SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS UTILIZING EMFAC2002 EMISSION FACTORS

Project Title: Wilshire Comstock

Background Information

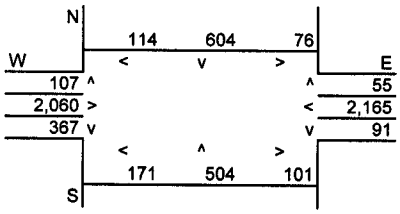
Nearest Air Monitoring Station measuring CO:	West LA - VA Hosp	Analysis Season	Summer
Background 1-hour CO Concentration (ppm):	4.0	Average Temperature:	75
Background 8-hour CO Concentration (ppm):	2.8	Relative Humidity	0
Persistence Factor:	0.7		
Analysis Year:	2004		

Roadway Data

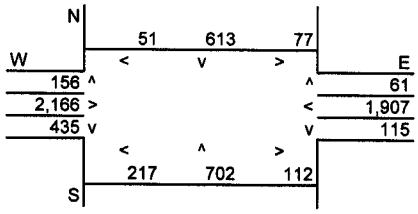
Intersection: Beverly Glen & Wilshire Blvd.
Analysis Condition: Existing Traffic Volumes

		Roadway Type	No. of Lanes	Average Speed A.M.	Average Speed P.M.
North-South Roadway:	Beverly Glen	At Grade	4	15	15
East-West Roadway:	Wilshire Boulevard	At Grade	6	15	15

A.M. Peak Hour Traffic Volumes



P.M. Peak Hour Traffic Volumes



Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	1,838	N-S Road:	2,194
E-W Road:	4,984	E-W Road:	4,932

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000[1]

Roadway	A_1 Reference CO Concentrations 25 Feet	A_2 50 Feet	A_3 100 Feet	B Traffic Volume	C Emission Factors[1]	Estimated CO Concentrations 25 Feet	50 Feet	100 Feet
A.M. Peak Traffic Hour								
North-South Road	2.6	2.2	1.7	1,838	8.84	0.42	0.36	0.28
East-West Road	6.1	4.9	3.5	4,984	8.84	2.69	2.16	1.54
P.M. Peak Traffic Hour								
North-South Road	2.6	2.2	1.7	2,194	8.84	0.50	0.43	0.33
East-West Road	6.1	4.9	3.5	4,932	8.84	2.66	2.14	1.53

[1] Methodology and emission factors from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration[2]
8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration[2]

	A.M. Peak Hour	P.M. Peak Hour	8-Hour
25 Feet from Roadway Edge	7.1	7.2	5.0
50 Feet from Roadway Edge	6.5	6.6	4.6
100 Feet from Roadway Edge	5.8	5.9	4.1

[2] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS UTILIZING EMFAC2002 EMISSION FACTORS

Project Title: Wilshire Comstock

Background Information

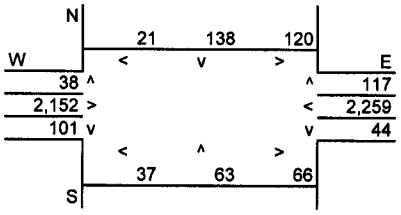
Nearest Air Monitoring Station measuring CO:	West LA - VA Hosp	Analysis Season	Summer
Background 1-hour CO Concentration (ppm):	4.0	Average Temperature:	75
Background 8-hour CO Concentration (ppm):	2.8	Relative Humidity	0
Persistence Factor:	0.7		
Analysis Year:	2004		

Roadway Data

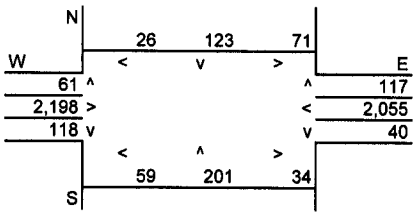
Intersection: Comstock Ave. & Wilshire Blvd.
Analysis Condition: Existing Traffic Volumes

		Roadway Type	No. of Lanes	Average Speed A.M.	Average Speed P.M.
North-South Roadway:	Comstock Avenue	At Grade	4	10	10
East-West Roadway:	Wilshire Boulevard	At Grade	6	10	10

A.M. Peak Hour Traffic Volumes



P.M. Peak Hour Traffic Volumes



Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	497	N-S Road:	599
E-W Road:	4,758	E-W Road:	4,517

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000[1]

