DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

City Planning Commission

Date: October 26, 2023
Time: After 8:30 a.m.*
Place: Los Angeles City Hall
200 N. Spring Street, Room 340
Los Angeles, CA 90012

And via Teleconference. Information will be provided no later than 72 hours before the meeting on the meeting agenda published at https://planning.lacity.org/about/commissionsboards-hearings and/or by contacting cpc@lacity.org.

Public Hearing: Required
Appeal Status: Not further appealable.
Expiration Date: October 26, 2023
Multiple Approval: Yes

Case No.: DIR-2022-7247-TOC-SPR-HCA-1A
CEQA No.: ENV-2022-7248-CE
Related Cases: N/A
Council No.: 6 – Imelda Padilla
Plan Area: Van Nuys – North Sherman Oaks Community Plan
Specific Plan: N/A
Certified NC: Van Nuys
Zone: C2-1L

Applicant: Benjamin Golshani, VNB, LLC

Applicant's Representative: Shapour Shajirat, DCC

Appellant: Supporters Alliance For Environmental Responsibility (SAFER)

Appellant's Representative: Brian Flynn, Lozeau Drury LLP

PROJECT LOCATION: **7115 – 7131 North Van Nuys Boulevard; 14525 – 14537 West Sherman Circle**

PROPOSED PROJECT: The project involves the construction, use, and maintenance of a new six-story approximately 73 feet high mixed-use building with 214 residential units above approximately 15,804 square feet of commercial space on the ground floor. The project proposes to provide 238 vehicle parking spaces in two subterranean levels and a portion of the ground floor.

APPEAL:

1) Pursuant to Section 16.05 of the Los Angeles Municipal Code (LAMC), an appeal in part of the Director of Planning's determination which determined that 1) based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; and 2) Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a development creating 50 or more residential dwelling units.

RECOMMENDED ACTIONS:

1) **Determine** that the project is Categorically Exempt from environmental review under ENV-2022-7248-CE, pursuant to Section 21080 of the California Public Resources Code, and Article 19, Section 15332 (Class 32) of the CEQA Guidelines;

2) **Deny** the appeal; and

3) **Sustain** the determination by the Director of Planning to conditionally approve a Site Plan Review for a development creating 50 or more residential dwelling units.

VINCENT P. BERTONI, AICP
Director of Planning

Heather Bleemers
Senior City Planner

Sophia Kim
City Planner

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1299.

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PROJECT ANALYSIS

PROJECT SUMMARY

The proposed project involves the approval of a Site Plan Review in conjunction with a Tier 4 Transit Oriented Communities (TOC) Affordable Housing Incentive Program request. The project consists of the construction, use, and maintenance of a new six-story, approximately 73 feet high mixed-use building with 214 residential units above and approximately 15,804 square feet of commercial space on the ground floor. The project proposes to provide 238 vehicle parking spaces in two subterranean levels and a portion of the ground floor. Of the 214 residential units, 24 units will be set aside for Extremely Low Income households for 55 years, pursuant to the TOC Guidelines. The project will also provide a minimum of 22,383 square feet of open space, in accordance with the requirements of the LAMC. The project proposes a total of approximately 195,273 square feet of building floor area, resulting in a total floor area ratio (FAR) of approximately 4.25:1. The project will provide yard requirements consistent with the RAS3 zone.

APPEAL SCOPE

The appeal challenges a part of the Director of Planning's determination on May 18, 2023 to conditionally approve a TOC Affordable Housing Incentive Program request, pursuant to LAMC Section 12.22 A.31, and a Site Plan Review request, pursuant to LAMC Section 16.05, with a Class 32 Categorical Exemption to CEQA under Case No. ENV-2022-7247-CE as the environmental clearance for the project. The appellant, who is not an abutting owner or tenant, is appealing only the portions of the Director of Planning's determination related to Site Plan Review. As the case is a multiple-approvals case involving a TOC request, the appellate body is the City Planning Commission; the decision of the City Planning Commission is not further appealable.

PROJECT BACKGROUND

The subject property consists of two existing contiguous lots encompassing a total of approximately 30,517 square feet of total lot area (approximately 0.7 acres). The subject property also has an approved street vacation of 16,688 square feet. The subject property is currently developed with commercial uses. The subject property is zoned C2-1 L within the Van Nuys - North Sherman Oaks Community Plan Area with a Community Commercial land use designation. The project site is located with Transit Oriented Communities (TOC), Tier 4. The site is located within a State Enterprise Zone, a Transit Priority Area in the City of Los Angeles, an Urban Agriculture Incentive Zone, and is 6. 737 kilometers from the Northridge Fault.

The subject property is located in an established and heavily urbanized neighborhood. The neighboring area consists primarily of commercial and residential multi-family structures which have undergone significant redevelopment throughout the past several decades. The project site is currently surrounded by several commercial strip buildings and multi-family buildings.

Streets

Van Nuys Boulevard, abutting the property to the east, is designated as a Boulevard II and is dedicated to a Right-of-Way Width of 110 feet, improved with asphalt roadway, curb, gutter, and concrete sidewalks.

Sherman Circle, abutting the property to the west, is a Local Street - Standard dedicated to a Right-of-Way Width of 60 feet, improved with asphalt roadway, street trees, curb, gutter, and concrete sidewalks.

Gault Street, abutting the property to the south, is a Local Street - Standard dedicated to a Right-of-Way Width of 60 feet, improved with asphalt roadway, curb, gutter, and concrete sidewalks.

APPROVED ACTIONS

On May 18, 2023, the Director of Planning took the following actions:

1. Determined based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2. Approved with Conditions a 80 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following two (2) incentives for a qualifying Tier 4 project totaling 214 dwelling units, reserving a minimum of 24 units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:

    a. Yards/Setbacks. Utilization of the side yard setback requirements of the RAS3 Zone for a project in a commercial zone; and

    b. Transitional Height. A maximum building height that is stepped-back at a 45-degree angle as measured from a horizontal plane originating 25 feet above grade; and

3. Approved a Site Plan Review for a development creating 50 or more residential dwelling units.

APPEAL POINTS

On June 1, 2023, within the required 15-day appeal period, an appeal was filed by Supporters Alliance For Environmental Responsibility (SAFER), a community organization, for the Site Plan Review portion only of the Director of Planning's determination. The appellant contends that the City improperly approved the Site Plan Review request for the project because the project does not qualify for a Class 32 Categorical Exemption and thus was not properly analyzed under CEQA. The appellant specifically states that the project does not qualify for a Class 32 Categorical Exemption because the project will have significant air quality, hazardous waste, and energy impacts.

RESPONSES TO APPEAL POINTS

As of the finalization of this staff report, the appellant has not elaborated on the appeal points or submitted any evidence supporting their claims. Furthermore, the project's environmental impacts were fully analyzed in the Categorical Exemption document dated May 2023 prepared by Yorke Engineering, LLC. As noted in this analysis and the supporting technical data in the Appendices, the project will not exceed any air quality thresholds of significance for construction or operation. As a primarily residential development with commercial retail/service-type uses, the project will not result in the generation of any significant amounts of hazardous waste. As an urban infill

housing and commercial development that will be developed to the latest energy and construction standards, the project will also not result in any wasteful consumption of energy.

CONCLUSION

For all of the reasons stated herein, and in the findings of the Director's Determination, the proposed project complies with all applicable provisions of the TOC Affordable Housing Incentive Program, Site Plan Review, and CEQA. Planning has evaluated the proposed project and determined that it qualifies for a Class 32 Categorical Exemption under CEQA. Although the applicant's arguments for appeal have been considered, Planning maintains that the required findings and imposed conditions of the Director's Determination are valid and that the appeal arguments are not grounds for reversal of any portion of the approval.

Therefore, it is recommended that the City Planning Commission affirm that the project is categorically exempt from CEQA, deny the appeal of the Director's Determination, and sustain the Director's Determination for the conditional approval of a TOC Affordable Housing Incentive Program request and Site Plan Review for a project totaling 214 dwelling units, as described herein.

APPLICATIONS:

APPEAL APPLICATION

Instructions and Checklist

Related Code Section: Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

Purpose: This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

A. APPELLATE BODY/CASE INFORMATION

1. APPELLATE BODY

☐ Area Planning Commission ☑ City Planning Commission ☐ City Council ☐ Director of Planning
☐ Zoning Administrator

Regarding Case Number: DIR-2022-7247-TOC-SPR-HCA (CEQA: ENV-2022-7248-CE)

Project Address: 7115 North Van Nuys Boulevard

Final Date to Appeal: 06/02/2023

2. APPELLANT

Appellant Identity: (check all that apply)
❒ Representative ❒ Property Owner
❒ Applicant ❒ Operator of the Use/Site

☑ Person, other than the Applicant, Owner or Operator claiming to be aggrieved
Supporters Alliance for Environmental Responsibility

☐ Person affected by the determination made by the **Department of Building and Safety**

❒ Representative ❒ Owner ❒ Aggrieved Party
❒ Applicant ❒ Operator

3. APPELLANT INFORMATION

Appellant's Name: Supporters Alliance for Environmental Responsibility

Company/Organization: Lozeau Drury LLP (representing Appellant)

Mailing Address: 1939 Harrison Street, Suite 150

City: Oakland State: CA Zip: 94612

Telephone: (510) 836-4200 E-mail: richard@lozeaudrury.com

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☑ Self ☐ Other: _____

b. Is the appeal being filed to support the original applicant's position? ☐ Yes ☑ No

4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Brian Flynn

Company: Lozeau Drury LLP

Mailing Address: 1939 Harrison Street, Suite 150

City: Oakland State: CA Zip: 94612

Telephone: (510) 836-4200 E-mail: brian@lozeaudrury.com

5. JUSTIFICATION/REASON FOR APPEAL

a. Is the entire decision, or only parts of it being appealed? ☐ Entire ☑ Part

b. Are specific conditions of approval being appealed? ☑ Yes ☐ No

If Yes, list the condition number(s) here: All Site Plan Review conditions

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- ☑ The reason for the appeal
- ☑ How you are aggrieved by the decision
- ☑ Specifically the points at issue
- ☑ Why you believe the decision-maker erred or abused their discretion

6. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: Brian B Flynn Date: June 1, 2023

GENERAL APPEAL FILING REQUIREMENTS

B. ***ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES***

1. Appeal Documents

a. Three (3) sets - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.

- ☐ Appeal Application (form CP-7769)
- ☐ Justification/Reason for Appeal
- ☐ Copies of Original Determination Letter

b. Electronic Copy

- ☐ Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

c. Appeal Fee

- ☐ Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
- ☐ Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

d. Notice Requirement

- ☐ Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
- ☐ Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

SPECIFIC CASE TYPES - APPEAL FILING INFORMATION

C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)

1. Density Bonus/TOC
Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

NOTE:
- Density Bonus/TOC cases, only the *on menu or additional incentives* items can be appealed.

- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.

☐ Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

D. WAIVER OF DEDICATION AND OR IMPROVEMENT

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

NOTE:
- Waivers for By-Right Projects, can only be appealed by the owner.

- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

E. TENTATIVE TRACT/VESTING

1. Tentative Tract/Vesting - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.

☐ Provide a copy of the written determination letter from Commission.

F. BUILDING AND SAFETY DETERMINATION

☐ **1.** Appeal of the *Department of Building and Safety* determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

a. Appeal Fee
☐ Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

b. Notice Requirement
☐ Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

☐ **2.** Appeal of the *Director of City Planning* determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.

a. Appeal Fee
☐ Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

b. Notice Requirement
☐ Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.
☐ Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

G. NUISANCE ABATEMENT

1. Nuisance Abatement - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:
- Nuisance Abatement is only appealable to the City Council.

a. Appeal Fee

☐ Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

2. Plan Approval/Compliance Review

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

a. Appeal Fee

☐ Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.

☐ Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

***Please note** that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.*

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
☐ Determination authority notified	☐ Original receipt and BTC receipt (if original applicant)	

Justification/Reason for Appeal

Van Nuys Apartment Project

DIR-2022-7247-TOC-SPR-HCA; ENV-2022-7248-CE

I. REASON FOR THE APPEAL

Supporters Alliance for Environmental Responsibility ("SAFER") appeals the approval by the Director of City Planning of the Site Plan Review entitlements for the Van Nuys Apartment Project (DIR-2022-7247-TOC-SPR-HCA; ENV-2022-7248-CE). The Site Plan Review approvals are invalid because they are based on incorrect findings. Specifically, the Planning Director's finding that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15332 of the CEQA Guidelines ("Infill Exemption") is incorrect.

II. SPECIFICALLY THE POINTS AT ISSUE

Specifically, the Planning Director's finding that the Project is exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines is in error because the Project does not meet the terms of the exemption. Because the Infill Exemption prepared for the Project fails to comply with CEQA, the Planning Director's approval of the Project's Site Plan Review entitlements is invalid. Proper CEQA review must be complete *before* the City approves the Project's entitlements (*Orinda Ass'n. v. Bd. of Supervisors* (1986) 182 Cal.App.3d 1145, 1171 ["No agency may approve a project subject to CEQA until the entire CEQA process is completed and the overall project is lawfully approved"].

Because the Project does not qualify for an infill exemption, the Planning Director's Project approvals are based upon incorrect findings. The City must fully comply with CEQA prior to any approvals in furtherance of the Project. Since the Project is not exempt from CEQA, the City must prepare an initial study and determine the appropriate level of review required under CEQA prior to *any approvals* in furtherance of the Project.

III. HOW YOU ARE AGGRIEVED BY THE DECISION

Members of appellant, SAFER, live and/or work in the vicinity of the proposed Project. They breathe the air, suffer noise impacts, and will suffer other environmental impacts of the Project unless those impacts are properly mitigated.

IV. WHY YOU BELIEVE THE DECISION-MAKER ERRED OR ABUSED THEIR DISCRETION

The Director of City Planning approved the Site Plan Review (DIR-2022-7247-TOC-SPR-HCA) and approved an Infill Exemption for the Project, despite a lack of substantial evidence in the record that the Project met the requirements for the Infill Exemption. Rather than exempt the Project from CEQA, the City should have prepared an initial study followed by an EIR or negative declaration in accordance with CEQA prior to consideration of approvals for the Project. The City is not permitted to approve the Project's entitlements until proper CEQA review has been completed.

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

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ELIZABETH ZAMORA

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER
DEPUTY DIRECTOR

DIRECTOR'S DETERMINATION
TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM AND SITE PLAN REVIEW

May 18, 2023

Applicant
Benjamin Golshani
VNB, LLC
2801 South Main Street
Los Angeles, CA 90007

Owner
Nized Khalili, Khalili Trust
10551 Wilshire Boulevard #804
Los Angeles, CA 90024

Representative
Shapour Shajirat
DCC
13725 Ventura Boulevard, Suite 200
Sherman Oaks, CA 91423

Case No. DIR-2022-7247-TOC-SPR-HCA
CEQA: ENV-2022-7248-CE
Location: 7115 North Van Nuys Boulevard (7115 – 7131 North Van Nuys Boulevard; 14525 – 14357 West Sherman Circle)
Council District: 6
Neighborhood Council: Van Nuys
Community Plan Area: Van Nuys - North Sherman Oaks
Land Use Designation: Community Commercial
Zone: C2-1L
Legal Description: FR Lot 538; TR 1000; Lot D; PM 1573 Tract

Last Day to File an Appeal: **June 2, 2023**

DETERMINATION – Transit Oriented Communities Affordable Housing Incentive Program and Site Plan Review

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22-A,31, I have reviewed the proposed project and as the designee of the Director of City Planning, I hereby:

1. **Determine** that based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15332, Class 32 of the CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2. **Approve** an 80% increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program along with the following two (2) Additional Incentives for a Tier 4 project with a total of 214 dwelling units, and 15,804 square-feet of commercial space, including 24 units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years;

a. **Setbacks.** To permit any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5; and

b. **Transitional Height.** To permit a maximum building height that is stepped-back at a 45-degree angle as measured from a horizontal plane originating 25 feet above grade;

3. **Conditionally Approve** Site Plan Review for the construction, use and maintenance of a new, seven-story, 197,630 square foot mixed-use building with 214 dwelling units, and 15,804 square feet of commercial space in the C2-1L Zone; and

4. **Adopt** the attached Findings.

CONDITIONS OF APPROVAL

Pursuant to LAMC Sections 12.22-A,31, and 16.05 the following conditions are hereby imposed upon the use of the subject property:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.

2. **Base Incentives.**

   a. **Residential Density**. The project shall be limited to a maximum density of 214 residential units, including On-site Restricted Affordable Units.

   b. **Floor Area Ratio (FAR)**. The project is permitted a maximum FAR of 4.25 to 1.

   c. **Parking.**

      i. **Automobile Parking.** No parking is required for residential units and up to a 40% reduction in the nonresidential parking requirement.

      ii. **Bicycle Parking.** Bicycle parking shall be provided in compliance with LAMC Section 12.21-A.16 and to the satisfaction of the Department of Building and Safety. No variance from the bicycle parking requirements has been requested or granted herein.

      iii. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth pursuant to LAMC Section 12.22-A,25.

      iv. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by the Los Angeles Housing Department (LAHD).

3. **Additional Incentives.**

   a. **Setbacks.** The project shall be permitted any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5.

   b. **Transitional Height.** The project shall be permitted within the first 25 feet of the property line abutting or across the street or alley from the RW1 or more restrictive zone a maximum building height that is stepped-back at a 45-degree angle as measured from a horizontal plane originating 25 feet above grade.

4. **On-site Restricted Affordable Units.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of LAHD to make 11 percent of the total number of dwelling units, shall be designated for Extremely Low Income Households, as defined by the Los Angeles Housing Department (LAHD) and California Government Code Section 65915(c)(2) for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22-A,31, to the satisfaction of LAHD, and in consideration of the project's SB 8 Determination. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination.

   Housing replacement units required pursuant to SB 8 may be used to satisfy the On-site Restricted Affordable Units provided such units meet the income levels, to the satisfaction of LAHD.

