0.0227	0.0140	354.4157
Total	3.2280	0.4213	8.0509	0.0179	0.3585	0.8502	1.2086	0.0955	0.8500	0.9455	103.0361	587.4621	690.4982	0.3323	0.0217	705.2598

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

Acres of Grading (Site Preparation Phase): 0.5**Acres of Grading (Grading Phase): 1.5****Acres of Paving: 0.01****Residential Indoor: 15,212; Residential Outdoor: 5,071; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 396 (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	8.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	368.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	11.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	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 - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1681	0.0000	0.1681	0.0255	0.0000	0.0255			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698		1,148.4055	1,148.4055	0.2089		1,153.6290
Total	0.6463	5.7787	7.3926	0.0120	0.1681	0.2821	0.4502	0.0255	0.2698	0.2953		1,148.4055	1,148.4055	0.2089		1,153.6290

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.7300e-003	0.1044	0.0279	4.7000e-004	0.0140	6.6000e-004	0.0147	3.8400e-003	6.3000e-004	4.4700e-003		51.4128	51.4128	2.8300e-003	8.1600e-003	53.9166
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	0.0320	0.0223	0.3614	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		100.0075	100.0075	2.5200e-003	2.3100e-003	100.7583
Total	0.0337	0.1267	0.3893	1.4600e-003	0.1258	1.3300e-003	0.1271	0.0335	1.2500e-003	0.0347		151.4204	151.4204	5.3500e-003	0.0105	154.6749

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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 - 2023****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1681	0.0000	0.1681	0.0255	0.0000	0.0255			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698	0.0000	1,148.4055	1,148.4055	0.2089		1,153.6290
Total	0.6463	5.7787	7.3926	0.0120	0.1681	0.2821	0.4502	0.0255	0.2698	0.2953	0.0000	1,148.4055	1,148.4055	0.2089		1,153.6290

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.7300e-003	0.1044	0.0279	4.7000e-004	0.0140	6.6000e-004	0.0147	3.8400e-003	6.3000e-004	4.4700e-003		51.4128	51.4128	2.8300e-003	8.1600e-003	53.9166
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	0.0320	0.0223	0.3614	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		100.0075	100.0075	2.5200e-003	2.3100e-003	100.7583
Total	0.0337	0.1267	0.3893	1.4600e-003	0.1258	1.3300e-003	0.1271	0.0335	1.2500e-003	0.0347		151.4204	151.4204	5.3500e-003	0.0105	154.6749

246 N Jackson - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Site Preparation - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084		942.4317	942.4317	0.3048		950.0517
Total	0.5348	6.1887	3.9239	9.7300e-003	0.5303	0.2266	0.7568	0.0573	0.2084	0.2657		942.4317	942.4317	0.3048		950.0517

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0160	0.0112	0.1807	4.9000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		50.0038	50.0038	1.2600e-003	1.1500e-003	50.3792
Total	0.0160	0.0112	0.1807	4.9000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		50.0038	50.0038	1.2600e-003	1.1500e-003	50.3792

246 N Jackson - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Site Preparation - 2023****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084	0.0000	942.4317	942.4317	0.3048		950.0517
Total	0.5348	6.1887	3.9239	9.7300e-003	0.5303	0.2266	0.7568	0.0573	0.2084	0.2657	0.0000	942.4317	942.4317	0.3048		950.0517

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0160	0.0112	0.1807	4.9000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		50.0038	50.0038	1.2600e-003	1.1500e-003	50.3792
Total	0.0160	0.0112	0.1807	4.9000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		50.0038	50.0038	1.2600e-003	1.1500e-003	50.3792

246 N Jackson - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Grading - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3119	0.0000	5.3119	2.5686	0.0000	2.5686			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865		1,364.771 3	1,364.771 3	0.4414		1,375.806 2
Total	0.9335	10.1789	5.5516	0.0141	5.3119	0.4201	5.7320	2.5686	0.3865	2.9550		1,364.771 3	1,364.771 3	0.4414		1,375.806 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	0.3990	24.0101	6.4085	0.1076	3.2208	0.1515	3.3722	0.8830	0.1449	1.0279		11,824.94 59	11,824.94 59	0.6517	1.8778	12,400.81 79
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	0.0256	0.0179	0.2891	7.9000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		80.0060	80.0060	2.0200e-003	1.8500e-003	80.6067
Total	0.4246	24.0280	6.6976	0.1084	3.3102	0.1520	3.4622	0.9068	0.1454	1.0522		11,904.95 19	11,904.95 19	0.6537	1.8796	12,481.42 45