Roadway	A_1 Reference CO Concentrations 25 Feet	A_2 50 Feet	A_3 100 Feet	B Traffic Volume	C Emission Factors[1]	Estimated CO Concentrations 25 Feet	50 Feet	100 Feet
A.M. Peak Traffic Hour								
North-South Road	2.6	2.2	1.7	497	10.58	0.14	0.12	0.09
East-West Road	6.1	4.9	3.5	4,758	10.58	3.07	2.47	1.76
P.M. Peak Traffic Hour								
North-South Road	2.6	2.2	1.7	599	10.58	0.16	0.14	0.11
East-West Road	6.1	4.9	3.5	4,517	10.58	2.92	2.34	1.67

[1] Methodology and emission factors from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration[2]
8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration[2]

	A.M. Peak Hour	P.M. Peak Hour	8-Hour
25 Feet from Roadway Edge	7.2	7.1	5.0
50 Feet from Roadway Edge	6.6	6.5	4.6
100 Feet from Roadway Edge	5.9	5.8	4.1

[2] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS UTILIZING EMFAC2002 EMISSION FACTORS

Project Title: Wilshire Comstock

Background Information

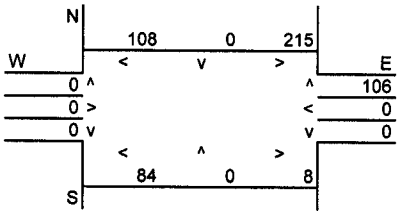
Nearest Air Monitoring Station measuring CO:	West LA - VA Hosp	Analysis Season	Summer
Background 1-hour CO Concentration (ppm):	4.0	Average Temperature:	75
Background 8-hour CO Concentration (ppm):	2.8	Relative Humidity	0
Persistence Factor:	0.7		
Analysis Year:	2004		

Roadway Data

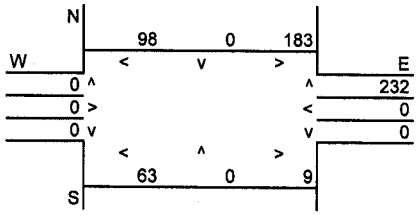
Intersection: Comstock Ave. & Club View Dr.
Analysis Condition: Existing Traffic Volumes

		Roadway Type	No. of Lanes	Average Speed A.M.	Average Speed P.M.
North-South Roadway:	Comstock Avenue	At Grade	4	10	10
East-West Roadway:	Club View Drive	At Grade	4	10	10

A.M. Peak Hour Traffic Volumes



P.M. Peak Hour Traffic Volumes



Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	429	N-S Road:	513
E-W Road:	329	E-W Road:	424

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000[1]

Roadway	A_1 Reference CO Concentrations 25 Feet	A_2 50 Feet	A_3 100 Feet	B Traffic Volume	C Emission Factors[1]	Estimated CO Concentrations 25 Feet	50 Feet	100 Feet
A.M. Peak Traffic Hour								
North-South Road	7.0	5.4	3.8	429	10.58	0.32	0.25	0.17
East-West Road	2.6	2.2	1.7	329	10.58	0.09	0.08	0.06
P.M. Peak Traffic Hour								
North-South Road	7.0	5.4	3.8	513	10.58	0.38	0.29	0.21
East-West Road	2.6	2.2	1.7	424	10.58	0.12	0.10	0.08

[1] Methodology and emission factors from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration[2]
8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration[2]

	A.M. Peak Hour	P.M. Peak Hour	8-Hour
25 Feet from Roadway Edge	4.4	4.5	3.1
50 Feet from Roadway Edge	4.3	4.4	3.1
100 Feet from Roadway Edge	4.2	4.3	3.0

[2] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS UTILIZING EMFAC2002 EMISSION FACTORS

Project Title: Wilshire Comstock

Background Information

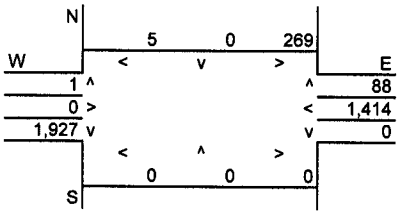
Nearest Air Monitoring Station measuring CO:	West LA - VA Hosp	Analysis Season	Summer
Background 1-hour CO Concentration (ppm):	4.0	Average Temperature:	75
Background 8-hour CO Concentration (ppm):	2.8	Relative Humidity	0
Persistence Factor:	0.7		
Analysis Year:	2004		