5. **Changes in On-site Restricted Units**. Deviations that increase the number of On-site Restricted Units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A,31.

6. **Housing Replacement Requirements.** The Los Angeles Housing Department (LAHD) has determined that the proposed project is not required to provide replacement units.

Site Plan Review

7. **Landscaping.**

   a. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.

   b. All planters containing trees shall have a minimum depth of 48 inches (48"), including those located on the rooftop area or above a parking garage.

8. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping to the satisfaction of LADWP. All rooftop mechanical equipment screening shall be permitted to exceed the maximum building height as necessary to screen the mechanical equipment, and consistent with the provisions of LAMC Section 12.21.1 B.3.

9. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.

10. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way, nor from above.

11. **Electric Vehicle Parking**. All vehicular parking shall provide electric vehicle charging spaces and electric vehicle charging stations in compliance with the regulations outlined in LAMC Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

12. **Trash Containers.** Trash storage bins shall be located within the building or a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building and screened with landscaping, so as not to be viewed from public right-of way or adjacent residences.

13. **Solar**. The project shall comply with LAMC Sections 99.04.211 and 99.05.211, to the satisfaction of the Department of Building and Safety.

Administrative Conditions

14. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

15. **Covenant**. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.

16. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.

17. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

18. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

19. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the

Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

20. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

21. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

22. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

23. **Expedited Processing Section Fee.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

24. **Indemnification and Reimbursement of Litigation Costs.**

    Applicant shall do all of the following:

    a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

    b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out, in whole or in part, of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

    c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

    d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not

relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

PROJECT BACKGROUND

The subject property is comprised of two (2) lots measuring approximately 30,517 square feet (0.701 acres) with a frontage of 312 feet along Van Nuys Boulevard and a 375-foot frontage along Sherman Circle. The subject property also has an approved street vacation of 16,688 square feet. The subject property is currently developed with commercial uses. The subject property is zoned C2-1L within the Van Nuys - North Sherman Oaks Community Plan Area with a Community Commercial land use designation. The project site is located with Transit Oriented Communities (TOC), Tier 4. The site is located within a State Enterprise Zone, a Transit Priority Area in the City of Los Angeles, an Urban Agriculture Incentive Zone, and is 6.737 kilometers from the Northridge Fault.

The proposed project is the construction, use, and maintenance of a new, six-story, 195,273 square-foot mixed-use building with 214 dwelling units, including 24 dwelling units set aside for affordable housing (or 11% of the proposed density) the 24 units will be reserved is for Extremely Low Income (ELI) Households and 15,804 square-feet of commercial space. The building will be constructed with five (5) residential levels above one (1) ground floor level of commercial space, lobby area, parking, and two (2) levels of subterranean parking. The project includes 179 studio units, 35 one-bedroom units, and a total of 22,383 square feet of open space for residents.

The project will provide a total of 238 automobile parking spaces, and 124 bicycle parking spaces. Vehicular access to the site is provided via two-way driveways accessible from Sherman Circle. Pedestrian access is located on Van Nuys Boulevard and Sherman Circle.

The project is located in Tier 4 of the Transit Oriented Communities Incentive Areas and therefore, pursuant to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), by setting aside 11 percent of the total number of dwelling units for Extremely Low Income Households, the project is eligible for the Base Incentives (Residential Density, Floor Area Ratio (FAR) and Automobile Parking); and by setting aside more than 7% of the base density for households at the Extremely Low Income level the project is entitled to two (2) Additional Incentives.

The Additional Incentives requested are found on the Menu of Incentives and include any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5; and transitional height that is stepped-back at a 45-degree angle as measured from a horizontal plane originating 25 feet above grade.

The project includes two (2) incentives; 1) any or all of the yard requirements for the RAS3 zone and 2) transitional height pursuant to the TOC Guidelines.

SURROUNDING PROPERTIES

Surrounding uses are within commercial and residential zones and are generally developed with commercial and residential multi-family structures. The abutting properties to the north are zoned C2-1L and are improved with a commercial and auto related uses. The properties to east, across Van Nuys Boulevard are zoned C2-1L and are developed with commercial structures. The abutting property to the south, is zoned C2-1L and is currently developed with a fast-food restaurant. The property to the west, across the OS-1XL zone and Sherman Circle, is zoned (T)(Q)RAS3-1L and is developed with five-story residential structure.

STREETS

Van Nuys Boulevard, abutting the property to the east, is designated as a Boulevard II and is dedicated to a Right-of-Way Width of 110 feet, improved with asphalt roadway, curb, gutter, and concrete sidewalks.

Sherman Circle, abutting the property to the west, is a Local Street – Standard dedicated to a Right-of-Way Width of 60 feet, improved with asphalt roadway, street trees, curb, gutter, and concrete sidewalks.

Gault Street, abutting the property to the south, is a Local Street – Standard dedicated to a Right-of-Way Width of 60 feet, improved with asphalt roadway, curb, gutter, and concrete sidewalks.

TRANSIT ORIENTED COMMUNITIES

Pursuant to the voter-approved Measure JJJ, Los Angeles Municipal Code (LAMC) 12.22-A,31 was added to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program (TOC Program). The Measure requires the Department of City Planning to create TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) for all Housing Developments located within a ½-mile (or 2,640-foot) radius of a Major Transit Stop. These Guidelines provide the eligibility standards, incentives, and other necessary components of the TOC Program consistent with LAMC 12.22-A,31.

A qualifying TOC Project shall be granted Base Incentives with regard to increased residential density, increased floor area ratio, and reduced automobile parking requirements. In addition to these Base Incentives, an eligible project may be granted Additional Incentives with regard to yards and setbacks, open space, lot coverage, lot width, averaging, density calculation, height, and developments in public facilities zones. Up to three (3) Additional Incentives may be granted in exchange for providing the requisite set aside of affordable housing as enumerated in the TOC Guidelines.

The proposed project is located less than 2,640 feet from a Major Transit Stop, Van Nuys Boulevard and Sherman Way Intersection (Metro Route 233 (NextGen Tier 1 Rapid) Bus) and the Metro Van Nuys Light Rail – Sherman Way Station. Furthermore, as the project will set aside 11% of the total number of units for Extremely Low Income and meets all other eligibility requirements of the TOC Affordable Housing Incentive Program, the project is entitled to the Base Incentives.

In addition, as the Van Nuys Boulevard and Sherman Way Intersection is approximately 225 feet from the subject property the project is located within Tier 4 of the TOC Guidelines. Therefore, as the project will set aside 11% of the base number of units for Extremely Low Income Households, the project is entitled to two (2) Additional Incentives. The applicant is requesting two (2) Additional Incentives.

Given the above, the proposed project includes the following Base and Additional Incentives for a qualifying Tier 4 Project:

Tier 4 Base Incentives:

a. **Density:** The subject property is zoned C2-1L which allows a residential density of one (1) dwelling unit per 400 square feet of lot area for the C2-1L zone. At 47,219 square

feet, the property has a base density of 119 units (47,219 square feet of lot area divided by 400 square feet equals 118.0475 - rounded up to 119. Pursuant to the TOC Guidelines, projects within Tier 4 which are eligible for the Base Incentives are eligible for an 80% density increase from the base density. Therefore, the project is permitted a maximum of 215 total units. The project proposes a total of 214 residential units.

b. **Floor Area Ratio (FAR)**: As the subject property is zoned C2-1L, located in Tier 4 and meets the eligibility criteria in the TOC Guidelines for the Base Incentives, the project is allowed a percentage increase of the FAR up to 55% or a 4.25:1 FAR, whichever is greater. The C2-1L zone allows for a 1.5:1 FAR. Therefore, the project is permitted a maximum FAR of 4.25:1. As proposed, the project has a maximum FAR of 4.25 to 1.

c. **Parking**: Pursuant to LAMC Section 12.21-A,4, the proposed 214-unit project would be required to provide a total of 246 automobile parking spaces. As an Eligible Housing Development in Tier 4, the project is entitled to provide zero parking for residential units and a 40% reduction in the nonresidential parking requirement (or 20 parking spaces). As proposed, the project is providing a total of 238 automobile parking spaces.

Tier 4 Additional Incentives:

Pursuant to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), the Tier 4 Project is eligible for and has been granted two (2) Additional Incentives in order to construct the proposed project:

a. **Setbacks/Yards.** Eligible Housing Developments may utilize any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5. The Menu of Incentives allows for the use of any or all of the yard requirements for the RAS3 zone as one (1) incentive for a project located in a Tier 4 TOC area. In this case, the project would be required to provide side yards conforming to the requirements of the C2-1L Zone. The project as proposed, will provide yard requirements consistent with the RAS3 zone.

b. **Transitional Height.** Eligible Housing Developments in Tier 4 within the first 25 feet of the property line abutting or across the street or alley from the RW1 or more restrictive zone may have the building height limit stepped-back at a 45-degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot. As proposed, the project is in conformance with this Additional Incentive.

HOUSING REPLACEMENT

Pursuant to LAMC Section 12.22-A,31(b)(1), a Housing Development located within a Transit Oriented Communities (TOC) Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets any applicable replacement requirements of California Government Code Section 65915(c)(3) (California State Density Bonus Law).

Assembly Bill 2222 (AB 2222) amended the State Density Bonus Law to require applicants of density bonus projects filed as of January 1, 2015, to demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

On September 28, 2016, Governor Brown signed Assembly Bill 2556 (AB 2556) which further amended the State Density Bonus Law. The amendments took effect on January 1, 2017. AB 2556 clarifies the implementation of the required replacement of affordable units in Density Bonus projects, first introduced by AB 2222. AB 2556 further defines "equivalent size" to mean that as a whole, the new units must contain at least the same total number of bedrooms as the units being replaced.

In addition to the requirements of California State Density Bonus Law, on October 9, 2019, the Governor signed into law the Housing Crisis Act of 2019 (SB 330). SB 330 creates new state laws regarding the production, preservation and planning for housing, and establishes a statewide housing emergency until January 1, 2025. During the duration of the statewide housing emergency, SB 330, among other things, creates new housing replacement requirements for Housing Development Projects by prohibiting the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied vacant "Protected Units" unless the proposed housing development project replaces those units.

The Housing Crisis Act of 2019, as amended by SB 8 (California Government Code Section 66300 et seq.), prohibits the approval of any proposed housing development project on a site that will require demolition of existing dwelling units or occupied or vacant "Protected Units" unless the project replaces those units. The project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the property within the past 5 years. Additionally, the project must also replace all existing or demolished "Protected Units".

The subject property is currently developed with commercial/restaurant uses. The Los Angeles Housing Department (LAHD) has determined, per the Housing Crisis Act of 2019 (SB 8) Replacement Unit Determination, dated September 19, 2022, that the property has been used for commercial purposes. Therefore, the proposed housing development does not require the demolition of any prohibited types of housing. Further, the provisions of SB 8 do not apply to commercial properties, therefore no SB 8 replacement affordable units are required.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

To be an eligible Transit Oriented Communities (TOC) Housing Development, a project must meet the Eligibility criteria set forth in Section IV of the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines). A Housing Development located within a TOC Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets all of the following requirements, **which it does**:

1. ***On-Site Restricted Affordable Units.*** *In each Tier, a Housing Development shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.*

    a. *Tier 1 - 8% of the total number of dwelling units shall be affordable to Extremely Low Income (ELI) income households, 11% of the total number of dwelling units shall be affordable to Very Low (VL) income households, or 20% of the total number of dwelling units shall be affordable to Lower Income households.*
    b. *Tier 2 - 9% ELI, 12% VL or 21% Lower.*

c. *Tier 3 - 10% ELI, 14% VL or 23% Lower.*
d. *Tier 4 - 11% ELI, 15% VL or 25% Lower.*

The project site is located in Tier 4 of the Transit Oriented Communities Incentive Areas. As part of the proposed development, the project is required to reserve 24 on-site dwelling unit for Extremely Low Income Households which is 11% of the 214 total dwelling units proposed as part of the Housing Development. As such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

2. ***Major Transit Stop.*** *A Housing Development shall be located on a lot, any portion of which must be located within 2,640 feet of a Major Transit Stop, as defined in Section II and according to the procedures in Section III.2 of the TOC Guidelines.*

   As defined in the TOC Guidelines, a Major Transit Stop is a site containing a rail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. The stations or bus routes may be existing, under construction or included in the most recent Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP). The subject property is located less than 2,640 feet from a Major Transit Stop, the Van Nuys Boulevard and Sherman Way Intersection. Therefore, the project meets the eligibility requirement for proximity to a Major Transit Stop.

3. ***Housing Replacement.*** *A Housing Development must meet any applicable housing replacement requirements of California Government Code Section 65915(c)(3), as verified by the Los Angeles Housing Department (LAHD) prior to the issuance of any building permit. Replacement housing units required per this section may also count towards other On-Site Restricted Affordable Units requirements.*

   Pursuant to the Determination made by LAHD dated September 19, 2022, and attached to the subject case file, no units are subject to replacement under the requirements of SB 8 for the subject project because the property has been used for commercial purposes. Therefore, the proposed housing development does not require the demolition of any prohibited types of housing. As such, the project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915(c)(3).

4. ***Other Density or Development Bonus Provisions.*** *A Housing Development shall not seek and receive a density or development bonus under the provisions of California Government Code Section 65915 (state Density Bonus law) or any other State or local program that provides development bonuses. This includes any development bonus or other incentive granting additional residential units or floor area provided through a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Plan Implementation Overlay (CPIO), Specific Plan, or overlay district.*

   There are no additional requests for density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Implementation Overlay (CPIO), Specific Plan, or overlay district. Therefore, the project meets this eligibility requirement.

5. ***Base Incentives and Additional Incentives.*** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below "base units" refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in Section IV.1 above (except Moderate Income units).*

    b. Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units for Very Low Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.

    As an Eligible Housing Development, the project is eligible to receive the Base Incentives listed in the TOC Guidelines. The project may be granted two (2) Additional Incentives for reserving at least 7% of the base units for Extremely Low Income Households. (Base units are the maximum allowable density allowed by the zone, prior to any requests for increase in density provided by the Guidelines.) The project is requesting two (2) Additional Incentives: 1) any or all of the yard requirements for the RAS3 zone, and 2) transitional height pursuant to the TOC Guidelines. The subject site has a base density of 119 units. The project is setting aside 24 units for Extremely Low Income Households which equates to more than 7% of the 119 base units permitted through the underlying zoning of the site. Therefore, the project meets the eligibility requirement for Base and Additional Incentives because the project will reserve at least 7% of the base units for Extremely Low Income Households.

6. ***Projects Adhering to Labor Standards.*** *Projects that adhere to the labor standards required in LAMC 11.5.11 may be granted two Additional Incentives from the menu in Section VII of these Guidelines (for a total of up to five Additional Incentives).*

    The project is not seeking additional incentives beyond the three (3) permitted as a means of reserving at least 11% of the base units for Extremely Low Income Households. Therefore, the project is not required to adhere to the labor standards required in LAMC Section 11.5.11; this eligibility requirement does not apply.

7. ***Multiple Lots.*** *A building that crosses one or more lots may request the TOC Incentives that correspond to the lot with the highest Tier permitted by Section III above.*

    The proposed building will be on two (2) lots that are located within Tier 4 of the Transit Oriented Communities Affordable Housing Incentive Area. Therefore, this eligibility requirement does not apply.

8. ***Request for a Lower Tier.*** *Even though an applicant may be eligible for a certain Tier, they may choose to select a Lower Tier by providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier and be limited to the Incentives available for the lower Tier.*

    The applicant has not selected a Lower Tier and is not providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier. Therefore, this eligibility requirement does not apply.

9. ***100% Affordable Housing Projects.*** *Buildings that are Eligible Housing Developments that consist of 100% On-Site Restricted Affordable units, exclusive of a building manager's unit or units shall, for purposes of these Guidelines, be eligible for one increase in Tier than otherwise would be provided.*

   The project does not consist of 100 percent On-Site Restricted Affordable units. It is not eligible for or seeking an increase in Tier. As such, this eligibility requirement does not apply.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM /AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

Pursuant to LAMC Section 12.22-A,31(e), the Director of Planning shall review a Transit Oriented Communities Affordable Housing Incentive Program project application in accordance with the procedures outlined in LAMC Section 12.22-A,25(g).

1. **Pursuant to Section 12.22 A.25(g)(2)(i)(c) of the LAMC and Section 65915(3) of the California Government Code, the Director shall approve a density bonus and requested incentive(s) unless the director finds that.**

   a. *The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

      The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed a percent gross income based on area median income thresholds dependent on affordability levels. There was no substantial evidence in the record that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law.

      The list of base incentives in the Transit Oriented Communities Guidelines were pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include various types of relief that minimize restrictions on the size of the project. The base incentives are required to provide for affordable housing costs because the incentives by their nature may result in increasing the scale of the project. The additional incentives requested to utilize any or all of the yard requirements for the RAS3 zone, transitional height for a Tier 4 project pursuant to the TOC Guidelines to allow within the first 25 feet of the property line across the street from the RW1 or more restrictive zone, the building height limit to be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the more restrictive zone or Specific Plan subarea would result in building design or construction efficiencies that provide for affordable housing costs. As a result of the prescribed incentives, it is likely that the Director will always conclude that the incentives are required for such projects to provide for affordable housing units as identified by the TOC Guidelines.

      Setbacks/Yards. The requested use of the yards/setbacks consistent with the RAS3

zone is expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines. Eligible Housing Developments located in a commercial zone may utilize any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5. The Menu of Incentives allows for the use of any or all of the yard requirements for the RAS3 zone to count as one (1) incentive for a project located in a Tier 4 TOC area. In this case, the project would be required to provide side yards conforming to the requirements of the C2 Zone. The project as proposed, will provide yards consistent with the RAS3 zone.