246 N Jackson - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Grading - 2023****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3119	0.0000	5.3119	2.5686	0.0000	2.5686			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865	0.0000	1,364.771 3	1,364.771 3	0.4414		1,375.806 2
Total	0.9335	10.1789	5.5516	0.0141	5.3119	0.4201	5.7320	2.5686	0.3865	2.9550	0.0000	1,364.771 3	1,364.771 3	0.4414		1,375.806 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	0.3990	24.0101	6.4085	0.1076	3.2208	0.1515	3.3722	0.8830	0.1449	1.0279		11,824.94 59	11,824.94 59	0.6517	1.8778	12,400.81 79
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	0.0256	0.0179	0.2891	7.9000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		80.0060	80.0060	2.0200e-003	1.8500e-003	80.6067
Total	0.4246	24.0280	6.6976	0.1084	3.3102	0.1520	3.4622	0.9068	0.1454	1.0522		11,904.95 19	11,904.95 19	0.6537	1.8796	12,481.42 45

246 N Jackson - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Building Construction - 2023****Unmitigated Construction On-Site**

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

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	2.3000e-003	0.0768	0.0297	3.7000e-004	0.0128	3.9000e-004	0.0132	3.6900e-003	3.7000e-004	4.0600e-003		40.0565	40.0565	1.3400e-003	5.7600e-003	41.8062
Worker	0.0352	0.0245	0.3975	1.0900e-003	0.1230	7.4000e-004	0.1237	0.0326	6.8000e-004	0.0333		110.0083	110.0083	2.7700e-003	2.5400e-003	110.8342
Total	0.0375	0.1013	0.4273	1.4600e-003	0.1358	1.1300e-003	0.1369	0.0363	1.0500e-003	0.0374		150.0648	150.0648	4.1100e-003	8.3000e-003	152.6404

246 N Jackson - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Building Construction - 2023****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402

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	2.3000e-003	0.0768	0.0297	3.7000e-004	0.0128	3.9000e-004	0.0132	3.6900e-003	3.7000e-004	4.0600e-003		40.0565	40.0565	1.3400e-003	5.7600e-003	41.8062
Worker	0.0352	0.0245	0.3975	1.0900e-003	0.1230	7.4000e-004	0.1237	0.0326	6.8000e-004	0.0333		110.0083	110.0083	2.7700e-003	2.5400e-003	110.8342
Total	0.0375	0.1013	0.4273	1.4600e-003	0.1358	1.1300e-003	0.1369	0.0363	1.0500e-003	0.0374		150.0648	150.0648	4.1100e-003	8.3000e-003	152.6404

246 N Jackson - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Paving - 2023****Unmitigated Construction On-Site**

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

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	0.0576	0.0402	0.6505	1.7800e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1100e-003	0.0545		180.0136	180.0136	4.5400e-003	4.1500e-003	181.3650
Total	0.0576	0.0402	0.6505	1.7800e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1100e-003	0.0545		180.0136	180.0136	4.5400e-003	4.1500e-003	181.3650

246 N Jackson - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Paving - 2023****Mitigated Construction On-Site**

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

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	0.0576	0.0402	0.6505	1.7800e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1100e-003	0.0545		180.0136	180.0136	4.5400e-003	4.1500e-003	181.3650
Total	0.0576	0.0402	0.6505	1.7800e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1100e-003	0.0545		180.0136	180.0136	4.5400e-003	4.1500e-003	181.3650

246 N Jackson - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.7 Architectural Coating - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7683					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	9.9599	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

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	6.4000e-003	4.4600e-003	0.0723	2.0000e-004	0.0224	1.3000e-004	0.0225	5.9300e-003	1.2000e-004	6.0500e-003		20.0015	20.0015	5.0000e-004	4.6000e-004	20.1517
Total	6.4000e-003	4.4600e-003	0.0723	2.0000e-004	0.0224	1.3000e-004	0.0225	5.9300e-003	1.2000e-004	6.0500e-003		20.0015	20.0015	5.0000e-004	4.6000e-004	20.1517

246 N Jackson - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.7 Architectural Coating - 2023****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7683					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	9.9599	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

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	6.4000e-003	4.4600e-003	0.0723	2.0000e-004	0.0224	1.3000e-004	0.0225	5.9300e-003	1.2000e-004	6.0500e-003		20.0015	20.0015	5.0000e-004	4.6000e-004	20.1517
Total	6.4000e-003	4.4600e-003	0.0723	2.0000e-004	0.0224	1.3000e-004	0.0225	5.9300e-003	1.2000e-004	6.0500e-003		20.0015	20.0015	5.0000e-004	4.6000e-004	20.1517

246 N Jackson - Los Angeles-South Coast County, 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	0.1504	0.1527	1.5364	3.4300e-003	0.3585	2.4300e-003	0.3609	0.0955	2.2600e-003	0.0978		349.6858	349.6858	0.0227	0.0140	354.4157
Unmitigated	0.1504	0.1527	1.5364	3.4300e-003	0.3585	2.4300e-003	0.3609	0.0955	2.2600e-003	0.0978		349.6858	349.6858	0.0227	0.0140	354.4157