Roadway Data

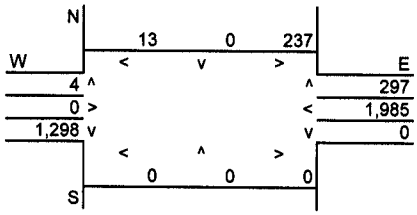
Intersection: Club View Dr. & Santa Monica Blvd.
Analysis Condition: Existing Traffic Volumes

		Roadway Type	No. of Lanes	Average Speed A.M.	Average Speed P.M.
North-South Roadway:	Club View Drive	At Grade	4	10	10
East-West Roadway:	Santa Monica Boulevard	At Grade	6	10	10

A.M. Peak Hour Traffic Volumes



P.M. Peak Hour Traffic Volumes



Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	1,927	N-S Road:	1,298
E-W Road:	3,347	E-W Road:	3,300

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000[1]

Roadway	A_1 Reference CO Concentrations 25 Feet	A_2 50 Feet	A_3 100 Feet	B Traffic Volume	C Emission Factors[1]	Estimated CO Concentrations 25 Feet	50 Feet	100 Feet
A.M. Peak Traffic Hour								
North-South Road	2.6	2.2	1.7	1,927	10.58	0.53	0.45	0.35
East-West Road	6.1	4.9	3.5	3,347	10.58	2.16	1.74	1.24
P.M. Peak Traffic Hour								
North-South Road	2.6	2.2	1.7	1,298	10.58	0.36	0.30	0.23
East-West Road	6.1	4.9	3.5	3,300	10.58	2.13	1.71	1.22

[1] Methodology and emission factors from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration[2]
8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration[2]

	A.M. Peak Hour	P.M. Peak Hour	8-Hour
25 Feet from Roadway Edge	6.7	6.5	4.7
50 Feet from Roadway Edge	6.2	6.0	4.3
100 Feet from Roadway Edge	5.6	5.5	3.9

[2] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS UTILIZING EMFAC2002 EMISSION FACTORS

Project Title: Wilshire Comstock

Background Information

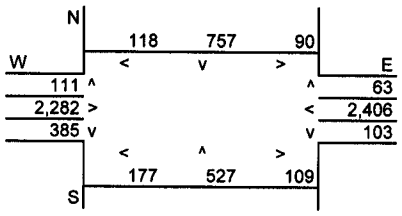
Nearest Air Monitoring Station measuring CO:	West LA - VA Hosp	Analysis Season	Summer
Background 1-hour CO Concentration (ppm):	4.0	Average Temperature:	75
Background 8-hour CO Concentration (ppm):	2.8	Relative Humidity	0
Persistence Factor:	0.7		
Analysis Year:	2005		

Roadway Data

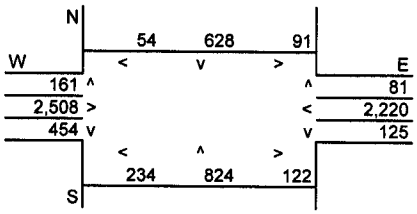
Intersection: Beverly Glen & Wilshire Blvd.
Analysis Condition: Future Plus Project Traffic Volumes

		Roadway Type	No. of Lanes	Average Speed A.M.	Average Speed P.M.
North-South Roadway:	Beverly Glen	At Grade	4	20	20
East-West Roadway:	Wilshire Boulevard	At Grade	6	20	20

A.M. Peak Hour Traffic Volumes



P.M. Peak Hour Traffic Volumes



Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	2,058	N-S Road:	2,387
E-W Road:	5,479	E-W Road:	5,631

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000[1]

Roadway	A_1 Reference CO Concentrations 25 Feet	A_2 Reference CO Concentrations 50 Feet	A_3 Reference CO Concentrations 100 Feet	B Traffic Volume	C Emission Factors[1]	Estimated CO Concentrations 25 Feet	Estimated CO Concentrations 50 Feet	Estimated CO Concentrations 100 Feet
A.M. Peak Traffic Hour								
North-South Road	2.6	2.2	1.7	2,058	6.91	0.37	0.31	0.24
East-West Road	6.1	4.9	3.5	5,479	6.91	2.31	1.86	1.33
P.M. Peak Traffic Hour								
North-South Road	2.6	2.2	1.7	2,387	6.91	0.43	0.36	0.28
East-West Road	6.1	4.9	3.5	5,631	6.91	2.37	1.91	1.36