Transitional Height. The requested transitional height is expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines. This incentive will result in a building design that provides for affordable housing costs and supports the applicant's decision to set aside 13 dwelling units for Extremely Low Income Households.

b. *The Incentive 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 for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.*

There has been no evidence provided that indicated that the proposed incentives 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. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)).

The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the project was determined to be exempt from CEQA pursuant to Article 19, Class 32 of the CEQA Guidelines.

Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources.

c. *The incentives/waivers are contrary to state or federal law.*

There is no substantial evidence in the record that the proposed incentives/waivers are contrary to state or federal law.

SITE PLAN REVIEW FINDINGS

2. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

The Los Angeles General Plan sets forth goals, objectives, and policies that guide both Citywide and community specific land use policies. The General Plan is comprised of a

range of State-mandated elements, including, but not limited to, Land Use, Housing, Transportation/Mobility, Noise, and Safety. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City. While the General Plan sets out a long-range vision and guide to future development, the 35 Community Plans provide the specific, neighborhood-level detail, relevant policies, and implementation strategies necessary to achieve the General Plan objectives. The project site is located in the Van Nuys - North Sherman Oaks Community Plan area and is not subjected to any applicable specific plans.

Van Nuys - North Sherman Oaks Community Plan

The subject property is located within the Van Nuys - North Sherman Oaks Community Plan which was updated by the City Council on September 9, 1998. The Van Nuys - North Sherman Oaks Community Plan designates the subject property for Community Commercial land use, corresponding to the CR, C2, C4, RAS3, and RAS4, Zones. The subject property is zoned C2-1L. The proposed project advances the following goals, objectives, and policies of the Community Plan:

Goal 1: A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community.

Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

Policy 1-1.1: Designate specific lands to provide for adequate multi-family residential development.

Policy 1-1.3: Protect existing stable single family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses.

Objective 1-2: To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

Policy 1-2.1: Locate higher residential densities near commercial centers, light rail transit stations, and major bus routes where public service facilities and utilities will accommodate this development.

Policy 1-2.3: Encourage multiple residential development in commercial zones.

Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

Policy 1-3.1: Require a high degree of architectural compatibility with articulated landscaping for new in-fill development to protect the character and scale of existing residential neighborhoods.

Objective 1-5: To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policy 1-5.1: Promote greater individual choice in type, quality, price, and location of housing.

Policy 1-5.2: Promote housing in mixed use projects in transit corridors.

Policy 1-5.3: Ensure that new housing opportunities minimize displacement of the residents.

The proposed 214-unit project promotes fair and equal housing opportunities through its diversity of unit types, including 179 studio units, and 35 one-bedroom units, and the allocation of 24 units set aside for Extremely Low Income Households. The mixed-use development, which is located on property designated as Community Commercial land uses, will encourage pedestrian activity and the use of public transportation due to its proximity (approximately 225 feet) from the Van Nuys Boulevard/Sherman Way intersection and thereby reducing vehicular trips to and from the project site and congestion around the site.

The project promotes the health, safety, welfare, and a pleasant environment and will enhance the adjacent neighborhood by developing commercial lots enabling the property to be developed as a mixed-use, multi-family development which supports the community plan's housing needs while preserving and enhancing the varied and distinct residential character and integrity of existing residential neighborhoods by encouraging higher density residential uses near major public transportation centers and contributes to the preservation and enhancement of the positive characteristics of the neighborhood while providing a variety of compatible new housing opportunities by allowing for the development of a mixed-use building with 214 dwelling units, including 24 units reserved for Extremely Low Income Households, and 867 square feet of ground floor commercial space. Surrounding uses are within commercial and residential zones and are generally developed with commercial and residential multi-family structures.

Goal 2: A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while reserving the historic commercial and cultural character of the community.

Objective 2-1: To conserve and strengthen viable commercial development.

Policy 2-1.1: New commercial uses shall be located in existing established commercial areas or existing shopping centers.

Objective 2-2: To enhance the identity of distinctive commercial districts.

Policy 2-2.1: New development needs to add to and enhance the existing pedestrian street activity.

Policy 2-2.2: Ensure that commercial in-fill projects achieve harmony in design with the best of existing development.

Policy 2-2.4: Require that the first floor street frontage of structures, including mixed use projects and parking structures located in pedestrian oriented districts incorporate retail and service oriented commercial uses.

Policy 2-2.5: Promote mixed use projects in proximity to transit stations, along transit corridors, and in appropriate commercial areas.

Policy 2-2.6: Encourage large mixed use projects and other large new development projects adjacent to transit stations to incorporate child care and/or other appropriate human service facilities as part of the project.

The subject property is zoned C2-1L. The property is comprised of undeveloped vacant lots. The proposed 214-unit mixed-use project includes 15,804 square feet of ground commercial floor area, establishing a pedestrian-friendly environment along Van Nuys Boulevard. The 15,804 square feet of commercial floor area is proposed as neighborhood-serving commercial retail uses that will serve the needs of the community and help stimulate and revitalize development within the area.

Therefore, the project is consistent with the Goals, Objectives and Policies of the Van Nuys - North Sherman Oaks Community Plan.

The **Framework Element** for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives, and policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Policy 3.2.2: Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

The proposed project will result in the development of a mixed-use building that will provide 214 dwelling units, including 24 units reserved for Extremely Low Income Households, and 867 square feet of commercial space thereby contributing toward and facilitating the City's long-term economic viability and vision for a more liveable city.

The project is proper in relation to the project's location within the Community Commercial land use designation, and its proximity to bus transit stations and corridors (within ½ mile of the Van Nuys Boulevard and Sherman Way intersection). The approval of the requested TOC allows for more intense use of the subject property, while reducing vehicular trips to and from the project, vehicle miles traveled, and air pollution.

The project site is currently comprised of commercial/restaurant uses. The development of the site will enable the City to conserve nearby existing stable residential neighborhoods and encourage the majority of new commercial and mixed-use development along a commercial corridor.

Therefore, the proposed 214-unit mixed use building with 15,804 square feet of ground floor commercial space is consistent with the Distribution of Land Use goals, objectives, and policies of the General Plan Framework Element.

The **Housing Element** is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, establishes goals, objectives, and policies to guide future housing decisions, and provides an array of programs to meet Citywide Housing Priorities, including addressing the housing shortage, advancing racial equity and access to opportunity, preventing displacement and promoting sustainability and resilience. The Housing Element includes the following objectives and policies relevant to the instant request:

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.1: Forecast and plan for existing and projected housing needs over time with the intention of furthering Citywide Housing Priorities.

Policy 1.1.2: Plan for appropriate land use designations and density to accommodate an ample supply of housing units by type, cost, and size within the City to meet housing needs, according to Citywide Housing Priorities and the City's General Plan.

Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Policy 1.2.1: Expand rental and for-sale housing for people of all income levels. Prioritize housing developments that result in a net gain of Affordable Housing and serve those with the greatest needs.

Policy 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

Objective 1.3: Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities.

Policy 1.3.1: Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas.

Policy 1.3.2: Prioritize the development of new Affordable Housing in all communities, particularly those that currently have fewer Affordable units.

Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Policy 3.1.7: Promote complete neighborhoods by planning for housing that includes open space, and other amenities.

Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income

levels and provide access to jobs, amenities, services and transportation options.

Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed-income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.

The proposed project implements the Housing Element by increasing the housing supply consistent with the Community Commercial land use designation. The site is currently developed with commercial/restaurant uses. The approval of the request would permit 214 dwelling units through the TOC process with 24 units set aside for Extremely Low Income Households. The project would achieve the production of new housing opportunities, meeting the needs of the city, while facilitating the construction of a range of different housing types (studios, one-bedroom units) that address the needs of the city's diverse households. Therefore, the project is consistent with the Housing Element goals, objectives and policies of the General Plan.

The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Van Nuys Boulevard, abutting the property to the east, is designated as a Boulevard II and is dedicated to a Right-of-Way Width of 110 feet, improved with asphalt roadway, curb, gutter, and concrete sidewalks. Sherman Circle, abutting the property to the west, is a Local Street – Standard dedicated to a Right-of-Way Width of 60 feet, improved with asphalt roadway, street trees, curb, gutter, and concrete sidewalks. Gault Street, abutting the property to the south, is a Local Street – Standard dedicated to a Right-of-Way Width of 60 feet, improved with asphalt roadway, curb, gutter, and concrete sidewalks.

The project as designed will support the development of these Networks and meets the following goals and objectives of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Vehicular access to the site is provided via two-way driveways accessible from Sherman Circle and an ingress only driveway from Van Nuys Boulevard. All private residential parking spaces and the commercial parking spaces would be accessed via these driveways. Pedestrian access is located on Van Nuys Boulevard and Sherman Circle.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.7: Improve transit access and service to major regional destinations, job centers, and inter-modal facilities.

Policy 3.8: Provide bicyclists with convenient, secure, and well-maintained bicycle parking facilities.

The project's proximity to existing regional transit services (within ½ mile of the Van Nuys Boulevard and Sherman Way intersection) will reduce vehicular trips to and from the project, vehicle miles traveled, and will contribute to the improvement of air quality. The adjacency of the regional transit services along with the creation of 214 dwelling units, ties the proposed project into a regional network of transit and housing.

In addition, the project will provide a total of 124 bicycle parking spaces in storage rooms located within the parking garages to provide bicyclists with convenient, secure, and well-maintained bicycle parking facilities.

Policy 5.4: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

As conditioned, automobile parking spaces provided shall be capable of supporting future electric vehicle supply equipment (EVSE) in compliance with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

Therefore, the project is consistent with Mobility Plan 2035 goals, objectives, and policies of the General Plan.

The **Air Quality Element** of the General Plan will be implemented by the recommended action herein. The Air Quality Element sets forth the goals, objectives and policies which will guide the City in the implementation of its air quality improvement programs and strategies. The Air Quality Element recognizes that air quality strategies must be integrated into land use decisions and represent the City's effort to achieve consistency with regional Air Quality, Growth Management, Mobility and Congestion Management Plans. The Air Quality Element includes the following Goal and Objective relevant to the instant request:

Goal 5: Energy efficiency through land use and transportation planning, the use of renewable resources and less polluting fuels, and the implementation of conservation measures including passive methods such as site orientation and tree planting.

Objective 5.1: It is the objective of the City of Los Angeles to increase energy efficiency of City facilities and private developments.

As conditioned, the project shall comply with Sections 99.04.211.1 and 99.05.211.1 of the LAMC. Therefore, the project is in conformance with the goals and policies of the Air Quality Element.

Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan and does not conflict with any applicable regulations or standards.

3. **The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

The subject property is comprised of two (2) lots measuring approximately 30,517 square feet with frontages along Van Nuys Boulevard and Sherman Circle. The subject property also has an approved street vacation of 16,688 square feet. The subject property is currently developed with commercial uses. The subject property is zoned C2-1L within the Van Nuys - North Sherman Oaks Community Plan Area with a Community Commercial land use designation. The project site is located with Transit Oriented Communities (TOC), Tier 4. The land use and zoning within close proximity of the subject site are within commercial, and residential zones and are generally developed with multi-family residential structures and commercial buildings. The abutting properties to the north are zoned C2-1L and are improved with a commercial and auto related uses. The properties to east, across Van Nuys Boulevard are zoned C2-1L and are developed with commercial structures. The abutting property to the south, is zoned C2-1L and is currently developed with a fast-food restaurant. The property to the west, across the OS-1XL zone and Sherman Circle, is zoned (T)(Q)RAS3-1L and is developed with five-story residential structure.

The proposed project is the construction, use, and maintenance of a new, six-story, 195,273 square-foot mixed-use building with 214 dwelling units, including 24 dwelling units set aside for affordable housing (or 11% of the proposed density) the 24 units will be reserved is for Extremely Low Income (ELI) Households and 15,804 square-feet of commercial space.

The building will be constructed with five (5) residential levels above one (1) ground floor level of commercial space, lobby area, parking, and two (2) levels of subterranean parking. The project includes 179 studio units, 35 one-bedroom units, and a total of 22,383 square feet of open space for residents. Therefore, pursuant to LAMC Section 12.21-G, the project as proposed is required to provide 21,400 square feet of open space. The project provides approximately 22,383 square feet total of open space, which includes 4,788 square feet of recreation room and gym on the second floor, 1,053 square feet of courtyard open space on the third floor, 7,479 square feet of roof top common space, a 2,013 square foot roof deck and 7,050 square feet of private balconies.

The project will provide 238 residential automobile parking spaces located within the ground floor level and two (2) levels of subterranean parking. Vehicular access to the site is provided via two-way driveways accessible from Sherman Circle. All private residential parking spaces and the commercial parking spaces would be accessed via these driveways. Pedestrian access is located on Van Nuys Boulevard and Sherman Circle.

Height, Bulk, and Setbacks

The project is zoned C2-1L and proposes a maximum height of 73 feet. The C2-1L zone has a 75-foot maximum height limit and a six stories maximum limit for developments. The project proposes a six-story building with a maximum height of 73 feet.

The project has a maximum FAR of 4.25:1. The C2 zone has a maximum permitted FAR of 1.5:1; the TOC base incentive allows for a 4.25:1 FAR. The proposed FAR is permitted as a TOC base incentive.

The height, bulk, and setbacks of the subject project are consistent with the existing development in the immediate surrounding area and with the underlying C2-1L Zone. Therefore, in conjunction with the TOC base incentives, and consideration of other development in the area, the project is consistent with the surrounding.

Parking

The project will provide a total of 238 parking spaces and 124 long-term bicycle parking spaces. Short-term bicycle parking stalls will be located within the building and will be accessible from Sherman Circle and Van Nuys Boulevard.

The proposed parking is located within the building and therefore will not be visible from the public right-of-way. Pedestrian access is located on Van Nuys Boulevard and Sherman Circle. Vehicular ingress and egress for the parking will be located on Van Nuys Boulevard which is a Boulevard II and Sherman Circle which is a Local Street – Standard. Therefore, the parking facilities will be compatible with the existing and future developments in the neighborhoods.

Lighting

Lighting is required to be provided per LAMC requirements. The project proposes security lighting will be provided to illuminate building, entrances, walkways, and parking areas. The project is required to provide outdoor lighting with shielding, so that the light source cannot be seen from adjacent residential properties. There, the lighting will be compatible with the existing and future developments in the neighborhood.

On-Site Landscaping

The project will provide approximately 22,383 square feet total of open space, which includes 4,788 square feet of recreation room and gym on the second floor, 1,053 square feet of courtyard open space on the third floor, 7,479 square feet of roof top common space, a 2,013 square foot roof deck and 7,050 square feet of private balconies. The project has been conditioned so that all open areas not used for buildings, driveways, parking areas, recreational facilities or walks will be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect. The planting of any required trees and street trees will be selected and installed per the Bureau of Street Services, Urban Forestry Divisions' requirements. Therefore, the on-site landscaping will be compatible with the existing and future developments in the neighborhood.

Loading/Trash Area

The development is required to provide a loading area pursuant to LAMC Section 12.21-C.6. Waiting areas and drop areas will be on the ground level. Tenants moving in or out of the building will be able to park moving trucks on the street level adjacent to the parking entrance and the lobby.

The project will include on-site trash collection for both refuse and recyclable materials, in conformance with the LAMC. Compliance with these regulations will allow the project to be compatible with existing and future development. The service area for trash and recycling collection will be conditioned to be located at grade level and accessible from the parking area along Sherman Circle. Additionally, service area for trash collection is to be located on all upper floors. Therefore, as proposed, and conditioned, the project is compatible with existing and future development on neighboring properties.

As described above and as depicted within the plans and elevations submitted with the instant application, the project consists of a six-story, mixed-use building, with parking on-site for residents and commercial parking spaces, lighting, landscaping, trash collection, and other pertinent improvements, that is compatible with existing and future development in the surrounding area.

4. **Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

   The project proposes provide a variety of unit types which includes: 179 studio units, and 35 one-bedroom units. Pursuant to LAMC section 12.21-G, the project would be required to provide 21,400 square feet of open space. As approved, the project will provide 22,383 square feet of open space. The project will provide approximately 22,383 square feet total of open space, which includes 4,788 square feet of recreation room and gym on the second floor, 1,053 square feet of courtyard open space on the third floor, 7,479 square feet of roof top common space, a 2,013 square foot roof deck and 7,050 square feet of private balconies.

ADDITIONAL MANDATORY FINDINGS

5. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of a flood zone.

6. It has been determined based on the whole of the administrative record that the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2, applies.

   The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of "In-fill Projects". The project can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting five established conditions and if it is not subject to an Exception that would disqualify it. The Categorical Exception document prepared by Department of City Planning and attached to the subject case file provides the full analysis and justification for project conformance with the definition of a Class 32 Categorical Exemption.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

Measure JJJ was adopted by the Los Angeles City Council on December 13, 2016. Section 6 of the Measure instructed the Department of City Planning to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, a transit-based affordable housing

incentive program. The measure required that the Department adopt a set of TOC Guidelines, which establish incentives for residential or mixed-use projects located within ½ mile of a major transit stop. Major transit stops are defined under existing State law.

The TOC Guidelines, adopted September 22, 2017, establish a tier-based system with varying development bonuses and incentives based on a project's distance from different types of transit. The largest bonuses are reserved for those areas in the closest proximity to significant rail stops or the intersection of major bus rapid transit lines. Required affordability levels are increased incrementally in each higher tier. The incentives provided in the TOC Guidelines describe the range of bonuses from particular zoning standards that applicants may select.