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartment High Rise	48.95	49.83	39.49	163,081	163,081
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	48.95	49.83	39.49	163,081	163,081

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
Apartment High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

246 N Jackson - Los Angeles-South Coast County, 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 High Rise	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Enclosed Parking with Elevator	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

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	3.5000e-003	0.0299	0.0127	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003		38.1407	38.1407	7.3000e-004	7.0000e-004	38.3674
NaturalGas Unmitigated	3.5000e-003	0.0299	0.0127	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003		38.1407	38.1407	7.3000e-004	7.0000e-004	38.3674

246 N Jackson - Los Angeles-South Coast County, Summer

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

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	324.196	3.5000e-003	0.0299	0.0127	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003		38.1407	38.1407	7.3000e-004	7.0000e-004	38.3674
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		3.5000e-003	0.0299	0.0127	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003		38.1407	38.1407	7.3000e-004	7.0000e-004	38.3674

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	0.324196	3.5000e-003	0.0299	0.0127	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003		38.1407	38.1407	7.3000e-004	7.0000e-004	38.3674
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		3.5000e-003	0.0299	0.0127	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003		38.1407	38.1407	7.3000e-004	7.0000e-004	38.3674

6.0 Area Detail

246 N Jackson - Los Angeles-South Coast County, 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	3.0742	0.2387	6.5019	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6355	302.6716	0.3089	6.9900e-003	312.4768
Unmitigated	3.0742	0.2387	6.5019	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6355	302.6716	0.3089	6.9900e-003	312.4768

246 N Jackson - Los Angeles-South Coast County, 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	0.0134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1511					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	2.8824	0.2282	5.5941	0.0143		0.8403	0.8403		0.8403	0.8403	103.0361	198.0000	301.0361	0.3073	6.9900e-003	310.8020
Landscaping	0.0273	0.0105	0.9078	5.0000e-005		5.0300e-003	5.0300e-003		5.0300e-003	5.0300e-003		1.6355	1.6355	1.5700e-003		1.6748
Total	3.0742	0.2387	6.5019	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6355	302.6716	0.3088	6.9900e-003	312.4768

246 N Jackson - Los Angeles-South Coast County, 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	0.0134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1511					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	2.8824	0.2282	5.5941	0.0143		0.8403	0.8403		0.8403	0.8403	103.0361	198.0000	301.0361	0.3073	6.9900e-003	310.8020
Landscaping	0.0273	0.0105	0.9078	5.0000e-005		5.0300e-003	5.0300e-003		5.0300e-003	5.0300e-003		1.6355	1.6355	1.5700e-003		1.6748
Total	3.0742	0.2387	6.5019	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6355	302.6716	0.3088	6.9900e-003	312.4768

7.0 Water Detail**7.1 Mitigation Measures Water**

246 N Jackson - Los Angeles-South Coast County, 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
----------------	--------

11.0 Vegetation

246 N Jackson - Los Angeles-South Coast County, Winter

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

246 N Jackson
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments High Rise	11.00	Dwelling Unit	0.17	7,512.00	31
Enclosed Parking with Elevator	6.60	1000sqft	0.01	6,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2024
Utility Company	Glendale Water and Power				
CO2 Intensity (lb/MW hr)	948.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - to demolish and existing 1,708 SF, 3 unit, multi-family building and to construct a 9,760 square-foot (SF), three-story,11-unit rental housing project with a 14 space (5 parking spaces tandem; 9 spaces accessible) subterranean garage on a 7,512 SF lot.

Land Use - 11 units proposed on a 7,512 SF (0.17 acre) parcel (63 units/acre). Subterranean garage with elevator will be 6,620 SF.

Construction Phase - Approximately 3,823.5 CY of cut and 100 CY of fill (total export of 3,723 CY) of material

Grading - 3,823.5 CY (cut), 100 CY (fill), 3,723 CY (total export)

Demolition - demolish existing 1,708 SF multi-family building

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	11,000.00	7,512.00
tblLandUse	LotAcreage	0.18	0.17
tblLandUse	LotAcreage	0.15	0.01

246 N Jackson - Los Angeles-South Coast County, Winter

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

tbITripsAndVMT

HaulingTripNumber

0.00

368.00

2.0 Emissions Summary**2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	9.9668	35.2672	12.3139	0.1226	8.6221	0.5725	9.1946	3.4753	0.5323	4.0076	0.0000	13,277.96 97	13,277.96 97	1.0938	1.8818	13,866.08 55
Maximum	9.9668	35.2672	12.3139	0.1226	8.6221	0.5725	9.1946	3.4753	0.5323	4.0076	0.0000	13,277.96 97	13,277.96 97	1.0938	1.8818	13,866.08 55