[1] Methodology and emission factors from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration[2]
8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration[2]

	A.M. Peak Hour	P.M. Peak Hour	8-Hour
25 Feet from Roadway Edge	6.7	6.8	4.8
50 Feet from Roadway Edge	6.2	6.3	4.4
100 Feet from Roadway Edge	5.6	5.6	3.9

[2] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS UTILIZING EMFAC2002 EMISSION FACTORS

Project Title: Wilshire Comstock

Background Information

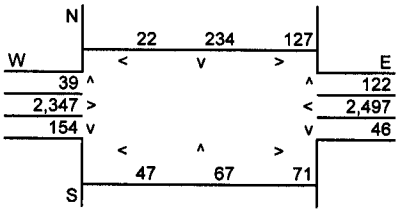
Nearest Air Monitoring Station measuring CO:	West LA - VA Hosp	Analysis Season	Summer
Background 1-hour CO Concentration (ppm):	4.0	Average Temperature:	75
Background 8-hour CO Concentration (ppm):	2.8	Relative Humidity	0
Persistence Factor:	0.7		
Analysis Year:	2005		

Roadway Data

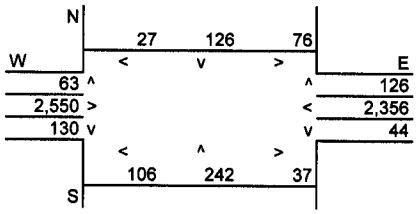
Intersection: Comstock Ave. & Wilshire Blvd.
Analysis Condition: Future Plus Project Traffic Volumes

		Roadway Type	No. of Lanes	Average Speed A.M.	Average Speed P.M.
North-South Roadway:	Comstock Avenue	At Grade	4	10	10
East-West Roadway:	Wilshire Boulevard	At Grade	6	10	10

A.M. Peak Hour Traffic Volumes



P.M. Peak Hour Traffic Volumes



Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	619	N-S Road:	685
E-W Road:	5,210	E-W Road:	5,232

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000[1]

Roadway	A_1 Reference CO Concentrations 25 Feet	A_2 50 Feet	A_3 100 Feet	B Traffic Volume	C Emission Factors[1]	Estimated CO Concentrations 25 Feet	50 Feet	100 Feet
A.M. Peak Traffic Hour								
North-South Road	2.6	2.2	1.7	619	9.59	0.15	0.13	0.10
East-West Road	6.1	4.9	3.5	5,210	9.59	3.05	2.45	1.75
P.M. Peak Traffic Hour								
North-South Road	2.6	2.2	1.7	685	9.59	0.17	0.14	0.11
East-West Road	6.1	4.9	3.5	5,232	9.59	3.06	2.46	1.76

[1] Methodology and emission factors from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration[2]
8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration[2]

	A.M. Peak Hour	P.M. Peak Hour	8-Hour
25 Feet from Roadway Edge	7.2	7.2	5.1
50 Feet from Roadway Edge	6.6	6.6	4.6
100 Feet from Roadway Edge	5.8	5.9	4.1

[2] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS UTILIZING EMFAC2002 EMISSION FACTORS

Project Title: Wilshire Comstock

Background Information

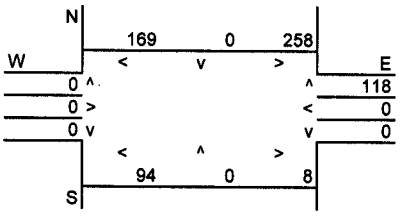
Nearest Air Monitoring Station measuring CO:	West LA - VA Hosp	Analysis Season	Summer
Background 1-hour CO Concentration (ppm):	4.0	Average Temperature:	75
Background 8-hour CO Concentration (ppm):	2.8	Relative Humidity	0
Persistence Factor:	0.7		
Analysis Year:	2005		

Roadway Data

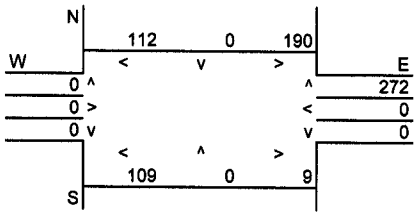
Intersection: Comstock Ave. & Club View Dr.
Analysis Condition: Future Plus Project Traffic Volumes