TIME LIMIT – OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25-A,2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, West Los Angeles Development Services Center, or the Marvin Braude Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (310) 231-2901, (818) 374-5050, or through the Department of City Planning website at http://cityplanning.lacity.org. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction. Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made and shall be punishable by a fine of not more than $1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other

conditions and requirements set forth herein become immediately operative and must be strictly observed.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (https://planning.lacity.org/oas) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at http://planning.lacity.org/development-services/forms. Public offices are located at:

Metro DSC	Van Nuys DSC	West Los Angeles DSC (CURRENTLY CLOSED)
(213) 482-7077	(818) 374-5050	(310) 231-2901
201 N. Figueroa Street	6262 Van Nuys	1828 Sawtelle Boulevard
Los Angeles, CA 90012	Boulevard	West Los Angeles, CA 90025
planning.figcounter@lacity.org	Van Nuys, CA 91401	planning.westla@lacity.org
	planning.mbc2@lacity.org	

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant

to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.

QR Code to Online Appeal Filing

QR Code to Forms for In-Person Appeal Filing

QR Code to BuildLA Appointment Portal for Condition Clearance

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal this Transit Oriented Communities/Density Bonus Compliance Review Determination. Per the Density Bonus Provision of State Law (Government Code Section 65915), the Density Bonus increase in units above the base density limits per the underlying zone(s) and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per LAMC Sections 12.22 A.25 and 12.22 A.31, appeals of Density Bonus Compliance Review and Transit Oriented Communities cases with the Director of Planning or Zoning Administrator as the initial decision maker are heard by the City Planning Commission.

Vincent P. Bertoni, AICP
Director of Planning

Approved by:

Heather Bleemers, Senior City Planner

Prepared by:

Michelle Carter, City Planner

Van Nuys Apartment Building

7115-32 Van Nuys Blvd. Van Nuys, Ca. 91405

Architectural

Landscape :

Special Notes:

THE ABOVE DRAWING AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENT PRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF ARCHITECT AND NO PART THEREOF SHALL BE COPIED OR REPRODUCED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN SPECIFIC PROJECT FOR WHICH THEY HAVE BEED DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT . VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATION SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Building Data

Zoning Calculation

1 Project Address :

7115–32 Van Nuys Blvd.
Van Nuys, Ca. 91405

2 Scope of work :

New 5 stories Apartments (Type III 1Hr.) over one level Retail and parking over two level Basements Parking Garage (Type 1)

3 Legal Description :

For Complete Legal Description Please refer to Sheet A–0.2

Lot #	FR 538
Tract #	TR 1000
Block #	None
APN #	221–900–8007

4 Zoning : C 2-1

Transit priority Area in the city of Los Angeles	
Transit Oriented Communities (Per TOC Verification)	TIER 4
Building Height :	
Allowed	
Allowed per TIER 4	

4 TOC Guideline per TIER 4 :

Base incentives :		
1) Residential Density		
a. Increase in number of Doweling units		
2) FAR		
3) Automobile Parking	(Per TIER 4)	0
Menu of Additional Incentive		
1) Per TOC base RAS3 5'–0" set Back (Residential) at North side		
2) Transitional Height		

5 Land Area :

Land Area:		
Lot D		23,180 Sq.f.
Lot 538		7,840 Sq.f.
Vacation	(37.5x445)	16,688 Sq.f.
Total Land Area		47,708 Sq.f.

6 FAR :

C 2–1	(47,708 x 1.5)	71,562 Sq.f.
FAR per Base Incentive (TOC –TIER 4)	(47,708 x 4.25)	202,759 Sq.f.

7 Density

Allowable units

Land Area /400	47,708 – 400 = 119.27	
Density per TOC Tier 4	119.27 x 1.8 = 214	214

Allowable Area

Allowable Area–per Tier 4	47,708 x 4.25 =202,759 Sq.f.
Total proposed building :	
Ground Floor	(17,102.35 Sq.f.)
Second Floor	(34,949.73. Sq.f.)
Third Floor	(34,949.73 Sq.f.)
Fourth Floor	(36,660.43 Sq.f.)
Fifth Floor	(36,660.43 Sq.f.)
Sixth Floor	(34,949.73 Sq.f.)
Total Units :	195,272.58 Sf. < 202,759 Sf.

BUILDING TO BE FULLY SPRINKLERED THROUGHTOUT
(N F P A 13)

Voice Alarm communications systems
Sections 907.5.2.2

8 Building Floors :

Basement Garage :

First Level Basement	102 Parking Spacers
Second Level Basement	107 Parking Spacers
Ground Floor :	
Retail Spaces	15,803.79 Sq.f.
Ground Floor Parking Space	43 Parking Spacers

Residential (Apartments) :

Floor level	Single	1 Bed Room		Total units
Second Floor	35	7		42 units (apartment)
Recreation Room and Office of Building				
Third Floor	35	7		42 units (Apartment)
Forth Floor	37	7		44 units (Apartment)
Fifth Floor	37	7		44 units (Apartment)
Sixth Floor	35	7		42 units (Apartment)
Total	179	35		214 units(Apartment)

Existing Building on the Site to be demolished

9 Occupancies

Levels	Occupancy
Basement : Parking level	S – 2
Ground Floor : Parking Area + Retail Space	S – 2 / B
Second Floor :	
Apartments	R – 2
Recreation Room	B
Building Office	B
Third Floor , Forth , Fifth and sixth +Bancony	R – 2

10 Fire Resistance Requirement

Building Element	Type 1		Type III	
	Ⓐ	B	Ⓐ	B
Primary Structure Frame	3		1	
Exterior Walls	2		2	
Interior Walls	2		1	
Floor Construction	2		1	

Provide Privet Open Space :

Number of Balcony more than 50 Sq.f. at each Floor

Level	Balcony more. than 50 Sq.f.
Second Floor :	30
Third Floor :	28
Forth Floor :	28
Fifth Floor :	28
Sixth Floor :	28
Total Private Balcony :	141

141 x 50 = 7,050 Sq.f.

Roof Private Open space : 2,013.26 S.f..

Total :7,050 +2,013.26 = 9,063 S.f..

Total Open Spaces : 13,319.95 Sf. + 9,063 = 22,382.95 > 21,400 Sf.

11 Zoning Calculation :

(Zoning Code calculation: excluding all the surrounding exterior of the building, Stairs and Elevators)

Ground Floor :	15,803.79 S.f.
Second Floor :	33055.30 S.f.
Third Floor :	33,055.30 S.f.
Forth Floor :	34,727.59 S.f.
Fifth Floor :	34,727.59 S.f.
Sixth Floor :	33055.30 S.f.
Total	184,424.87 S.f.< 202,759 S.f.
	FAR

12 Building Calculation

(Building code calculation including within the surrounding exterior of the building, Stairs and Elevators)

Ground Floor :	17,102.53 S.f.
Second Floor :	34,949.73 S.f.
Third Floor :	34949.73 S.f.
Forth Floor :	36,660.43 S.f.
Fifth Floor :	36,660.43 S.f.
Sixth Floor :	34,949.73 S.f.
Total	195,272.58 Sq.f.< 202,759 Sq.f.
	FAR

13 Open Space

Number of Units on each Floor

Floor Level	Single	One Bed Room		Total
Floor	35	7		42
Floor	35	7		42
Floor	37	7		44
Floor	37	7		44
Floor	35	7		42
	179	35		214

Less than 3 Habitable Room: 179 (Single); 35 (1 Bed R.)

Total 214

Required Open Spaces : 100 X 214 (less than 3 Habitable Room)=21,400 Square Feet

Provide Common Open Space :

Open Space at Second Floor:	3,734.57 Square Feet
	1,053.48 Square Feet
Open Space at Sixth Floor:	1,053.48 Square Feet
Roof Common Open Space :	7,479.38 Square Feet
Total :	13,319.95 Square Feet > 10,762.5

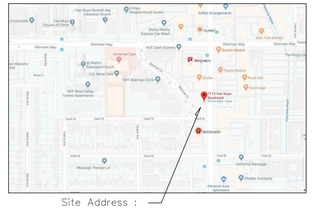
Building Code Supersede Plans

THIS PLANS ARE NOT VALID UNLESS SIGNED BY THE ARCHITECT, STRUCTURAL ENGINEER, DEPT. OF BUILDING AND SAFETY, OR CITY, COUNTY OFFICIALS

Assessor Parcel No.

APN # 265 401 3008

Vicinity Map



Site Address :
7115 Van Nuys Blvd.
Van Nuys, Ca. 91405

11 Building Code :

CBC	2020
LABC	2020
LA CITY GREEN BLDG.	2020

11 Separate Permit Required

1. MECHANICAL 2. PLUMBING 3. GRADING	4. Fire Sprinkler For Entire Building 5. ELECTRICAL

Aproved Alarm System Shall be Provided (NFPA 72) Sections 907.2.1 to 907.2.23, & 907.5 (Occupation Notification)

12 Parking & Bicycle Requirement :

Retail : 15,803.79 ÷ 500 = 31.60 → 32 Standard Space 19 Compact Spaces 13)
Included One Disable Access Space and 32 x %5 =1.6 → 2 Electric park space

Commercial: Long Term (1 per 2,000Sq.f.) 15,803.79÷2000=7.90 → 8
Short Term (1 per 2,000Sq.f.) 15,803.79÷2000=7.90 → 8

Required Bicycle Parking : (Per TOC TIER) 4

Residential Bicycle Parking Per LAMC 12.21 A.16

214	Short Term		Long Term	
Units	Rate	Required	Rate	Required
1–25	1/10	2.5	1/1	25
26–100	1/15	5	1/1.5	50
101–200	1/20	5	1/2	50
201 +	1/40	1	1/4	3.5
	Total	13.5 → 14	Total	128.5 → 129

Note:
Fraction up to One–half is Disregarded

Parking and Bicycle Provided :

Floor level	Standard	Compact	Disable Access	Parking Each Floor	Bicycle
Retail parking (Ground F.)	22	12	2	36	64
First Basement Parking	51	43	4	98	52
Second Basement Parking	56	44	4	104	40
Total Parking	129	99	10	238	124

Electrical cars: 249 x 5% = 11.95 → 12 Spaces

Ground Floor	36 x 5% = 1.8 → 2	Provided 2	Electrical Parking Spaces
First Basement	99 x 5% =4.95 → 5	Provided 5	Electrical Parking Spaces
Second Basement	104 x 5% = 5.2 → 5	Provided 6	Electrical Parking Spaces

Directory

Building Owner : VNB LLC
2801 S. Main Street
Los Angeles,Ca. 90007
Tel : (213) 745–6800

Developer : VNB LLC
2801 S. Main Street
Los Angeles,Ca. 90007
Tel : (213) 745–6800

Architect : Abdy Khorramian AIA
Khorramian Group Architects (KGA)
4741 Laurel Canyon Blvd. # 202
Valley Village, Ca. 91607
Tel: (818) 508–0817
Fax: (818) 508–1251
Email: Abdy@kgala.com

Structure : Masoud Dejban
Masoud Dejban, Inc. Structural Engineer
17200 Ventura Blvd. Suite 213A
Encino, Ca. 91316
Tel: (818) 784–5571
Fax: (818) 784–5662
Email: MDI.ENGRG@GMAIL.COM

Mechanical : Plumbing : Electrical : Rasul Emrani
EMA Consulting Engineers
2277 Towns gate Rd. Suite 216
West Lake Village, Ca. 91361
Tel : (805) 371–7460
Mobile : (818) 307–3292
E mail: rtemrani@verizon.net

Geotechnical : Caro Minas
Applied Earth Sciences (AES)
4742 San Fernando Road ,
Glendale, Ca.91204
Tel: (818) 552–6000
Fax: (818) 552–6007
www.aessoil.com

Landscape : Yael Lir
Landscpe Architect and Horticulturist
1010 Sycamore Ave. Suite 313
South Pasadena, Ca. 91030
Tel: (323) 258–5222
Fax:(323) 258–5333
Email: yael@yaelllr.com

Khorramian Group Architects, Inc. (KGA)
(LA-2019-112) 7115-31 N. Van Nuys, 14525 Sherman Cir. Van Nuys, California 91405 Not for Construction

Developer :
Mr. Golshani
NUB LLC
7115-31 N. Van Nuys,
Van Nuys , California 91405

Project Name :
Van Nuys Development
A Mix used Development Project
7115-31 N. Van Nuys, 14525 Sherman Cir
Van Nuys , California 91405

Consultant :

EXHIBIT "A"
Page No. 1 of 21
Case No DIR-2022-7247-TOC-SPR-HCA

K.G.A.
Khorramian Group Architects Inc.
4741 Laurel Canyon Blvd. Suite # 202 North Hollywood , Ca. 91607
Tel:(818) 508-0817 Fax:(818) 508-1251
E mail: Abdy@kgala.com

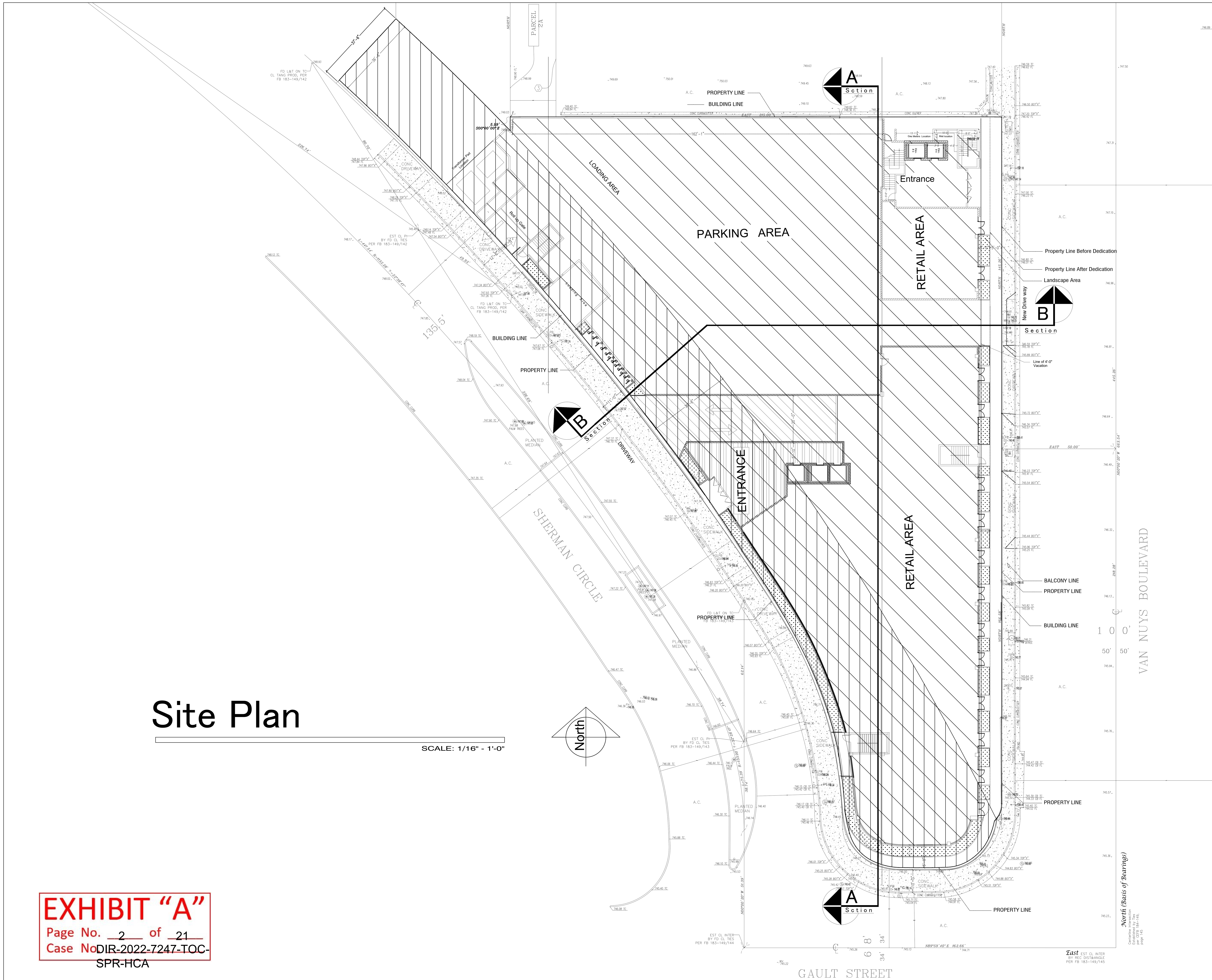
Revisions

△	Date	Description	△	Date	Description
△			△		
△			△		
△			△		
△			△		

Job No. LA - 2019-112
Drawn by : CT
Checked by : AK
DATE : 04/17/23
Scale : As Noted

Sheet Title: COVER SHEET / STATISTICS

Sheet Number: A–0



Site Plan

SCALE: 1/16" - 1'-0"

Legend :

ENTRANCE

PROPERTY LINE

BUILDING LINE

BALCONY LINE

EXHIBIT "A"
Page No. 2 of 21
Case No DIR-2022-7247-TOC-SPR-HCA

Khorraman Group Architects, Inc. (KGA)

Not for Construction

7115-31 N. Van Nuys, 14525 Sherman Cir. Van Nuys, California 91405

(LA-2019-112)

Developer :
Mr. Golshani
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7115-31 N. Van Nuys,
Van Nuys , California 91405

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7115-31 N. Van Nuys, 14525 Sherman Cir
Van Nuys , California 91405

Consultant :

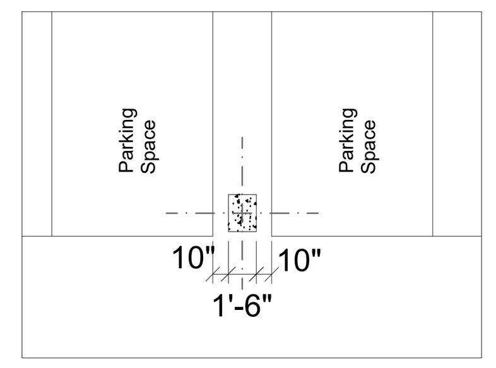
K.G.A.
Khorramian Group Architects Inc.
6741 Laurel Canyon Blvd. Suite # 202 North Hollywood , Ca. 91607