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	9.9668	35.2672	12.3139	0.1226	8.6221	0.5725	9.1946	3.4753	0.5323	4.0076	0.0000	13,277.96 97	13,277.96 97	1.0938	1.8818	13,866.08 55
Maximum	9.9668	35.2672	12.3139	0.1226	8.6221	0.5725	9.1946	3.4753	0.5323	4.0076	0.0000	13,277.96 97	13,277.96 97	1.0938	1.8818	13,866.08 55

246 N Jackson - Los Angeles-South Coast County, Winter

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

[illegible]

246 N Jackson - Los Angeles-South Coast County, 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	3.0742	0.2387	6.5019	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6355	302.6716	0.3089	6.9900e-003	312.4768
Energy	3.5000e-003	0.0299	0.0127	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003		38.1407	38.1407	7.3000e-004	7.0000e-004	38.3674
Mobile	0.1477	0.1649	1.5019	3.2800e-003	0.3585	2.4300e-003	0.3609	0.0955	2.2600e-003	0.0978		334.8728	334.8728	0.0233	0.0146	339.8014
Total	3.2254	0.4335	8.0165	0.0178	0.3585	0.8502	1.2086	0.0955	0.8500	0.9455	103.0361	572.6490	675.6851	0.3329	0.0223	690.6455

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	3.0742	0.2387	6.5019	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6355	302.6716	0.3089	6.9900e-003	312.4768
Energy	3.5000e-003	0.0299	0.0127	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003		38.1407	38.1407	7.3000e-004	7.0000e-004	38.3674
Mobile	0.1477	0.1649	1.5019	3.2800e-003	0.3585	2.4300e-003	0.3609	0.0955	2.2600e-003	0.0978		334.8728	334.8728	0.0233	0.0146	339.8014
Total	3.2254	0.4335	8.0165	0.0178	0.3585	0.8502	1.2086	0.0955	0.8500	0.9455	103.0361	572.6490	675.6851	0.3329	0.0223	690.6455

246 N Jackson - Los Angeles-South Coast County, 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	5/1/2023	5/12/2023	5	10	
2	Site Preparation	Site Preparation	5/13/2023	5/15/2023	5	1	
3	Grading	Grading	5/16/2023	5/17/2023	5	2	
4	Building Construction	Building Construction	5/18/2023	10/4/2023	5	100	
5	Paving	Paving	10/5/2023	10/11/2023	5	5	
6	Architectural Coating	Architectural Coating	10/12/2023	10/18/2023	5	5	

Acres of Grading (Site Preparation Phase): 0.5**Acres of Grading (Grading Phase): 1.5****Acres of Paving: 0.01****Residential Indoor: 15,212; Residential Outdoor: 5,071; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 396 (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

246 N Jackson - Los Angeles-South Coast County, Winter

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

Grading	Graders	1	6.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	8.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	368.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	11.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

246 N Jackson - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.2 Demolition - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1681	0.0000	0.1681	0.0255	0.0000	0.0255			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698		1,148.405 5	1,148.405 5	0.2089		1,153.629 0
Total	0.6463	5.7787	7.3926	0.0120	0.1681	0.2821	0.4502	0.0255	0.2698	0.2953		1,148.405 5	1,148.405 5	0.2089		1,153.629 0

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.6200e-003	0.1090	0.0283	4.7000e-004	0.0140	6.6000e-004	0.0147	3.8400e-003	6.3000e-004	4.4700e-003		51.4670	51.4670	2.8300e-003	8.1700e-003	53.9733
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0246	0.3322	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		94.7354	94.7354	2.5600e-003	2.4700e-003	95.5339
Total	0.0360	0.1336	0.3604	1.4100e-003	0.1258	1.3300e-003	0.1271	0.0335	1.2500e-003	0.0347		146.2024	146.2024	5.3900e-003	0.0106	149.5072

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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 - 2023****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1681	0.0000	0.1681	0.0255	0.0000	0.0255			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698	0.0000	1,148.4055	1,148.4055	0.2089		1,153.6290
Total	0.6463	5.7787	7.3926	0.0120	0.1681	0.2821	0.4502	0.0255	0.2698	0.2953	0.0000	1,148.4055	1,148.4055	0.2089		1,153.6290

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.6200e-003	0.1090	0.0283	4.7000e-004	0.0140	6.6000e-004	0.0147	3.8400e-003	6.3000e-004	4.4700e-003		51.4670	51.4670	2.8300e-003	8.1700e-003	53.9733
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0246	0.3322	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		94.7354	94.7354	2.5600e-003	2.4700e-003	95.5339
Total	0.0360	0.1336	0.3604	1.4100e-003	0.1258	1.3300e-003	0.1271	0.0335	1.2500e-003	0.0347		146.2024	146.2024	5.3900e-003	0.0106	149.5072

246 N Jackson - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Site Preparation - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084		942.4317	942.4317	0.3048		950.0517
Total	0.5348	6.1887	3.9239	9.7300e-003	0.5303	0.2266	0.7568	0.0573	0.2084	0.2657		942.4317	942.4317	0.3048		950.0517