		Roadway Type	No. of Lanes	Average Speed A.M.	Average Speed P.M.
North-South Roadway:	Comstock Avenue	At Grade	4	10	10
East-West Roadway:	Club View Drive	At Grade	4	10	10

A.M. Peak Hour Traffic Volumes



P.M. Peak Hour Traffic Volumes



Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	545	N-S Road:	574
E-W Road:	384	E-W Road:	471

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000[1]

Roadway	A_1 Reference CO Concentrations 25 Feet	A_2 50 Feet	A_3 100 Feet	B Traffic Volume	C Emission Factors[1]	Estimated CO Concentrations 25 Feet	50 Feet	100 Feet
A.M. Peak Traffic Hour								
North-South Road	7.0	5.4	3.8	545	9.59	0.37	0.28	0.20
East-West Road	2.6	2.2	1.7	384	9.59	0.10	0.08	0.06
P.M. Peak Traffic Hour								
North-South Road	7.0	5.4	3.8	574	9.59	0.39	0.30	0.21
East-West Road	2.6	2.2	1.7	471	9.59	0.12	0.10	0.08

[1] Methodology and emission factors from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration[2]
8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration[2]

	A.M. Peak Hour	P.M. Peak Hour	8-Hour
25 Feet from Roadway Edge	4.5	4.5	3.1
50 Feet from Roadway Edge	4.4	4.4	3.1
100 Feet from Roadway Edge	4.3	4.3	3.0

[2] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS UTILIZING EMFAC2002 EMISSION FACTORS

Project Title: Wilshire Comstock

Background Information

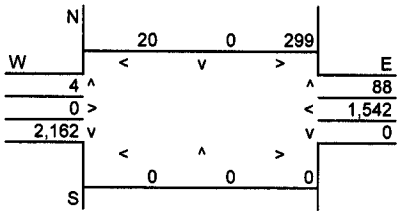
Nearest Air Monitoring Station measuring CO:	West LA - VA Hosp	Analysis Season	Summer
Background 1-hour CO Concentration (ppm):	4.0	Average Temperature:	75
Background 8-hour CO Concentration (ppm):	2.8	Relative Humidity	0
Persistence Factor:	0.7		
Analysis Year:	2005		

Roadway Data

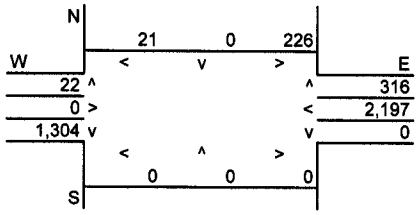
Intersection: Club View Dr. & Santa Monica Blvd.
Analysis Condition: Future Plus Project Traffic Volumes

		Roadway Type	No. of Lanes	Average Speed A.M.	Average Speed P.M.
North-South Roadway:	Club View Drive	At Grade	4	10	15
East-West Roadway:	Santa Monica Boulevard	At Grade	6	10	15

A.M. Peak Hour Traffic Volumes



P.M. Peak Hour Traffic Volumes



Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	2,162	N-S Road:	1,304
E-W Road:	3,728	E-W Road:	3,544

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000[1]

Roadway	A_1 Reference CO Concentrations 25 Feet	A_2 50 Feet	A_3 100 Feet	B Traffic Volume	C Emission Factors[1]	Estimated CO Concentrations 25 Feet	50 Feet	100 Feet
A.M. Peak Traffic Hour								
North-South Road	2.6	2.2	1.7	2,162	9.59	0.54	0.46	0.35
East-West Road	6.1	4.9	3.5	3,728	9.59	2.18	1.75	1.25
P.M. Peak Traffic Hour								
North-South Road	2.6	2.2	1.7	1,304	8.02	0.27	0.23	0.18
East-West Road	6.1	4.9	3.5	3,544	8.02	1.73	1.39	0.99

[1] Methodology and emission factors from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration[2]
8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration[2]

	A.M. Peak Hour	P.M. Peak Hour	8-Hour
25 Feet from Roadway Edge	6.7	6.0	4.7
50 Feet from Roadway Edge	6.2	5.6	4.3
100 Feet from Roadway Edge	5.6	5.2	3.9

[2] Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

URBEMIS 2002 For Windows 7.4.2

File Name: C:\Program Files\URBEMIS 2002 For Windows\Projects2k2\Wilshire Comstock.urb
Project Name: Wilshire Comstock
Project Location: South Coast Air Basin (Los Angeles area)
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
(Pounds/Day - Summer)