Revisions					
	Date	Description		Date	Description

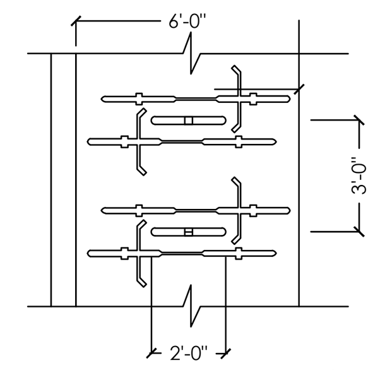
Job No. LA - 2019-112
Drawn by : CT
Checked by : AK
DATE : 02/08/23
Scale : As Noted

Sheet Title: SITE PLAN

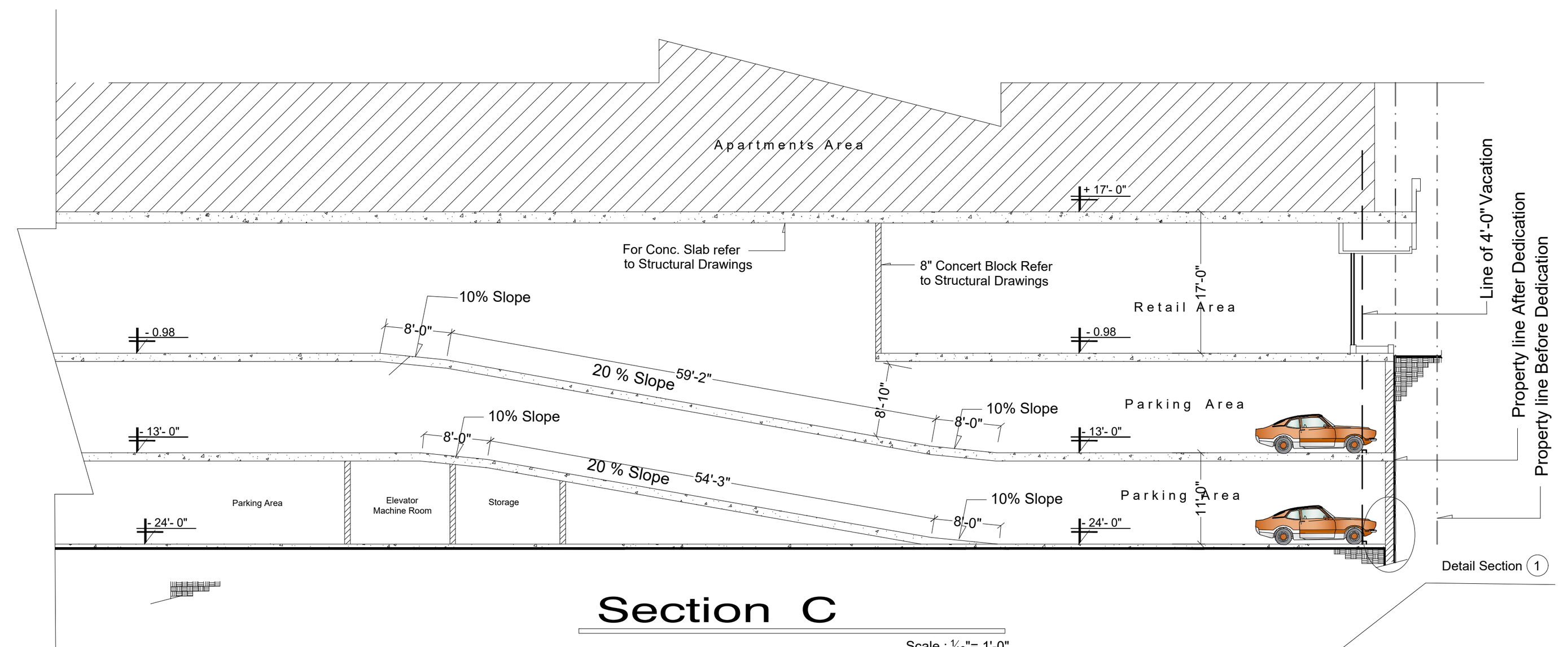
Sheet Number: A-2



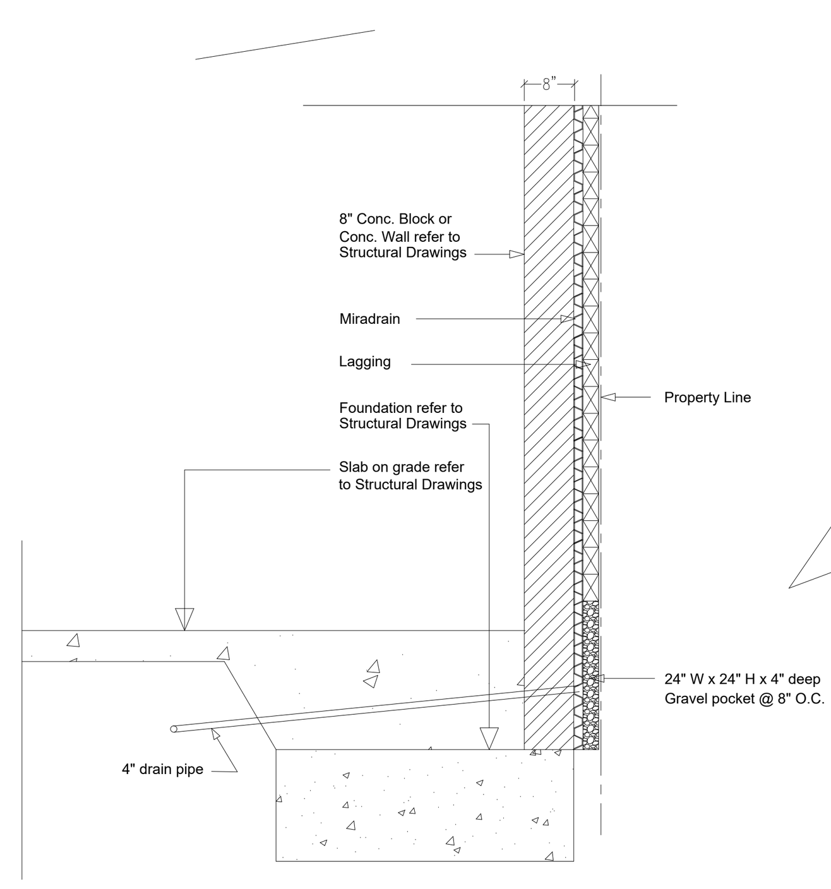
Parking Layout (Typ.)
And Column



Bicycle Parking Layout (Typ.)
(Long Term)



Section C



Detail Section 1

Scale : 1/2"= 1'-0"

Fist Level Basement   Parking

SCALE: 1/16" - 1'-0"

(Level 1)

TABLE 6: ACCESS AISLE WIDTH FOR 90 DEGREE COMPACT AND STANDARD STALLS

STANDARD STALLS-RESIDENTIAL		STANDARD STALLS-ALL OTHERS		COMPACT STALLS	
STALL WIDTH	AISLE WIDTH	STALL WIDTH	AISLE WIDTH	STALL WIDTH	AISLE WIDTH
8'-6"	27'-4"	8'-4"	28'-0"	7'-6"	25'-4"
8'-8"	26'-8"	8'-8"	26'-8"	7'-10"	24'-0"
9'-0"	25'-4"	9'-0"	25'-4"	8'-2"	22'-8"
9'-4"	24'-0"	9'-4"	24'-0"	8'-4"	22'-0"
9'-6"	23'4"	9'-6"	23'-4"	8'-6"	21'-4"
9'-8"	22'-8"	9'-8"	22'-8"	8'-8"	20'-8"
9'-10"	22'-0"	9'-10"	22'-0"	8'-10"	20'-0"

Number of Parking: Standard — Standard 51, Disable Access 4; Compact 43 — Total : 98

Bicycle Parking : 56 Spaces

56÷4 = 14 (Parking Spaces)

Sub totyal Parking Spaces : 99 + 14 = 113

Electric Car Spaces : 5

Note # 1 :

For Stairs Plan,Section and Details Refer to Sheet A-

For enlarge Units Refer to Sheet A-

For enlarge Bath rooms Refer to Sheet A-

For door & window schedule Refer to Sheet A-

For Elevators Refer to Sheet A-

Contractor to provide Shop drawings for Approval for: Stairs, Elevators, Handrail , Guard Rail , Water proofing And etc.

Legend :

- Conc. Block Refer to Structural Dwgs.
- Wood Stud Wall Refer to Structural Dwgs.
- Stagerd Wall
- Smoke Detector
- Exit Sign
- Door Number
- Window Number
- MV Mechanical Ventilation

EXHIBIT "A"
Page No. 3 of 21
Case No DIR-2022-7247-TOC-SPR-HCA

Khorramian Group Architects, Inc. (KGA)   Not for Construction   Van Nuys, California 91405   7115-31 N. Van Nuys, 14525 Sherman Cir.   (LA - 2019-112)

This Plans are not valid unless signed by the Architect, Structural Engineer, Dept. of Building & Safety, Or City official of City of Los Angeles

Contractor shall verify all dimensions and conditions in the field. Should any discrepancy be found,the Contractor should notify the Architect prior to Commencement of any work

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Architect must be notify of any variation from the dimensions show by this drawings. Shop drawings and details must be submitted to and approved by the Architect before proceeding

Developer : Mr. Golshani NUB LLC
7115-31 N. Van Nuys,
Van Nuys , California 91405

Project Name : Van Nuys Development
A Mix used Development Project
7115-31 N. Van Nuys, 14525 Sherman Cir
Van Nuys , California 91405

Consultant :

PROFESSIONAL REGISTERED ARCHITECT ABDY KHORRAMIAN No. C 013138 STATE OF CALIFORNIA

K.G.A.
Khorramian Group Architects Inc.
4741 Laurel Canyon Blvd. Suite # 202 North Hollywood , Ca. 91607
Tel:(818) 508-0817 Fax:(818) 508-1251
E mail Abdy@kgaia.com

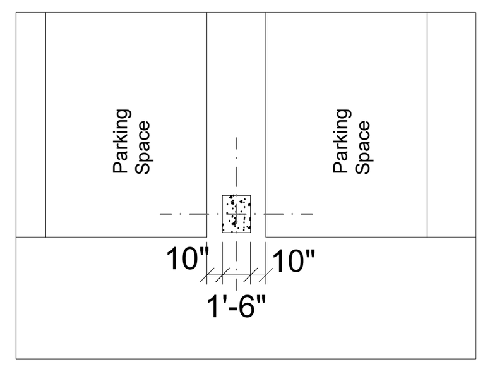
Revisions

	Date	Description		Date	Description
1			5		
2			6		
3			7		
4			8		

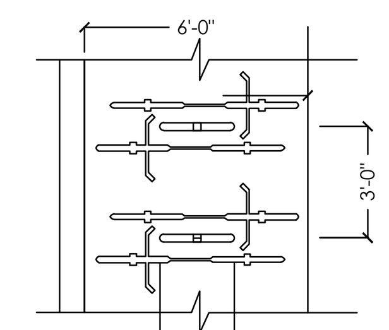
Job No. LA - 2019-112
Drawn by : CT
Checked by : AK
DATE : 02/08/23
Scale : As Noted

Sheet Title: BASEMENT

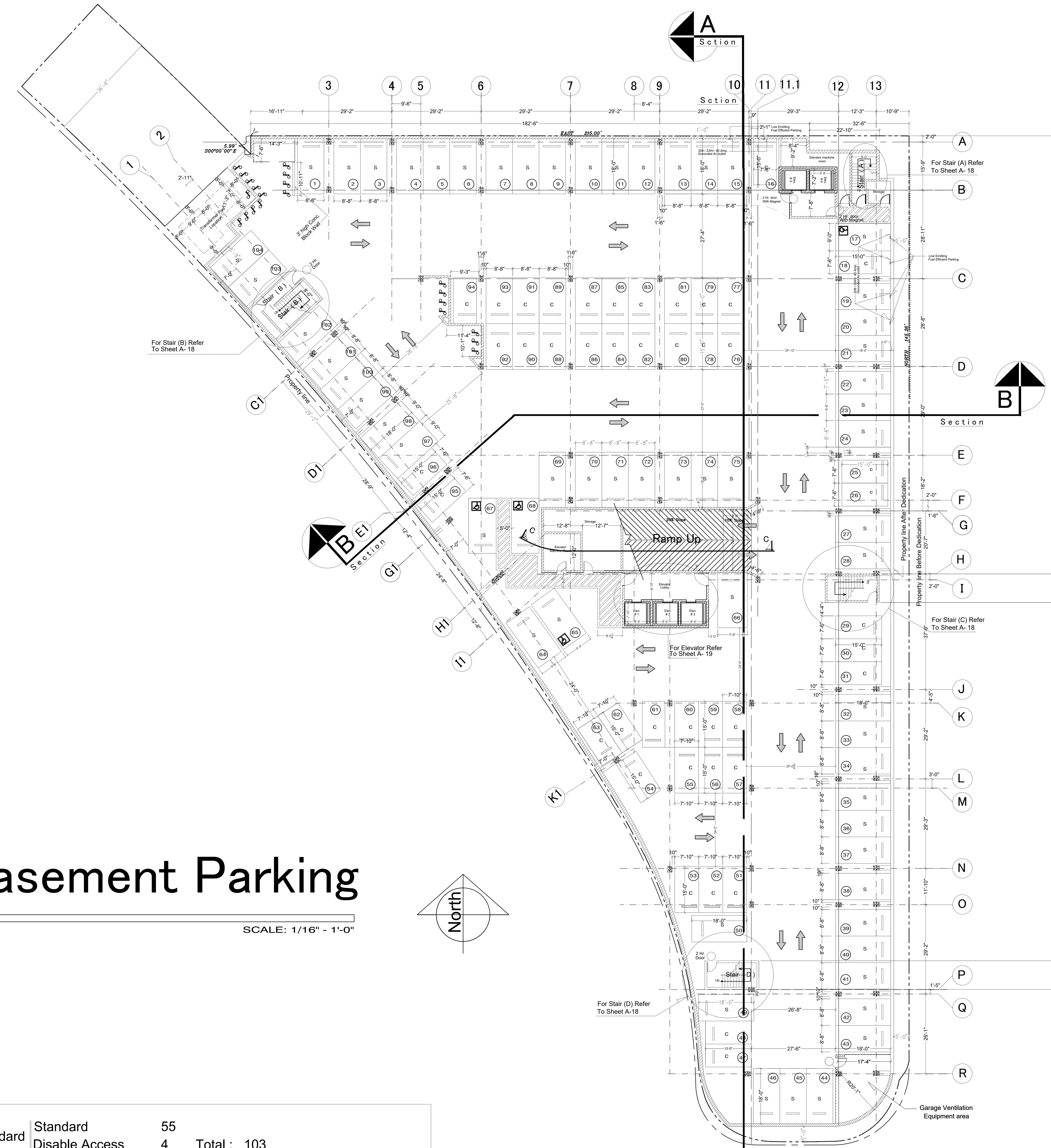
Sheet Number: A-3



Parking Layout (Typ.)
And Column



Bicycle Parking Layout (Typ.)
(Long Term)



Second Level Basement Parking

SCALE: 1/16" - 1'-0"

TABLE 6: ACCESS AISLE WIDTH FOR 90 DEGREE COMPACT AND STANDARD STALLS

STANDARD STALLS-RESIDENTIAL		STANDARD STALLS-ALL OTHERS		COMPACT STALLS	
STALL WIDTH	AISLE WIDTH	STALL WIDTH	AISLE WIDTH	STALL WIDTH	AISLE WIDTH
8'-6"	27'-4"	8'-4"	28'-0"	7'-6"	25'-4"
8'-8"	26'-8"	8'-8"	26'-8"	7'-10"	24'-0"
9'-0"	25'-4"	9'-0"	25'-4"	8'-2"	22'-8"
9'-4"	24'-0"	9'-4"	24'-0"	8'-4"	22'-0"
9'-6"	23'4"	9'-6"	23'-4"	8'-6"	21'-4"
9'-8"	22'-8"	9'-8"	22'-8"	8'-8"	20'-8"
9'-10"	22'-0"	9'-10"	22'-0"	8'-10"	20'-0"

Number of Parking: Standard — Standard 55, Disable Access 4; Compact 44 — Total : 103

Bicycle Parking : 60 Spaces
60÷ 4 = 15 (Parking Spaces)

Sub totyal Parking Spaces : 103 + 15 = 120

Electric Car Spaces : 5

EXHIBIT "A"
Page No. 4 of 21
Case No. DIR-2022-7247-TOC-SPR-HCA

Note # 1 :

For Stairs Plan,Section and Details Refer to Sheet A-

For enlarge Units Refer to Sheet A-

For enlarge Bath rooms Refer to Sheet A-

For door & window schedule Refer to Sheet A-

For Elevators Refer to Sheet A-

Contractor to provide Shop drawings for Approval for: Stairs, Elevators, Handrail , Guard Rail , Water proofing And etc.

Legend :

- Conc. Block Refer to Structural Dwgs.
- Wood Stud Wall Refer to Structural Dwgs.
- Stagerd Wall
- Smoke Detector
- Exit Sign
- Door Number
- Window Number
- MV Mechanical Ventilation

Khorramian Group Architects, Inc. (KGA)

Not for Construction

(LA - 2019-112) 7115-31 N. Van Nuys, 14525 Sherman Cir. Van Nuys, California 91405

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Developer : **Mr. Golshani**
NUB LLC
7115-31 N. Van Nuys,
Van Nuys , California 91405

Project Name : **Van Nuys Development**
A Mix used Development Project
7115-31 N. Van Nuys, 14525 Sherman Cir
Van Nuys , California 91405

Consultant :

PROFESSIONAL REGISTERED ARCHITECT ABDY KHORRAMIAN No. C 013138 STATE OF CALIFORNIA

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Architects • Planners • Interiors • Engineers

Revisions

△	Date	Description	△	Date	Description
1			5		
2			6		
3			7		
4			8		

Job No. LA - 2019-112
Drawn by : CT
Checked by : AK
DATE : 02/08/23
Scale : As Noted

Sheet Title: SECOND BASEMENT

Sheet Number: A-4

Note # 1 :

For Stairs Plan,Section and Details Refer to Sheet A- 18

For enlarge Units Refer to Sheet A- 16

For door & window schedule Refer to Sheet A- 20

For Elevators Refer to Sheet A- 19

All Stairs and Shafts to be 2 Hr. Rated and all doors to Staris to be 90 Min. rated doors

Contractor to provide Shop drawings for Approval for: Stairs, Guard rails, Elevator Water proofing and etc.