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0172	0.0123	0.1661	4.7000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		47.3677	47.3677	1.2800e-003	1.2300e-003	47.7670
Total	0.0172	0.0123	0.1661	4.7000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		47.3677	47.3677	1.2800e-003	1.2300e-003	47.7670

246 N Jackson - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Site Preparation - 2023****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084	0.0000	942.4317	942.4317	0.3048		950.0517
Total	0.5348	6.1887	3.9239	9.7300e-003	0.5303	0.2266	0.7568	0.0573	0.2084	0.2657	0.0000	942.4317	942.4317	0.3048		950.0517

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0172	0.0123	0.1661	4.7000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		47.3677	47.3677	1.2800e-003	1.2300e-003	47.7670
Total	0.0172	0.0123	0.1661	4.7000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		47.3677	47.3677	1.2800e-003	1.2300e-003	47.7670

246 N Jackson - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Grading - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3119	0.0000	5.3119	2.5686	0.0000	2.5686			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865		1,364.771 3	1,364.771 3	0.4414		1,375.806 2
Total	0.9335	10.1789	5.5516	0.0141	5.3119	0.4201	5.7320	2.5686	0.3865	2.9550		1,364.771 3	1,364.771 3	0.4414		1,375.806 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	0.3733	25.0686	6.4966	0.1077	3.2208	0.1518	3.3726	0.8830	0.1453	1.0283		11,837.41 01	11,837.41 01	0.6503	1.8798	12,413.85 21
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0275	0.0197	0.2658	7.5000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		75.7883	75.7883	2.0500e-003	1.9700e-003	76.4271
Total	0.4008	25.0883	6.7623	0.1085	3.3102	0.1524	3.4626	0.9068	0.1458	1.0525		11,913.19 83	11,913.19 83	0.6524	1.8818	12,490.27 93

246 N Jackson - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Grading - 2023****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3119	0.0000	5.3119	2.5686	0.0000	2.5686			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865	0.0000	1,364.771 3	1,364.771 3	0.4414		1,375.806 2
Total	0.9335	10.1789	5.5516	0.0141	5.3119	0.4201	5.7320	2.5686	0.3865	2.9550	0.0000	1,364.771 3	1,364.771 3	0.4414		1,375.806 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	0.3733	25.0686	6.4966	0.1077	3.2208	0.1518	3.3726	0.8830	0.1453	1.0283		11,837.41 01	11,837.41 01	0.6503	1.8798	12,413.85 21
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0275	0.0197	0.2658	7.5000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		75.7883	75.7883	2.0500e-003	1.9700e-003	76.4271
Total	0.4008	25.0883	6.7623	0.1085	3.3102	0.1524	3.4626	0.9068	0.1458	1.0525		11,913.19 83	11,913.19 83	0.6524	1.8818	12,490.27 93

246 N Jackson - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Building Construction - 2023****Unmitigated Construction On-Site**

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

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	2.2200e-003	0.0804	0.0307	3.7000e-004	0.0128	3.9000e-004	0.0132	3.6900e-003	3.7000e-004	4.0600e-003		40.1241	40.1241	1.3400e-003	5.7700e-003	41.8782
Worker	0.0378	0.0271	0.3654	1.0300e-003	0.1230	7.4000e-004	0.1237	0.0326	6.8000e-004	0.0333		104.2089	104.2089	2.8100e-003	2.7100e-003	105.0873
Total	0.0400	0.1075	0.3961	1.4000e-003	0.1358	1.1300e-003	0.1369	0.0363	1.0500e-003	0.0374		144.3330	144.3330	4.1500e-003	8.4800e-003	146.9655

246 N Jackson - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Building Construction - 2023****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402

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	2.2200e-003	0.0804	0.0307	3.7000e-004	0.0128	3.9000e-004	0.0132	3.6900e-003	3.7000e-004	4.0600e-003		40.1241	40.1241	1.3400e-003	5.7700e-003	41.8782
Worker	0.0378	0.0271	0.3654	1.0300e-003	0.1230	7.4000e-004	0.1237	0.0326	6.8000e-004	0.0333		104.2089	104.2089	2.8100e-003	2.7100e-003	105.0873
Total	0.0400	0.1075	0.3961	1.4000e-003	0.1358	1.1300e-003	0.1369	0.0363	1.0500e-003	0.0374		144.3330	144.3330	4.1500e-003	8.4800e-003	146.9655

246 N Jackson - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Paving - 2023****Unmitigated Construction On-Site**

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

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	0.0619	0.0444	0.5979	1.6900e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1100e-003	0.0545		170.5237	170.5237	4.6000e-003	4.4400e-003	171.9610
Total	0.0619	0.0444	0.5979	1.6900e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1100e-003	0.0545		170.5237	170.5237	4.6000e-003	4.4400e-003	171.9610