CONSTRUCTION EMISSION ESTIMATES

*** 2005 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day,unmitigated)	5.66	59.97	35.33	0.40	4.37	2.27	2.10

*** 2006 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day,unmitigated)	52.34	30.11	30.98	0.00	1.36	1.34	0.02

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	1.81	0.27	0.70	0.00	0.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	2.75	2.63	30.07	0.02	2.08

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	4.56	2.90	30.77	0.02	2.09

URBEMIS 2002 For Windows 7.4.2

File Name: C:\Program Files\URBEMIS 2002 For Windows\Projects2k2\Wilshire Comstock.urb
Project Name: Wilshire Comstock
Project Location: South Coast Air Basin (Los Angeles area)
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT
(Pounds/Day - Summer)

Construction Start Month and Year: June, 2005
Construction Duration: 16
Total Land Use Area to be Developed: 0.57 acres
Maximum Acreage Disturbed Per Day: 0.2 acres
Single Family Units: 0 Multi-Family Units: 35
Retail/Office/Institutional/Industrial Square Footage: 0

CONSTRUCTION EMISSION ESTIMATES UNMITIGATED (lbs/day)

Source	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
*** 2005***							
Phase 1 - Demolition Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 2 - Site Grading Emissions							
Fugitive Dust	-	-	-	-	2.00	-	2.00
Off-Road Diesel	4.31	36.05	29.50	-	1.68	1.68	0.00
On-Road Diesel	1.31	23.87	4.90	0.40	0.69	0.59	0.10
Worker Trips	0.04	0.05	0.93	0.00	0.00	0.00	0.00
Maximum lbs/day	5.66	59.97	35.33	0.40	4.37	2.27	2.10
Phase 3 - Building Construction							
Bldg Const Off-Road Diesel	3.94	31.30	28.31	-	1.43	1.43	0.00
Bldg Const Worker Trips	0.09	0.05	1.01	0.00	0.01	0.00	0.01
Arch Coatings Off-Gas	0.00	-	-	-	-	-	-
Arch Coatings Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Off-Gas	0.00	-	-	-	-	-	-
Asphalt Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
Asphalt On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	4.03	31.35	29.32	0.00	1.44	1.43	0.01
Max lbs/day all phases	5.66	59.97	35.33	0.40	4.37	2.27	2.10
*** 2006***							
Phase 1 - Demolition Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 2 - Site Grading Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 3 - Building Construction							
Bldg Const Off-Road Diesel	3.94	30.03	29.16	-	1.34	1.34	0.00
Bldg Const Worker Trips	0.08	0.05	0.96	0.00	0.01	0.00	0.01
Arch Coatings Off-Gas	48.25	-	-	-	-	-	-
Arch Coatings Worker Trips	0.07	0.04	0.91	0.00	0.01	0.00	0.01
Asphalt Off-Gas	0.00	-	-	-	-	-	-
Asphalt Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
Asphalt On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	52.34	30.11	30.98	0.00	1.36	1.34	0.02
Max lbs/day all phases	52.34	30.11	30.98	0.00	1.36	1.34	0.02

Phase 1 - Demolition Assumptions: Phase Turned OFF

Phase 2 - Site Grading Assumptions
Start Month/Year for Phase 2: Jun '05
Phase 2 Duration: 1.8 months
On-Road Truck Travel (VMT): 964
Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Rubber Tired Dozers	352	0.590	8.0
1	Tractor/Loaders/Backhoes	79	0.465	8.0

Phase 3 - Building Construction Assumptions
Start Month/Year for Phase 3: Jul '05
Phase 3 Duration: 14.2 months
Start Month/Year for SubPhase Building: Jul '05
SubPhase Building Duration: 14.2 months
Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Concrete/Industrial saws	84	0.730	8.0
1	Other Equipment	190	0.620	8.0
1	Rough Terrain Forklifts	94	0.475	8.0

Start Month/Year for SubPhase Architectural Coatings: Aug '06
SubPhase Architectural Coatings Duration: 1.4 months
Start Month/Year for SubPhase Asphalt: Sep '06
SubPhase Asphalt Duration: 0.7 months
Acres to be Paved: 0
Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day

AREA SOURCE EMISSION ESTIMATES (Summer Pounds per Day, Unmitigated)