First Basement Level Parking

Section (1)

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

Ground Level Parking

SCALE: 1/16" - 1'-0"

Legend :

- Conc. Block Refer to Structural Dwgs.
- Wood Stud Wall Refer to Structural Dwgs.
- Stagerd Wall (STC. 50) 1 Hr. fire wall
- Exit Sign
- Door Number
- Window Number
- MV — Mechanical Ventilation

Retail Area :	15803.79 Sq.f.
Parking Area :	5,116.31 Sq.f.
Loading Area :	400 Sq.f.
Number of Parking: Standard	22
Disable Access	2
Compact	14
Bicycle Parking :	34 Spaces
34 ÷ 4 = 8.5 →	8 (Parking Spaces)
Electric Car Spaces :	2

North

747.77 = ± 0.00

Lowest point = 745.49

EXHIBIT "A"
Page No. 5 of 21
Case No. DIR-2022-7247-TOC-SPR-HCA

Khorramian Group Architects, Inc. (KGA)
7115-31 N. Van Nuys, 14525 Sherman Cir. Van Nuys, California 91405 Not for Construction
(LA-2019-112)

Developer :
Mr. Golshani
NUB LLC
7115-31 N. Van Nuys,
Van Nuys , California 91405

Project Name :
Van Nuys Development
A Mix used Development Project
7115-31 N. Van Nuys, 14525 Sherman Cir
Van Nuys , California 91405

Consultant :

REGISTERED ARCHITECT ABBY KHORRAMIAN No. C 013138 STATE OF CALIFORNIA

K.G.A.
Khorramian Group Architects Inc.
4141 Laurel Canyon Blvd. Suite # 202 North Hollywood , Ca. 91607
Tel:(818) 508-8817 Fax:(818) 508-1251
E mail: Abby@kga.com

Revisions

Date	Description	Date	Description

Job No. LA - 2019-112
Drawn by : CT
Checked by : AK
DATE : 02/08/23
Scale : As Noted

Sheet Title: GROUND FLOOR PLAN

Sheet Number: A-5

Unit Number	Number of Bed Room	Square Feet	Balcony
UNIT 201 PLAN B	Studio	587.62 S.f.	174.55 S.f.
UNIT 202 PLAN A	Studio	582.24 S.f.	77.78 S.f.
UNIT 203 PLAN A	Studio	570.75 S.f.	77.78 S.f.
UNIT 204 PLAN A	Studio	570.75 Sq.f.	77.78 S.f.
UNIT 205 PLAN A	Studio	570.75 S.f.	77.78 S.f.
UNIT 206 PLAN A	Studio	570.75 S.f.	77.78 S.f.
UNIT 207 PLAN A	Studio	570.75 S.f.	77.78 S.f.
UNIT 208 PLAN C	Studio	570.75 S.f.	77.78 S.f.
UNIT 209 PLAN B	Studio	671.40 S.f.	91.22 S.f.
UNIT 210 PLAN A	One Bed Room	604.92 S.f.	102.70 S.f.
UNIT 211 PLAN A	Studio	500.58 S.f.	——
UNIT 212 PLAN B	Studio	473.53 S.f.	——
UNIT 213 PLAN B	Studio	482.10 S.f.	50.00 S.f.
UNIT 214 PLAN A	Studio	482.10 S.f.	50.00 S.f.
UNIT 215 PLAN A	Studio	482.10 S.f.	50.00 S.f.
UNIT 216 PLAN A	Studio	482.10 S.f.	50.00 S.f.
UNIT 217 PLAN A	Studio	499.00 S.f.	50.00 S.f.
UNIT 218 PLAN D	One Bed Room	648.28 S.f.	54.69 S.f.
UNIT 219 PLAN E	Studio	487.00 S.f.	59.27 S.f.
UNIT 220 PLAN A	Studio	489.50 S.f.	85.39 S.f.
UNIT 221 PLAN B	One Bed Room	899.94 S.f.	91.80 S.f.
UNIT 222 PLAN A	Studio	565.49 S.f.	71.23 S.f.
UNIT 223 PLAN A	Studio	572.76 S.f.	50.00 S.f.
UNIT 224 PLAN B	Studio	542.57 S.f.	76.70 S.f.
UNIT 226 PLAN F	Studio	542.57 S.f.	66.51 S.f.
UNIT 228 PLAN B	Studio	554.51 S.f.	70.72 S.f.
UNIT 227 PLAN A	Studio	561.86 S.f.	——
UNIT 228 PLAN A	One Bed Room	654.50 S.f.	255.42 S.f.
UNIT 229 PLAN A	One Bed Room	850.36 S.f.	115.57 S.f.
UNIT 230 PLAN A	Studio	579.64 S.f.	——
UNIT 231 PLAN G	Studio	669.23 S.f.	57.16 S.f.
UNIT 232 PLAN A	Studio	509.11 S.f.	71.49 S.f.
UNIT 233 PLAN A	Studio	617.16 S.f.	72.00 S.f.
UNIT 234 PLAN A	Studio	597.62 S.f.	56.97 S.f.
UNIT 235 PLAN A	One Bed Room	857.93 S.f.	59.18 S.f.
UNIT 236 PLAN H	Studio	787.93 S.f.	——
UNIT 237 PLAN I	Studio	657.26 S.f.	——
UNIT 238 PLAN A	Studio	645.79 S.f.	——
UNIT 239 PLAN B	Studio	617.40 S.f.	——
UNIT 240 PLAN A	Studio	610.20 S.f.	——
UNIT 241 PLAN A	Studio	655.70 S.f.	——
UNIT 242 PLAN A	One Bed Room	789.19 S.f.	55.73 S.f.

Total Apartment Units : 42 Units

Single : 35
One Bed Room : 7

Note # 1 :

Provide Instant Water heater at the out site closet, accesses from inside.

Smoker and Fire dampers must be installed in the following locations per Section 717.5 :

a. Duct penetrations of the fire walls in accordance to section (717.5.1)

b. Duct penetrations of fire barriers. except enclosures and exit passageways where they are not allowed penetrate . (717.5.2)

c. Duct penetrating shafts . (717.5.3)

d. Ducts penetrating fire partitions and fire -rated corridor walls. See exception for steel ducts with no openings into corridor (717.5.4)

e. Ducts penetrating smoke barriers (717.5.5)

f. Ducts penetrating exterior walls (717.5.6)

g. Ducts penetrating smok partitions (717.5.7)

h. Ducts penetrating horizontal assemblies (717.6)

In buildings used for residential occupancies, draft stops must be installed in wood frame floor construction containing concealed space.Draft stopping shall be located above and in line with the dwelling unit and sleeping unit separation. (718.3.2)

in building used for residential occupancies, draft stops must be installed in the attic (mansard) (overhangs)(false fronts set out from walls) (Similar concealed spaces) formed by combustible construction. Draft stopping shall be installed above and in the line with sleeping unit and dwelling unit separation walls that do not extend to the underside of the underside of the floor sheathing above. (718.4.2)

Draft -stopping materials must be less than1/2-inch gypsum board . 3/8-inch plywood , 3/8-inch type 2-M particle board materials approved by the building department.Draft - stopping must be adequately supported . (718.3.1)

Note # 2 :

This building is Type iii-A Construction,Provide and consider as Below:

a. Continuous drywall behind all tubs is required unless the walls are within the unit and non-bearing. Back to back tubs with a common plumbing wall are impractical in 1 Hr. building.

b. All interior bearing walls shall be constructed of not less than 1 Hr. fire - resistive construction . (T-601)

c. Attic access openings in 1Hr. ceiling can be 2 layers of 3/4" plywood or one layer of 1-5/8" T & G material, self closing.

d. All openings in floors are required to be enclosed by a shaft having wall, floor, and ceiling of 1 Hr. fire resistive construction. (713.1)

e. Recessed ceiling light fixtures must be boxes around with 5/8" Type (X) drywall to maintain the 1 Hr. ceiling assembly.

f. Continuous drywall is required behind all electrical service panels, fire hoses and medicine cabinets.

g. Exhaust fans from the bath room must enter through the wall. Dampers are required if the ceiling is penetrated (717.5)

h. Plumbing penetration through horizontal occupancy separation shall be boxed out and filled with approved material, insulation is not approved.

i Penetration of the 1Hr. ceiling by ducts from the FAU and the stove hood require dampers (use a ductless hood whenever possible). Attic units (including heat pumps) require dampers at all ceiling penetrations (711)

j. Steel beams and columns shall be protected as required for 1 Hr. protection . Where ceiling forms the protective membrane for fire-resistive assemblies (occupancy separation and rated roof/ceiling or floor / ceiling assemblies), the construction (floor joists) and their supporting horizontal structural members (beams) need not be

individually fire protected except where such members support directly applied loads from more than one floor or roof . The required fire resistance shall not be less than that required for individual protection of members.(704.3)

k. All plumbing penetrations thru walls which require Protected opening (Fire walls, Fire barriers, Fire partitions) are required to be galvanized or cast iron piping .

Note # 4.:

Interior finish materials applied to walls and ceiling shall be tested as specified in Section 803

Flame - spread rating of paneling materials on the walls of the corridor, lobby and exit enclosure must be identified on plans

Note # 5 :

For Stairs Plan,Section and Details Refer to Sheet A- 18

For enlarge Units Refer to Sheet A- 16

For door & window schedule Refer to Sheet A- 20

For Elevators Refer to Sheet A- 19

All Stairs and Shafts to be 2 Hr. Rated and all doors to Staris to be 90 Min. rated doors

Contractor to provide Shop drawings for Approval for: Stairs, Guard rails, Elevator Water proofing and etc.

North

Second Floor Plan

SCALE: 1/16" - 1'-0"

Legend :

- 1 Hr. Wall (Corridor)
- 2 Hr. Wall (Concert Block Wall)
- 1 Hr. Wall (Staggered wall STC 50) (Partition between units)
- 2 Hr. Wall (Stairs)
- 1 Hr. Wall (Corridor)
- Exit Sign
- Door Number
- Window Number
- MV — Mechanical Ventilation

Notes :

1) All bathrooms to be provided with BACKING
2) All KITCHEN COUNERTOPS to be GRANITE
3) At least ONE ACCESSIBLE SINK in every bath room
4) Provide an approved LOW LEVEL EXIT SIGNS in all interior exit corridorr
5) Provide portable fire extinguisher with the rating of not less than 10BC for kitchen , electrical room , Mechanical Room or Parking garage.
6) Provide portable fire extinguisher with the rating of not less than 2-A or 2-A 10BC within 75 feet travel distance to all portion of the Building on each Floor , also during construction
7) Provide fire extinguisher as required by Fire Dept. field inspector .

Note # 4 :

1. All exit doors serving an occupant load of 10 or more, along the path of exit travel anywhere in a means of egress system shall comply with the requirements of Section 1003.3.1
a. Revolving, sliding and overhead doors shall not be used as required exit doors. 1003.3.1.2
b. All required exit doors shall be not less than 3 ft. wide 6'-8" high, shall have a clear exit way width of not less than 32" and shall be capable of opening 90 degrees. The maximum door leaf width is 4 ft. when serving an occupant load of 10 or more. (1003.3.1.3a) & (1003.3.1.4)
c. Exit doors shall be of the pivoted, balanced or side-hinged swinging type. 1003.3.1.5

2. Exit signs shall be internally or externally illuminated. When the face of an exit sign is illuminated from an external source, it shall have an intensity of not less than 5 foot candles (54 (1x)) from either of two electric lamps. Internally illuminated signs shall provide equivalent luminance and be listed for the purpose. 1003.2.8.4

3. The exit signs shall also be connected to an emergency electrical system provided from storage batteries, unit equipment or an on-site generator set, and the system shall be installed in accordance with the Electrical Code. For high-rise buildings, see Section 403.

4. The power supply for means of egress illumination shall normally be provided by the premises of electrical supply. In the event ofits failure, illuminator shall be automatically provided from an emergency system for Group I, Divisions 1.1 and 1.2 Occupancies and for all other occupancies where the means of egress system serves an occupant load pf 100 or more.

5. Exits must have a minimum separation of one half the maximum overall diagonal of the building or area served measured in a straight line between exits.

6. All exits must be continuous and terminate in a public way or exit court leading to a public way.

7. Exit doors shall be openable from the inside without the use of a key, special knowledge or effort. Flush bolts or surface bolts are prohibited. "Applies also to exit gates". The unlatching of any leaf shall not require more than one operation.

8. Show that the exit hardware on the exterior exit doors of this building satisfies the requirements of Section 1003.3.1.9

9. All floor or landing on each side of doors is not more than 1/2 (1) inch lower than the threshold of the doorway. 1003.3.1.6

10. When a door opens over a landing, the landing shall have a length of not less than (36")(44")(60" HCD) and be not more than 1/2" below the threshold. 1" is OK if access is not required. 1003.3.1.6&7

11. "A fire alarm system is required for this structures. Plans for the fire alarm system must be submitted to the Fire Department for approval prior to installation". Required for:
a. Apartment buildings three or more stories in height or containing more than 15 units.

12. Combustible material (wood) in ducts and return air plenums shall have a flame-spread rating = 50.

13. Required 1-hr. corridors (including the space above the dropped ceiling) shall not be used as a return air plenum for circulating air. IC.601.1.1

14. No mechanical duct penetration are permitted (except for those serving the exit enclosure) through exit enclosure walls or

15. Smoke and fire dampers are required at duct penetration of area or occupancy separations walls, horizontal exit walls, fire-rated shafts, fire-resistive floor-ceiling or roof ceiling assemblies, and fire-rated corridor walls or ceilings when any extension of the ducts leads to an opening into the corridor.

16. All elevator pits shall be equipped with a drain to prevent the accumulation of water. The water and other liquids collected in the bottom of an elevator shaft may not be discharged to the sanitary sewer or storm drain.

17. Accessible Route of travel is defined as a continuous and unobstructed path connecting all accessible elements and spacesin an accessible building or facility that can be negotiated by a person with a sever disability using a wheelchair and that is also safe for and usable by person with other spaces used for similar spaces .

18 . Provide threshold for all exterior doors

EXHIBIT "A"
Page No. 6 of 21
Case No DIR-2022-7247-TOC-SPR-HCA

Developer :
Mr. Golshani
NUB LLC
7115-31 N. Van Nuys,
Van Nuys , California 91405

Project Name :
Van Nuys Development
A Mix used Development Project
7115-31 N. Van Nuys, 14525 Sherman Cir
Van Nuys , California 91405

Consultant :

K.G.A.
Khorramian Group Architects Inc.
4341 Laurel Canyon Blvd. Suite # 202 North Hollywood , Ca. 91607
Tel:(818) 508-8817 Fax:(818) 508-1251
E mail:Abdi@kgaia.com

Revisions

△	Date	Description	△	Date	Description
1			4		
2			5		
3			6		

Job No. LA - 2019-112
Drawn by : CT
Checked by : AK
DATE : 04/17/23
Scale : As Noted

Sheet Title: SECOND FLOOR PLAN

Sheet Number: A-6

Khorramian Group Architects, Inc. (KGA) 7115-31 N. Van Nuys, 14525 Sherman Cir. Van Nuys, California 91405 Not for Construction (LA - 2019-112)

Unit Number	Number of Bed Room	Square Feet	Balcony
UNIT 301 PLAN B	Studio	587.62 S.f.	50.99 S.f.
UNIT 302 PLAN A	Studio	582.24 S.f.	——
UNIT 303 PLAN A	Studio	570.75 S.f.	——
UNIT 304 PLAN A	Studio	570.75 Sq.f.	——
UNIT 305 PLAN A	Studio	570.75 S.f.	——
UNIT 306 PLAN A	Studio	570.75 S.f.	——
UNIT 307 PLAN A	Studio	570.75 S.f.	——
UNIT 308 PLAN C	Studio	570.75 S.f.	——
UNIT 309 PLAN B	Studio	671.40 S.f.	——
UNIT 310 PLAN A	One Bed Room	604.92 S.f.	98.29 S.f.
UNIT 311 PLAN A	Studio	500.58 S.f.	——
UNIT 312 PLAN B	Studio	473.53 S.f.	——
UNIT 313 PLAN B	Studio	482.10 S.f.	50.00 S.f.
UNIT 314 PLAN A	Studio	482.10 S.f.	50.00 S.f.
UNIT 315 PLAN A	Studio	482.10 S.f.	50.00 S.f.
UNIT 316 PLAN A	Studio	482.10 S.f.	50.00 S.f.
UNIT 317 PLAN A	Studio	499.00 S.f.	50.00 S.f.
UNIT 318 PLAN D	One Bed Room	648.28 S.f.	——
UNIT 319 PLAN E	Studio	465.00 S.f.	50.00 S.f.
UNIT 320 PLAN A	Studio	489.50 S.f.	50.00 S.f.
UNIT 321 PLAN B	One Bed Room	899.94 S.f.	125.93 S.f.
UNIT 322 PLAN A	Studio	565.49 S.f.	82.40 S.f.
UNIT 323 PLAN A	Studio	572.76 S.f.	——
UNIT 324 PLAN B	Studio	542.57 S.f.	——
UNIT 325 PLAN F	Studio	542.57 S.f.	50.00 S.f.
UNIT 326 PLAN B	Studio	554.51 S.f.	50.00 S.f.
UNIT 327 PLAN A	Studio	561.86 S.f.	——
UNIT 328 PLAN A	One Bed Room	654.50 S.f.	140.13 S.f.
UNIT 329 PLAN A	One Bed Room	850.36 S.f.	——
UNIT 330 PLAN A	Studio	579.64 S.f.	——
UNIT 331 PLAN B	Studio	669.23 S.f.	57.16 S.f.
UNIT 332 PLAN A	Studio	509.11 S.f.	71.49 S.f.
UNIT 333 PLAN A	Studio	617.16 S.f.	72.00 S.f.
UNIT 334 PLAN A	Studio	597.62 S.f.	56.97 S.f.
UNIT 335 PLAN A	One Bed Room	857.93 S.f.	59.18 S.f.
UNIT 336 PLAN H	Studio	787.93 S.f.	——
UNIT 337 PLAN I	Studio	4657.26 S.f.	——
UNIT 338 PLAN A	Studio	645.79 S.f.	——
UNIT 339 PLAN B	Studio	617.40 S.f.	——
UNIT 340 PLAN A	Studio	610.20 S.f.	——
UNIT 341 PLAN A	Studio	655.70 S.f.	——
UNIT 342 PLAN A	One Bed Room	789.19 S.f.	55.73 S.f.