246 N Jackson - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Paving - 2023****Mitigated Construction On-Site**

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

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	0.0619	0.0444	0.5979	1.6900e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1100e-003	0.0545		170.5237	170.5237	4.6000e-003	4.4400e-003	171.9610
Total	0.0619	0.0444	0.5979	1.6900e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1100e-003	0.0545		170.5237	170.5237	4.6000e-003	4.4400e-003	171.9610

246 N Jackson - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.7 Architectural Coating - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7683					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	9.9599	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

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	6.8800e-003	4.9300e-003	0.0664	1.9000e-004	0.0224	1.3000e-004	0.0225	5.9300e-003	1.2000e-004	6.0500e-003		18.9471	18.9471	5.1000e-004	4.9000e-004	19.1068
Total	6.8800e-003	4.9300e-003	0.0664	1.9000e-004	0.0224	1.3000e-004	0.0225	5.9300e-003	1.2000e-004	6.0500e-003		18.9471	18.9471	5.1000e-004	4.9000e-004	19.1068

246 N Jackson - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.7 Architectural Coating - 2023****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.7683					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	9.9599	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

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	6.8800e-003	4.9300e-003	0.0664	1.9000e-004	0.0224	1.3000e-004	0.0225	5.9300e-003	1.2000e-004	6.0500e-003		18.9471	18.9471	5.1000e-004	4.9000e-004	19.1068
Total	6.8800e-003	4.9300e-003	0.0664	1.9000e-004	0.0224	1.3000e-004	0.0225	5.9300e-003	1.2000e-004	6.0500e-003		18.9471	18.9471	5.1000e-004	4.9000e-004	19.1068

246 N Jackson - Los Angeles-South Coast County, 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	0.1477	0.1649	1.5019	3.2800e-003	0.3585	2.4300e-003	0.3609	0.0955	2.2600e-003	0.0978		334.8728	334.8728	0.0233	0.0146	339.8014
Unmitigated	0.1477	0.1649	1.5019	3.2800e-003	0.3585	2.4300e-003	0.3609	0.0955	2.2600e-003	0.0978		334.8728	334.8728	0.0233	0.0146	339.8014

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	48.95	49.83	39.49	163,081	163,081
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	48.95	49.83	39.49	163,081	163,081

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 High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

246 N Jackson - Los Angeles-South Coast County, 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 High Rise	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Enclosed Parking with Elevator	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

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	3.5000e-003	0.0299	0.0127	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003		38.1407	38.1407	7.3000e-004	7.0000e-004	38.3674
NaturalGas Unmitigated	3.5000e-003	0.0299	0.0127	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003		38.1407	38.1407	7.3000e-004	7.0000e-004	38.3674

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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	lb/day										lb/day					
Apartments High Rise	324.196	3.5000e-003	0.0299	0.0127	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003		38.1407	38.1407	7.3000e-004	7.0000e-004	38.3674
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		3.5000e-003	0.0299	0.0127	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003		38.1407	38.1407	7.3000e-004	7.0000e-004	38.3674

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	0.324196	3.5000e-003	0.0299	0.0127	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003		38.1407	38.1407	7.3000e-004	7.0000e-004	38.3674
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		3.5000e-003	0.0299	0.0127	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003		38.1407	38.1407	7.3000e-004	7.0000e-004	38.3674

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	3.0742	0.2387	6.5019	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6355	302.6716	0.3089	6.9900e-003	312.4768
Unmitigated	3.0742	0.2387	6.5019	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6355	302.6716	0.3089	6.9900e-003	312.4768

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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	0.0134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1511					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	2.8824	0.2282	5.5941	0.0143		0.8403	0.8403		0.8403	0.8403	103.0361	198.0000	301.0361	0.3073	6.9900e-003	310.8020
Landscaping	0.0273	0.0105	0.9078	5.0000e-005		5.0300e-003	5.0300e-003		5.0300e-003	5.0300e-003		1.6355	1.6355	1.5700e-003		1.6748
Total	3.0742	0.2387	6.5019	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6355	302.6716	0.3088	6.9900e-003	312.4768

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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	lb/day										lb/day					
Architectural Coating	0.0134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1511					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	2.8824	0.2282	5.5941	0.0143		0.8403	0.8403		0.8403	0.8403	103.0361	198.0000	301.0361	0.3073	6.9900e-003	310.8020
Landscaping	0.0273	0.0105	0.9078	5.0000e-005		5.0300e-003	5.0300e-003		5.0300e-003	5.0300e-003		1.6355	1.6355	1.5700e-003		1.6748
Total	3.0742	0.2387	6.5019	0.0143		0.8453	0.8453		0.8453	0.8453	103.0361	199.6355	302.6716	0.3088	6.9900e-003	312.4768

7.0 Water Detail**7.1 Mitigation Measures Water**

246 N Jackson - Los Angeles-South Coast County, 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

DRAFT FINDINGS OF FACT AND CONDITIONS OF APPROVAL

FINDINGS OF FACT**Incentives/Concessions:**

1. The incentive or concession does result in identifiable and actual cost reductions to provide for affordable housing costs or to provide affordable rents.