Source	ROG	NOx	CO	SO2	PM10
Natural Gas	0.02	0.26	0.11	-	0.00
Wood Stoves - No summer emissions					
Fireplaces - No summer emissions					
Landscaping	0.08	0.01	0.58	0.00	0.00
Consumer Prdcts	1.71	-	-	-	-
TOTALS(lbs/day,unmitigated)	1.81	0.27	0.70	0.00	0.00

UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	SO2	PM10
Condo/townhouse high rise	2.75	2.63	30.07	0.02	2.08
TOTAL EMISSIONS (lbs/day)	2.75	2.63	30.07	0.02	2.08

Does not include correction for passby trips.
Does not include double counting adjustment for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2004 Temperature (F): 90 Season: Summer

EMFAC Version: EMFAC2002 (9/2002)

Summary of Land Uses:

Unit Type	Trip Rate	Size	Total Trips
Condo/townhouse high rise	5.86 trips / dwelling units	35.00	205.10

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	56.10	2.70	96.80	0.50
Light Truck < 3,750 lbs	15.10	4.60	92.70	2.70
Light Truck 3,751- 5,750	15.60	2.60	96.20	1.20
Med Truck 5,751- 8,500	6.90	2.90	94.20	2.90
Lite-Heavy 8,501-10,000	1.00	0.00	80.00	20.00
Lite-Heavy 10,001-14,000	0.30	0.00	66.70	33.30
Med-Heavy 14,001-33,000	1.00	10.00	20.00	70.00
Heavy-Heavy 33,001-60,000	0.80	0.00	12.50	87.50
Line Haul > 60,000 lbs	0.00	0.00	0.00	100.00
Urban Bus	0.10	0.00	0.00	100.00
Motorcycle	1.60	87.50	12.50	0.00
School Bus	0.20	0.00	0.00	100.00
Motor Home	1.30	15.40	76.90	7.70

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	11.5	4.9	6.0	10.3	5.5	5.5
Rural Trip Length (miles)	11.5	4.9	6.0	10.3	5.5	5.5
Trip Speeds (mph)	35.0	40.0	40.0	40.0	40.0	40.0
% of Trips - Residential	20.0	37.0	43.0			

Changes made to the default values for Land Use Trip Percentages

Changes made to the default values for Construction

Changes made to the default values for Area

The wood stove option switch changed from on to off.

Changes made to the default values for Operations

Off-SITE TRAFFIC NOISE LEVELS AND NOISE CONTOURS

Project: Wilshire Comstock

Background Information

Model Description: FHWA Highway Noise Prediction Model (FHWA-RD-77-108) with California Vehicle Noise (CALVENO) Emission Levels.

Analysis Scenario(s): Existing and Future Traffic Volumes

Source of Traffic Volumes: Crain and Associates

Assumed 24-Hour Traffic D	Day	Evening	Night
Total ADT Volumes	77.70%	12.70%	9.60%
Medium-Duty Trucks	87.43%	5.05%	7.52%
Heavy-Duty Trucks	89.10%	2.84%	8.06%

Community Noise Descriptor: L_{dn}: _____ CNEL: X

Analysis Condition Roadway Name Roadway Segment	Land Use	Lanes	Median Width	Peak Hour Volume	ADT Volume	Posted Speed (mph)	Dist. from Center to Receptor	Alpha Factor	Barrier Attn. dB(A)	Vehicle Mix: Medium Trucks	Vehicle Mix: Heavy Trucks	Peak Hour dB(A) L_{eq}	24-Hour dB(A) CNEL
Existing Traffic Volumes													
Wilshire Bouelvard													
Beverly Glen to Comstock	Residential	6	12	4,517	36,136	45	50	0.5	0	1.8%	0.7%	77.1	73.7
west of Beverly Glen	Residential	6	12	4,932	39,456	35	50	0.5	0	1.8%	0.7%	74.8	71.5
east of Comstock	Residential	6	12	4,515	36,120	35	50	0.5	0	1.8%	0.7%	74.4	71.1
Beverly Glen Boulevard													
north of Wilshire	Residential	4	12	1,660	13,280	35	50	0.5	0	1.8%	0.7%	68.5	65.3
south of Wilshire	Residential	4	12	2,194	17,552	35	50	0.5	0	1.8%	0.7%	69.7	66.5
Comstock Avenue													
north of Wilshire	Residential	4	12	599	4,792	45	50	0.5	0	1.8%	0.7%	66.8	63.4
Wilshire Blvd. to Club View	Residential	4	12	576	4,608	45	50	0.5	0	1.8%	0.7%	66.7	63.2
south of Club View	Residential	4	12	170	1,360	45	50	0.5	0	1.8%	0.7%	61.4	57.9
Club View Drive													