Note # 1 :

For Stairs Plan,Section and Details Refer to Sheet A- 12,13

For enlarge Units Refer to Sheet A- 10

For door & window schedule Refer to Sheet A- 12

For Elevators Refer to Sheet A- 14

All Stairs and Shafts to be 2 Hr. Rated and all doors to Staris to be 90 Min. rated doors

Contractor to provide Shop drawings for Approval for: Stairs, Guard rails, Elevator Water proofing and etc.

Note # 2 :

Provide threshold for all Exit doors

Provide Instant Water heater at the out side closet, accesses from inside.

Note # 3 :

Fire blocking must be provided in accordance with Section 718 at the following locations :

a In concealed spaces of stud walls and partitions. including furred spaces. at the ceiling and floor levels.(718.2.2)

b In concealed spaces of stud walls and partitions. including furred spaces. at 10-foot intervals along the length of 50.00 Side wall . (718.2.2)

c At all intersections between concealed vertical and horizontal spaces such as occur at soffits , drop ceilings cove ceilings and similar locations.(718.2.2)

d Inconcealed spaces between stair stringers at the top and bottom of the run and between studs along and in the line with the run of stair if the wall under the stair is unfinished. (718.2.4)

e In openings around vents, pipes, ducts chimneys , fire places and similar openings which afford a passage for fire at ceiling and floor levels, with noncombustible materials. (718.2.5)

Note # 7 :

For Stairs Plan,Section and Details Refer to Sheet A- 18

For enlarge Units Refer to Sheet A- 16

For door & window schedule Refer to Sheet A- 20

For Elevators Refer to Sheet A- 19

All Stairs and Shafts to be 2 Hr. Rated and all doors to Staris to be 90 Min. rated doors

Contractor to provide Shop drawings for Approval for: Stairs, Guard rails, Elevator Water proofing and etc.

Note # 4 :

The Construction shall not restrict a five - Foot clear and unobstructed access to any Water or power distribution facilities (Power pole,pull-boxes,transformers,vaults pumps,valves,meters,appurtenances,etc.) Or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the linees are located on the propert, failure to comply may cause construction delays and/or additional expenses.

● An approved Seismic Gas Shutoff Valve will be installed on the fuel Gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping'(per Ordenance 170.158) (includes Commercial additions and TI work over $ 100,00.00) Separate plumbing permit is required.

● Provide ultra - low flush closets for ALL new construction. Existing shower heads and toilets must be adapted for low water consumtion.

● Shower compartments and walls above Bathtubs with installed shower heads shall be finished with a smooth, nonabsorbent surface to height not less than 72 inches above the drain inlet (section 1210.2.3) Use of water-resistant gypsum backing board shall be stated in Section 2509.3

● Water heaters must be strapped to a wall (Section507.3.upc)

● Unit Skylights shall be labeled by a LA City Approved labeling Agency. such label shall state the approved labeling agency name. product designation and perefornmance grade rating (reserch report not required) 2405.5

● A copy of the avaluation report and/ or conditions of listing shall be made available at the job site

Note # 5 :

This Building shall be provided with a manual alarm system with capacity to support visible alarm notification application in accordance with NFPA 72" (907.2.9,907.5.2.3, 907.5.2.3.4)

Provide threshold For all exterior doors

Thresholds at door ways shall not exceed 0.50" in height, 0.75" in height for sliding doors serving dwelling units (1010.1.7)

Note # 6 :

1 Exit sign shall be internally or externally illuminated

2 Exit sign illuminated by an internal source shall have an intensity of not less than 5 foot candles (54 lux)

3 internally illuminated sign shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702

4 Exit signs shall be illuminated at all all times

5 Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss. (1013.5 - 1013.6.3)

6 Egress doors shall be readily openable from the egress side without the use of a key or especial knowledge or effort (1010.1.9)

7 Door handeles , lock and other operating devices shall be shall be installed at s min. 34" and a max.48" above the finished floor (1010.1.9.2)

8 All egress door operation shall also comply with Section 1010.1.9

9 The means of egress, including the exit discharge, shall be illuminated at all times the building spaceserved by the means of egress is occupied. The means of egress illumination level shall not be less than 1 foot - candle at the walking surface. (1008.1)

10 The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminte the following areas (1008.3)

a Aisles and unenclosed egress stairways in rooms and spaces that require two

b Corridors, exit enclosures and exit passageways in building required to have two or more exits

c Exterior egress components at other than their level of exit discharge unit exit discharge is accomplished for building requiredto have two or more exits

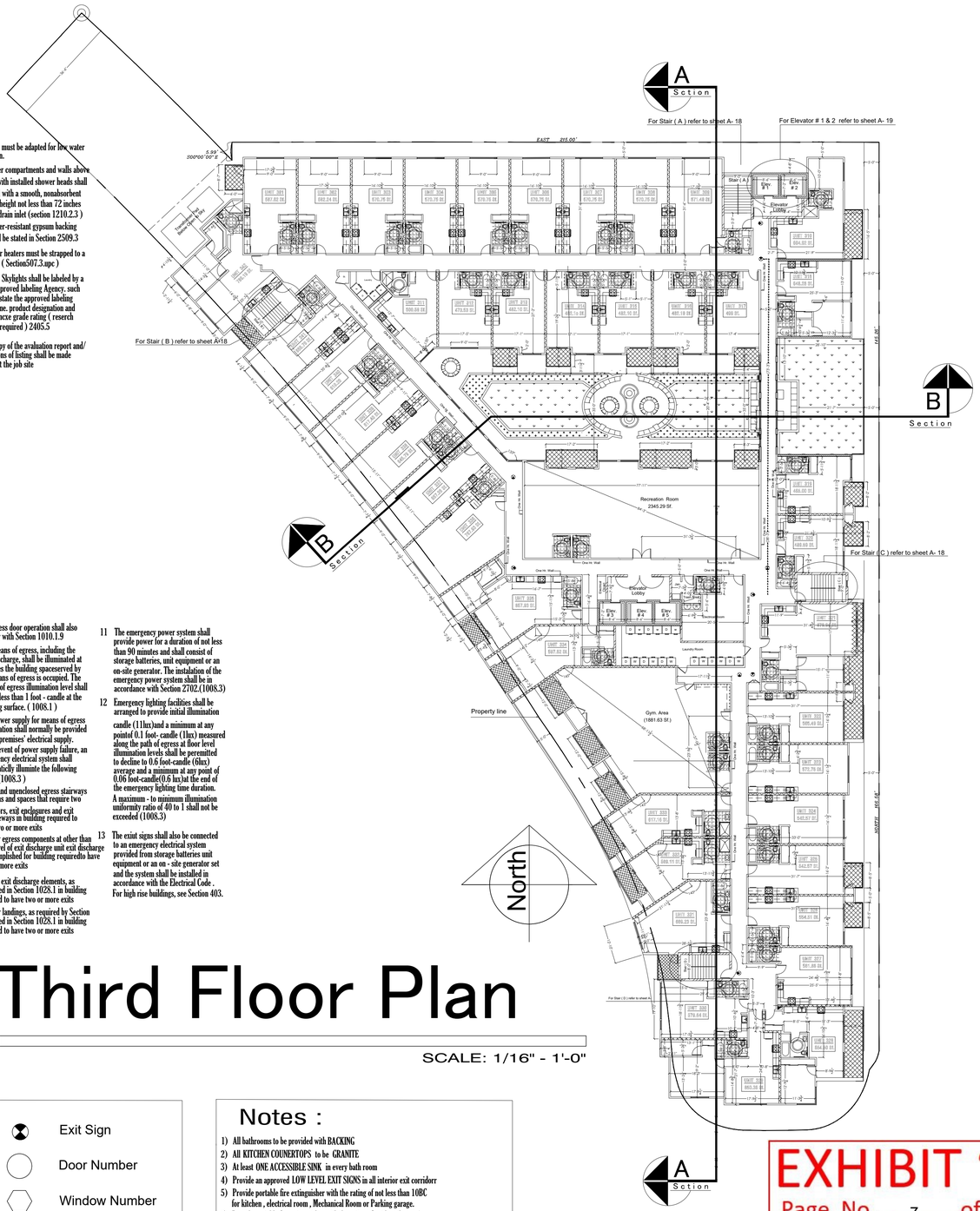
d Interior exit discharge elements, as permitted in Section 1028.1 in building required to have two or more exits

e Exterior landings, as required by Section permitted in Section 1028.1 in building required to have two or more exits

11 The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.(1008.3)

12 Emergency lighting facilities shall be arranged to provide initial illumination candle (11lux)and a minimum at any pointof 0.1 foot- candle (1lux) measured along the path of egress at floor level illumination levels shall be peremitted to decline to 0.6 foot-candle (6lux) average and a minimum at any point of 0.06 foot-candle(0.6 lux)at the end of the emergency lighting time duration. A maximum - to minimum illumination uniformity ratio of 40 to 1 shall not be exceeded (1008.3)

13 The exit signs shall also be connected to an emergency electrical system provided from storage batteries unit equipment or an on - site generator set and the system shall be installed in accordance with the Electrical Code. For high rise buildings, see Section 403.



Third Floor Plan

SCALE: 1/16" - 1'-0"

Total Apartment Units :	42 Units
Single : 35	One Bed Room : 7

Legend :

- 1 Hr. Wall (Corridor)
- 2 Hr. Wall (Concert Block Wall)
- 1 Hr. Wall (Staggered wall STC 50) (Partition between units)
- 2 Hr. Wall (Stairs)
- 1 Hr. Wall (Corridor)
- Exit Sign
- Door Number
- Window Number
- MV — Mechanical Ventilation

Notes :

1) All bathrooms to be provided with BACKING
2) All KITCHEN COUNERTOPS to be GRANITE
3) At least ONE ACCESSIBLE SINK in every bath room
4) Provide an approved LOW LEVEL EXIT SIGNS in all interior exit corridorr
5) Provide portable fire extinguisher with the rating of not less than 10BC for kitchen , electrical room , Mechanical Room or Parking garage.
6) Provide portable fire extinguisher with the rating of not less than 2-A or 2-A 10BC within 75 feet travel distance to all portion of the Building on each Floor , also during construction
7) Provide fire extinguisher as required by Fire Dept. field inspector .

Note # 8 :

1. Temporary pedestrian protection shall be provided as required by Section 303.7

2. Fire blocking must be provided in accordance with Section 708.2.1 in the

a. In concealed spaces of stud walls and partitions, including furred spaces, at the

b. In concealed spaces of stud walls and

b. In concealed spaces of stud walls and

b. In concealed spaces of stud walls and

b. In concealed spaces of stud walls and partitions, including furred spaces, at 10-foot intervals along the length of the wall.

c. At all intersections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and covered ceilings.

d. In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the wall under the stairs is unfinished.

e. In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels, with noncombustible materials.

3. Draft stops must be provided in the following locations:

a. In the attics, mansards, overhangs, false fronts sets out from walls and similar concealed spaces, and in floor-ceiling assemblies. Draft stops shall be in line with walls separating individual dwelling units and guest rooms from each other and from other and from other uses. The separated attic space cannot exceed 3000 sq.ft. and the greatest horizontal dimension cannot exceed

b. Draft-stopping materials must not be less than 1/2" gypsum board, 3/8" plywood, 3/8" Type 2-M particle board or other materials approved by the building department. Draft-stopping must be adequately supported.

4. Penetrations in walls requiring protected openings must be fire stopped with an approved material in accordance with Section 709.6. Space between penetrating materials (described below) must be designed to prevent the movement of hot flame or gases.

a. Copper or ferrous pipes or conduits may penetrate the walls or partitions, provided they are fire stopped.

b. Openings for steel electrical outlet boxes not exceeding 16 sq.in. are permitted than 100 sq.in. or 100 sq.ft. of wall or partitions. Outlet boxes on opposite sides of walls or partitions must be separated by horizontal distance of 24 in.

c. Where walls are penetrated by the other materials or where larger openings are required than permitted in (b) above, they must be qualified by tests conducted in accordance with Section 703.2

5. Smoke and fire dampers must be installed in the following locations per Section 713.11:

a. Duct penetrations of area or occupancy separation walls with ratings of two hours or

b. Ducts passing through horizontal exit

c. Ducts penetrating shafts (see exception).

d. Ducts penetrating fire-resistive elements of fire-rated corridor walls. See exception for steel ducts with no openings into corridor.

6. All mechanical ventilation system must be capable to provide 5 air change/hour.

7. To provide an Anti-Graffiti coating for the first 9 ft. of exterior walls with LARR# 25080-T.

8. Sprinkler system to be approved by Plumbing Section prior to installation.

EXHIBIT "A"
Page No. 7 of 21
Case No. DIR-2022-7247-TOC-SPR-HCA

This Plans are not valid unless signed by the Architect, Structural Engineer, Dept. of Building & Safety, Or City official of City of Los Angeles

Contractor shall verify all dimensions and conditions in the field. Should any discrepancy be found,the Contractor should notify the Architect prior to Commencement of any work

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Architect must be notify of any variation from the dimensions show by this drawings. Shop drawings and details must be submitted to and approved by the Architect before proceeding

Developer :
Mr. Golshani
NUB LLC
7115-31 N. Van Nuys,
Van Nuys , California 91405

Project Name :
Van Nuys Development
A Mix used Development Project
7115-31 N. Van Nuys, 14525 Sherman Cir
Van Nuys , California 91405

Consultant :

K.G.A.
Khorramian Group Architects Inc.
4141 Laurel Canyon Blvd. Suite # 202 North Hollywood , Ca. 91607
Tel:(818) 508-8817 Fax:(818) 508-1251
E mail Abdy@kgaia.com

Revisions

△	Date	Description	△	Date	Description
1			1		
2			2		
3			3		
4			4		
5			5		

Job No. LA - 2019-112
Drawn by : CT
Checked by : AK
DATE : 04/17/23
Scale : As Noted

Sheet Title: THIRD FLOOR PLAN

Sheet Number: A-7

(LA - 2019-112) 7115-31 N. Van Nuys, 14525 Sherman Cir. Van Nuys, California 91405 Not for Construction Khorramian Group Architects, Inc. (KGA)

Unit Number	Number of Bed Room	Square Feet	Balcony
UNIT 401 PLAN B	Studio	587.62 S.f.	50.99 S.f.
UNIT 402 PLAN A	Studio	582.24 S.f.	——
UNIT 403 PLAN A	Studio	570.75 S.f.	——
UNIT 404 PLAN A	Studio	570.75 Sq.f.	——
UNIT 405 PLAN A	Studio	570.75 S.f.	——
UNIT 406 PLAN A	Studio	570.75 S.f.	——
UNIT 407 PLAN A	Studio	570.75 S.f.	——
UNIT 408 PLAN C	Studio	570.75 S.f.	——
UNIT 409 PLAN B	Studio	671.40 S.f.	——
UNIT 410 PLAN B	One Bed Room	604.92 S.f.	98.29 S.f.
UNIT 411 PLAN B	Studio	500.58 S.f.	——
UNIT 412 PLAN A	Studio	473.53 S.f.	——
UNIT 413 PLAN A	Studio	482.10 S.f.	50.00 S.f.
UNIT 414 PLAN B	Studio	482.10 S.f.	50.00 S.f.
UNIT 415 PLAN B	Studio	482.10 S.f.	50.00 S.f.
UNIT 416 PLAN A	Studio	482.10 S.f.	50.00 S.f.
UNIT 417 PLAN A	Studio	499.00 S.f.	50.00 S.f.
UNIT 418 PLAN A	One Bed Room	648.28 S.f.	——
UNIT 419 PLAN A	Studio	459.50 S.f.	50.00 S.f.
UNIT 420 PLAN D	Studio	459.50 S.f.	50.00 S.f.
UNIT 421 PLAN E	Studio	465.00 S.f.	53.18 S.f.
UNIT 422 PLAN A	Studio	489.50 S.f.	110.29 S.f.
UNIT 423 PLAN B	One Bed Room	899.94 S.f.	52.22 S.f.
UNIT 424 PLAN A	Studio	565.49 S.f.	52.22 S.f.
UNIT 426 PLAN A	Studio	572.76 S.f.	——
UNIT 425 PLAN B	Studio	542.57 S.f.	——
UNIT 427 PLAN F	Studio	542.57 S.f.	51.60 S.f.
UNIT 428 PLAN B	Studio	554.51 S.f.	51.60 S.f.
UNIT 429 PLAN A	Studio	561.86 S.f.	——
UNIT 430 PLAN A	One Bed Room	654.50 S.f.	162.97 S.f.
UNIT 431 PLAN A	One Bed Room	850.36 S.f.	——
UNIT 432 PLAN A	Studio	579.64 S.f.	——
UNIT 433 PLAN G	Studio	669.23 S.f.	57.16 S.f.
UNIT 434 PLAN A	Studio	509.11 S.f.	71.49 S.f.
UNIT 435 PLAN A	Studio	617.16 S.f.	73.12 S.f.
UNIT 436 PLAN A	Studio	597.62 S.f.	56.97 S.f.
UNIT 437 PLAN A	One Bed Room	857.93 S.f.	58.60 S.f.
UNIT 438 PLAN H	Studio	787.93 S.f.	——
UNIT 439 PLAN I	Studio	657.26 S.f.	——
UNIT 440 PLAN A	Studio	645.79 S.f.	——
UNIT 441 PLAN B	Studio	617.40 S.f.	——
UNIT 442 PLAN A	Studio	610.20 S.f.	——
UNIT 443 PLAN A	Studio	655.70 S.f.	——
UNIT 444 PLAN A	One Bed Room	789.19 S.f.	55.73 S.f.