The requested concessions for additional height/stories and reduced setbacks are required in this case to allow for additional buildable area to provide more units that would reduce the costs to the developer of providing the affordable unit. The savings that the developer will realize will allow the affordable housing costs to be reduced to a point where the development will be economically feasible. The additional height/story and reduced setbacks will allow for the proposed density and appropriately sized apartment units with sufficient on-site parking to attract families to the project and reduce unit turnover.

These concessions enable the project to be economically feasible for the following reasons:

A) To facilitate the proposed design and programming and ensure architectural character that complies with the City's Design Guidelines, including distinct and separate common open spaces with amenities both on the building's ground level and also on the third floor deck, including provision of a required elevator, the applicant is proposing a 37'-6" high building. The additional height is necessary for the elevator shaft to provide access to the units and to the common open space on the third floor, and the additional building height/stories will enable the construction of additional buildable area to provide more units that will reduce the overall costs per unit of the project and thereby enable the creation of a very low income affordable unit.

B) The reduction in the subterranean parking garage setbacks will enable the construction of a larger garage area and additional parking spaces that will improve the viability and marketability of the project. The additional parking spaces will enable the project to better compete with its surrounding competition. Furthermore, the increased parking ratio will benefit the project from fewer unit turnovers and hence a more stable financial pro forma and revenue stream. The improved financial pro forma and revenue stream will offset the cost of providing the units at an affordable rent.

The two concessions will reduce costs to the applicant of providing an affordable unit by creating cost reductions from allowing the construction of a greater number of units and improving the viability of the project. The additional units will result in actual and identifiable cost reductions because the additional units will take advantage of construction efficiencies when being built, and will generate rental income to offset the cost of providing the unit at an affordable rent. Without these concessions, the applicant would not be able to provide the additional affordable unit.

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

The existing three units and attached garages on the site proposed to be demolished have not been identified as being historically or culturally significant and the project does not impact any real property listed on the California Register of Historical Resources. The project is exempt from the California Environmental Quality Act as a Class 32 Infill Exemption and no significant environmental impacts have been identified. The project is designed to comply with the various sections of the Glendale Municipal Code as administered by different City Departments (e.g. Fire, Glendale Water & Power, Public Works, Building & Safety, etc.). Aside from the two incentive/concession requests and waivers, the project otherwise fully complies with the Zoning Code (GMC Title 30).

The project’s impact in terms of increased height/stories and reduced setbacks are mitigated by certain factors. The project is located on a corner lot with two sides adjacent to a street, and one side adjacent to an alley. These public rights of way that are open to the sky provide a buffer of air and light and visual

massing that mitigates the impact of the three-story building in a two-story neighborhood. Furthermore, the building uses several design techniques that reduce the apparent massing and scale of the building, including the central part of the building which features a two-story massing, a variation in building form and façade planes that break up the massing, and a variety of exterior finish materials to help break up the apparent massing. Finally, the building provides setbacks in excess of code requirement on various sides/floors of the building to help compensate for the reduced setbacks in other areas, particularly on the south side of the building which is adjacent to another (two-story) apartment building. The provision of housing and affordable housing benefits the public health and safety, and is consistent with the General Plan Housing Element goals of providing a wide range of housing types including affordable housing.

3. The incentive or concession will not be contrary to state or federal law. The granting of an incentive or concession shall not require or be interpreted, in and of itself, to require a general plan amendment, zoning change, study, or other discretionary approval. For purposes of this subdivision, “study” does not include reasonable documentation to establish eligibility for the concession or incentive or to demonstrate that the incentive or concession meets the definition.

The incentives/concessions do not require any other discretionary entitlement other than design review approval. The project complies with State Density Bonus Law, the California Environmental Quality Act (CEQA), and the City’s Density Bonus Ordinance, and is designed to comply with the various sections of the Glendale Municipal Code as administered by City Departments (e.g. Fire, Glendale Water & Power, Public Works, Building & Safety, etc.). No other known federal or state laws would be in conflict with granting of the incentives/concessions.

Waivers:

1. The application of said development standard(s) will have the effect of physically precluding the construction of the housing development at the density and with the incentives or concessions granted pursuant to this chapter.