east of Comstock Avenue	Residential	4	12	424	3,392	45	50	0.5	0	1.8%	0.7%	65.3	61.9
north of Santa Monica Blvd	Residential	4	12	551	4,408	45	50	0.5	0	1.8%	0.7%	66.5	63.0
Santa Monica Boulevard													
west of Club View Drive	Residential	6	12	3,298	26,384	45	50	0.5	0	1.8%	0.7%	75.8	72.3
east of Club View Drive	Residential	6	12	3,815	30,520	45	50	0.5	0	1.8%	0.7%	76.4	73.0
Future W/Out Project Traffic Volumes													
Wilshire Bouelvard													
Beverly Glen to Comstock	Residential	6	12	5,223	41,784	45	50	0.5	0	1.8%	0.7%	77.8	74.3
west of Beverly Glen	Residential	6	12	5,623	44,984	35	50	0.5	0	1.8%	0.7%	75.3	72.1
east of Comstock	Residential	6	12	5,184	41,472	35	50	0.5	0	1.8%	0.7%	75.0	71.7
Beverly Glen Boulevard													
north of Wilshire	Residential	4	12	1,841	14,728	35	50	0.5	0	1.8%	0.7%	69.0	65.7
south of Wilshire	Residential	4	12	2,387	19,096	35	50	0.5	0	1.8%	0.7%	70.1	66.8
Comstock Avenue													
north of Wilshire	Residential	4	12	659	5,272	45	50	0.5	0	1.8%	0.7%	67.2	63.8
Wilshire Blvd. to Club View	Residential	4	12	670	5,360	45	50	0.5	0	1.8%	0.7%	67.3	63.9
south of Club View	Residential	4	12	230	1,840	45	50	0.5	0	1.8%	0.7%	62.7	59.2
Club View Drive													
east of Comstock Avenue	Residential	4	12	456	3,648	45	50	0.5	0	1.8%	0.7%	65.6	62.2
north of Santa Monica Blvd	Residential	4	12	581	4,648	45	50	0.5	0	1.8%	0.7%	66.7	63.3
Santa Monica Boulevard													
west of Club View Drive	Residential	6	12	3,541	28,328	45	50	0.5	0	1.8%	0.7%	76.1	72.6
east of Club View Drive	Residential	6	12	4,042	32,336	45	50	0.5	0	1.8%	0.7%	76.7	73.2
Future With Project Traffic Volumes													
Wilshire Bouelvard													
Beverly Glen to Comstock	Residential	6	12	5,232	41,856	45	50	0.5	0	1.8%	0.7%	77.8	74.3
west of Beverly Glen	Residential	6	12	5,631	45,048	35	50	0.5	0	1.8%	0.7%	75.4	72.1
east of Comstock	Residential	6	12	5,189	41,512	35	50	0.5	0	1.8%	0.7%	75.0	71.7
Beverly Glen Boulevard													

north of Wilshire	Residential	4	12	1,842	14,736	35	50	0.5	0	1.8%	0.7%	69.0	65.7
south of Wilshire	Residential	4	12	2,387	19,096	35	50	0.5	0	1.8%	0.7%	70.1	66.8
Comstock Avenue													
north of Wilshire	Residential	4	12	660	5,280	45	50	0.5	0	1.8%	0.7%	67.3	63.8
Wilshire Blvd. to Club View	Residential	4	12	685	5,480	45	50	0.5	0	1.8%	0.7%	67.4	64.0
south of Club View	Residential	4	12	230	1,840	45	50	0.5	0	1.8%	0.7%	62.7	59.2
Club View Drive													
east of Comstock Avenue	Residential	4	12	471	3,768	45	50	0.5	0	1.8%	0.7%	65.8	62.3
north of Santa Monica Blvd	Residential	4	12	585	4,680	45	50	0.5	0	1.8%	0.7%	66.7	63.3
Santa Monica Boulevard													
west of Club View Drive	Residential	6	12	3,544	28,352	45	50	0.5	0	1.8%	0.7%	76.1	72.6
east of Club View Drive	Residential	6	12	4,043	32,344	45	50	0.5	0	1.8%	0.7%	76.7	73.2