The requested waivers for increased floor area ratio and reduced minimum unit sizes are required to allow provision of a more balanced unit mix that will improve

the project's financial pro forma and allow the provision of an affordable unit. The requested waivers will allow for the creation of one-bedroom dwelling units versus the creation of studio dwelling units and the creation of two-bedroom units versus one-bedroom units. In fact, without the waivers, the project would only be able to feature studio and one-bedroom units, which would negatively impact the financial viability of the project. As an example, unit 102 is 26 SF shy of the minimum 600 SF requirement for a one-bedroom unit. However, unit 102 is a functional contemporary, one-bedroom, urban in-fill unit. As designed, the 26 SF is inconsequential since the unit has a functional kitchen, a functional living area, an above average bedroom area, a private bathroom, a private washer and dryer and adequate storage/closet area. However, without the requested waiver, all five of the proposed one-bedroom units of the project would be categorized as studios versus one-bedroom dwelling units. Similar reasoning applies to the two-bedroom units, which otherwise would be categorized as one-bedroom units. The potential revenue stream of the project, hence the financial viability of the project, is drastically improved when these five units are rented out as one- and two-bedroom units instead of studios and one-bedroom units. The increased number of bedrooms incorporated into the project will improve the viability and financial pro forma of the project and will enable the creation of a very low income affordable unit. In addition, the increased number of bedrooms will improve and will balance the project's unit mix, thereby attracting families to the project and reducing future unit turnover. Without the requested waivers, the project would not be financially viable and complying with the development standard would have the effect of physically precluding the housing development at the density and with the requested incentives/concessions.

2. The waiver or reduction in development standards will not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of California Government Code Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact;

The project is exempt from the California Environmental Quality Act and no significant environmental impacts have been identified. The project is designed to comply with the various sections of the Glendale Municipal Code as administered by different City Departments (e.g. Fire, Glendale Water & Power, Public Works, Building & Safety, etc.). Aside from the two incentive/concession requests and waivers, the project otherwise fully complies with the Zoning Code (GMC Title 30). Further, the provision of additional housing and affordable housing benefits the public health and safety, and is consistent with the General Plan Housing Element goals of providing a wide range of housing types including affordable housing.

The project's impact in terms of increased FAR and decreased minimum unit sizes are mitigated by certain factors. The project is located on a corner lot with two sides adjacent to a street, and one side adjacent to an alley. These public rights of way that are open to the sky provide a buffer of air and light and visual massing that mitigates the impact of the building that features a higher than code-allowed FAR. Furthermore, the building uses several design techniques that reduce the apparent massing and scale of the building, including a variation in building form and façade, and a variety of exterior finish materials that help break up the apparent building size. The reduced unit sizes (574 SF instead of 600 SF and 768 SF instead of 800 SF) are just 4% shy of the required size, a relatively insubstantial amount. Further, there has been increased interest in the housing market for smaller units and/or micro-housing that lend support to the proposal in order to assist in the provision of affordable housing.

3. The waiver or reduction in development standards will not have an adverse impact on any real property that is listed in the California Register of Historical Resources.

The existing three units and attached garages on the site which are proposed to be demolished have not been identified as being historically or culturally significant and the project does not impact any real property listed on the California Register of Historical Resources.

4. The waiver or reduction in development standards will not be contrary to state or federal law.

The waiver or reduction in development standards will not be contrary to state or federal law and do not require any other discretionary entitlement other than design review approval. The project complies with State Density Bonus Law, the California Environmental Quality Act (CEQA), and the City's Density Bonus Ordinance, and is designed to comply with the various sections of the Glendale Municipal Code as administered by City Departments (e.g. Fire, Glendale Water & Power, Public Works, Building & Safety, etc.). No other known federal or state laws would be in conflict with granting of the incentives/concessions.

CONDITIONS OF APPROVAL

Approval of this Density Housing Plan shall be subject to the following conditions:

1. That the project shall demonstrate compliance with all comments from Public Works Engineering & Land Development, including but not limited to providing a street dedication at the corner of California Ave/Jackson St to accommodate an ADA-compliant handicap ramp.
2. That the project shall demonstrate compliance with all comments from Public Works Urban Forestry, including but not limited to providing four street trees required (three on California Avenue and one on Jackson St, two of which will replace existing trees impacted by project construction).
3. That the project shall demonstrate compliance with all comments from Glendale Water & Power Electrical Engineering, including but not limited to providing an on-site transformer vault facility.
4. That the project shall demonstrate compliance with all comments from Glendale Water & Power Water Engineering, including but not limited to providing backflow prevention devices and associated equipment.
5. That the project shall demonstrate compliance with all comments from the Fire Department, including but not limited to providing fire sprinkler and alarm system and connections, backflow prevention device and equipment, elevator size and access to accommodate gurney, and an emergency access walkway.
6. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein as approved by the Director of Community Development.
7. That all necessary permits shall be obtained from the Permit Services Center and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
8. That the project shall provide an acoustic analysis upon building permit application submittal demonstrating compliance with GMC §8.36 (Noise Ordinance, including indoor noise standard).
9. That the premises be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
10. That any expansion or modification of the structure or use shall require a new Density Bonus application. The phrase "modification of the structure or use" includes, but is not limited to, proposing a different percentage of the units as

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

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