Total Apartment Units : 44 Units | Single : 37 | One Bed Room : 7

Fourth Floor Plan

SCALE: 1/16" - 1'-0"

North

Legend :

- 1 Hr. Wall (Corridor)
- 2 Hr. Wall (Concert Block Wall)
- 1 Hr. Wall (Staggered wall STC 50) (Partition between units)
- 2 Hr. Wall (Stairs)
- 1 Hr. Wall (Corridor)
- Exit Sign
- Door Number
- Window Number
- MV — Mechanical Ventilation

Notes :

1) All bathrooms to be provided with BACKING
2) All KITCHEN COUNERTOPS to be GRANITE
3) At least ONE ACCESSIBLE SINK in every bath room
4) Provide an approved LOW LEVEL EXIT SIGNS in all interior exit corridorr
5) Provide portable fire extinguisher with the rating of not less than 10BC for kitchen , electrical room , Mechanical Room or Parking garage.
6) Provide portable fire extinguisher with the rating of not less than 2-A or 2-A 10BC within 75 feet travel distance to all portion of the Building on each Floor , also during construction
7) Provide fire extinguisher as required by Fire Dept. field inspector .

Note # 7 :

For Stairs Plan,Section and Details Refer to Sheet A- 18

For enlarge Units Refer to Sheet A- 16

For door & window schedule Refer to Sheet A- 20

For Elevators Refer to Sheet A- 19

All Stairs and Shafts to be 2 Hr. Rated and all doors to Staris to be 90 Min. rated doors

Contractor to provide Shop drawings for Approval for: Stairs, Guard rails, Elevator Water proofing and etc.

Legend :

- Conc. Block Refer to Structural Dwgs.
- Wood Stud Wall Refer to Structural Dwgs.
- Stagerd Wall (STC. 50) 1 Hr. fire wall
- Exit Sign
- Door Number
- Window Number
- MV — Mechanical Ventilation

EXHIBIT "A"
Page No. 8 of 21
Case No DIR-2022-7247-TOC-SPR-HCA

This Plans are not valid unless signed by the Architect, Structural Engineer, Dept. of Building & Safety, Or City official of City of Los Angeles

Contractor shall verify all dimensions and conditions in the field. Should any discrepancy be found,the Contractor should notify the Architect prior to Commencement of any work

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Architect must be notify of any variation from the dimensions show by this drawings. Shop drawings and details must be submitted to and approved by the Architect before proceeding

Developer :
Mr. Golshani
NUB LLC
7115-31 N. Van Nuys,
Van Nuys , California 91405

Project Name :
Van Nuys Development
A Mix used Development Project
7115-31 N. Van Nuys, 14525 Sherman Cir
Van Nuys , California 91405

Consultant :

K.G.A.
Khorramian Group Architects Inc.
4141 Laurel Canyon Blvd. Suite # 202 North Hollywood , Ca. 91607
Tel:(818) 508-8817 Fax:(818) 508-1253
E mail Abdy@kgaia.com

Revisions

△	Date	Description	△	Date	Description
1			1		
2			2		
3			3		
4			4		
5			5		

Job No. LA - 2019-112
Drawn by : CT
Checked by : AK
DATE : 04/17/23
Scale : As Noted

Sheet Title: Fourth FLOOR

Sheet Number: A-8

Khorramian Group Architects, Inc. (KGA) Not for Construction (LA-2019-112) 7115-31 N. Van Nuys, 14525 Sherman Cir. Van Nuys, California 91405

Unit Number	Number of Bed Room	Square Feet	Balcony
UNIT 501 PLAN B	Studio	587.62 S.f.	50.99 S.f.
UNIT 502 PLAN A	Studio	582.24 S.f.	——
UNIT 503 PLAN A	Studio	570.75 S.f.	——
UNIT 504 PLAN A	Studio	570.75 Sq.f.	——
UNIT 505 PLAN A	Studio	570.75 S.f.	——
UNIT 506 PLAN A	Studio	570.75 S.f.	——
UNIT 507 PLAN A	Studio	570.75 S.f.	——
UNIT 508 PLAN C	Studio	570.75 S.f.	——
UNIT 509 PLAN B	Studio	671.40 S.f.	110.25 Sq.f.
UNIT 510 PLAN B	One Bed Room	604.92 S.f.	53.11 Sq.f.
UNIT 511 PLAN B	Studio	500.58 S.f.	47.00 Sq.f.
UNIT 512 PLAN A	Studio	473.53 S.f.	84.61 Sq.f.
UNIT 513 PLAN A	Studio	482.10 S.f.	124.49 Sq.f.
UNIT 514 PLAN B	Studio	482.10 S.f.	124.49 Sq.f.
UNIT 515 PLAN B	Studio	482.10 S.f.	——
UNIT 516 PLAN A	Studio	482.10 S.f.	50.52 Sq.f.
UNIT 517 PLAN A	Studio	499.00 S.f.	50.52 Sq.f.
UNIT 518 PLAN A	One Bed Room	648.28 S.f.	——
UNIT 519 PLAN A	Studio	459.50 S.f.	144.23 Sq.f.
UNIT 520 PLAN D	Studio	459.50 S.f.	——
UNIT 521 PLAN E	Studio	465.00 S.f.	——
UNIT 522 PLAN A	Studio	489.50 S.f.	52.00 Sq.f.
UNIT 523 PLAN B	One Bed Room	899.94 S.f.	59.46 Sq.f.
UNIT 524 PLAN A	Studio	565.49 S.f.	51.00 Sq.f.
UNIT 525 PLAN A	Studio	572.76 S.f.	81.00 Sq.f.
UNIT 526 PLAN B	Studio	542.57 S.f.	85.00 Sq.f.
UNIT 527 PLAN F	Studio	542.57 S.f.	85.00 Sq.f.
UNIT 528 PLAN B	Studio	554.51 S.f.	50.00 Sq.f.
UNIT 529 PLAN A	Studio	561.86 S.f.	50.00 Sq.f.
UNIT 530 PLAN A	One Bed Room	654.50 S.f.	50.00 Sq.f.
UNIT 531 PLAN A	One Bed Room	850.36 S.f.	50.00 Sq.f.
UNIT 532 PLAN A	Studio	579.64 S.f.	50.00 Sq.f.
UNIT 533 PLAN G	Studio	669.23 S.f.	50.00 Sq.f.
UNIT 534 PLAN A	Studio	509.11 S.f.	——
UNIT 535 PLAN A	Studio	617.16 S.f.	——
UNIT 536 PLAN A	Studio	597.62 S.f.	——
UNIT 537 PLAN A	One Bed Room	857.93 S.f.	51.00 Sq.f.
UNIT 538 PLAN H	Studio	787.93 S.f.	——
UNIT 539 PLAN I	Studio	657.26 S.f.	50.00 Sq.f.
UNIT 540 PLAN A	Studio	645.79 S.f.	50.00 Sq.f.
UNIT 541 PLAN B	Studio	617.40 S.f.	50.00 Sq.f.
UNIT 542 PLAN A	Studio	610.20 S.f.	50.00 Sq.f.
UNIT 543 PLAN A	Studio	655.70 S.f.	50.00 Sq.f.
UNIT 544 PLAN A	One Bed Room	789.19 S.f.	

Total Apartment Units : 44 Units | Single : 37 | One Bed Room : 7

Note # 1 :

Provide threshold for all Exit doors
Provide Instant Water heater at the out site closet, accesses from inside.

Steel Copper or ferrous pipe or conduit may penetrate concrete or masonary walls where the penetrating item is a maximum 6-inch. diameter and the area of the opening throu gh the wall does not exceed 144 square inches.

Membbrane penetrations of maximum 2-hr. fire resistance rated wall and partitions by steel electrical outlet boxes not exceeding 16-square inches are permitted provided opening do not exceed 100 square inches for any 100 square feet of wall area . Outlet boxes on opposite sides of walls or partitions must be separated by a horizontal distance of 24 inches (714.3.2)

Where walls are penetrated by other materials or where larger openings are required than permitted in above they must be qualified by tests conducted in accordance with section (714.3.1.1)

Note #2 :

1. Interior finish material applied to wall & ceilings shall be tested as specified in Section 802.

2. Each light of safety glazing material installed in hazardous locations shall be tempered and identified by a permanent label that specifies the labeler, and states that safety glazing material has been utilized in such installations. The following shall be considered specific hazardous locations for the purpose of glazing:

a. Glazing in ingress and egress doors.

b. Glazing in fixed and sliding panels of sliding door assemblies and panels in swinging doors other than wardrobe doors.

c. Glazing in storm doors.

d. Glazing in all unframed swinging doors.

e. Glazing in doors and enclosures for hot tubs, bathtubs, showers (Also glazing in wall enclosing these compartments within 5' of standing surface).

f. glazing in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24 inch (610mm) arc of vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1525mm) above the walking surface.

g. Glazing in an individual fixed or operable panel, other than described in terms of e and f, that meet all of the following conditions:

I. Exposed area of an individual pane greater than 9 square feet (0.84 square meter).

II. Exposed bottom edge less than 18 inches (457mm) above the floor.

III. Exposed top edge greater than 36 inches (914mm) above the floor.

IV. One or more walking surfaces within 36 inches (914mm) horizontally of the plane of the glazing.

h. Glazing in railings regardless of height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.

i. Glazing in walls and fences used as the barrier for indoor and outdoor swimming pools and spas when all of the following conditions are present:

I. The bottom edge of the glazing is less than 60 inches (1525 mm) above the pool side of the glazing.

II. The glazing is within 5 feet (1525 mm) of a swimming pool or spa water's edge.

j. Glazing in walls enclosing stairway landings or within 5 feet (1525 mm) of the bottom edge of the glass is less than 60 inches (1525 mm) above a walking surface.

3. Provide an approved spark tester for the chimney of a fireplace, stove, or barbeque. (L.A.M.C. 57.20.25)

4. Water heater must be strapped to wall.

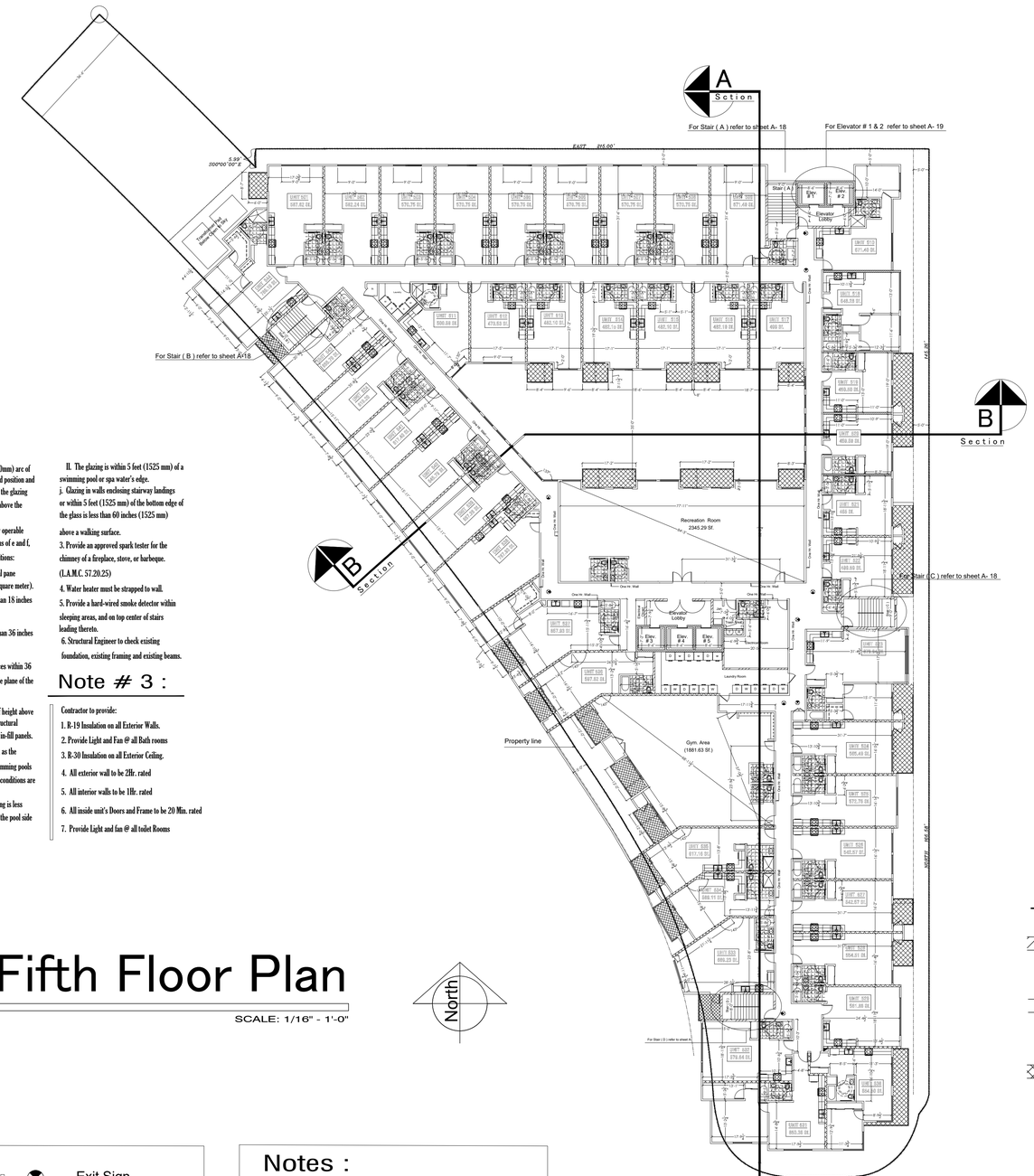
5. Provide a hard-wired smoke detector within sleeping areas, and on top center of stairs leading thereto.

6. Structural Engineer to check existing foundation, existing framing and existing beams.

Note # 3 :

Contractor to provide:

1. R-19 Insulation on all Exterior Walls.
2. Provide Light and Fan @ all Bath rooms
3. R-30 Insulation on all Exterior Ceiling.
4. All exterior wall to be 2Hr. rated
5. All interior walls to be 1Hr. rated
6. All inside unit's Doors and Frame to be 20 Min. rated
7. Provide Light and fan @ all toilet Rooms



Fifth Floor Plan

SCALE: 1/16" - 1'-0"

North

Note # 4 :

For Stairs Plan,Section and Details Refer to Sheet A- 18

For enlarge Units Refer to Sheet A- 16

For door & window schedule Refer to Sheet A- 20

For Elevators Refer to Sheet A- 19

All Stairs and Shafts to be 2 Hr. Rated and all doors to Staris to be 90 Min. rated doors

Contractor to provide Shop drawings for Approval for: Stairs, Guard rails, Elevator Water proofing and etc.

Legend :

- Conc. Block Refer to Structural Dwgs.
- Wood Stud Wall Refer to Structural Dwgs.
- Stagerd Wall Fire wall (STC. 50)
- Exit Sign
- Door Number
- Window Number
- MV — Mechanical Ventilation

Legend :

- 1 Hr. Wall (Corridor)
- 2 Hr. Wall (Concert Block Wall)
- 1 Hr. Wall (Staggered wall STC 50) (Partition between units)
- 2 Hr. Wall (Stairs)
- 1 Hr. Wall (Corridor)
- Exit Sign
- Door Number
- Window Number
- MV — Mechanical Ventilation

Notes :

1) All bathrooms to be provided with BACKING
2) All KITCHEN COUNERTOPS to be GRANITE
3) At least ONE ACCESSIBLE SINK in every bath room
4) Provide an approved LOW LEVEL EXIT SIGNS in all interior exit corridorr
5) Provide portable fire extinguisher with the rating of not less than 10BC for kitchen , electrical room , Mechanical Room or Parking garage.
6) Provide portable fire extinguisher with the rating of not less than 2-A or 2-A 10BC within 75 feet travel distance to all portion of the Building on each Floor , also during construction
7) Provide fire extinguisher as required by Fire Dept. field inspector .

EXHIBIT "A"
Page No. 9 of 21
Case No DIR-2022-7247-TOC-SPR-HCA

Developer :
Mr. Golshani
NUB LLC
7115-31 N. Van Nuys,
Van Nuys , California 91405

Project Name :
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A Mix used Development Project
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Consultant :

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Revisions

△	Date	Description	△	Date	Description
1			1		
2			2		
3			3		
4			4		
5			5		

Job No. LA - 2019-112
Drawn by : CT
Checked by : AK
DATE : 04/17/23
Scale : As Noted

Sheet Title: FIFTH FLOOR PLAN

Sheet Number: A-9

Khorramian Group Architects, Inc. (KGA)
7115-31 N. Van Nuys, 14525 Sherman Cir. Van Nuys, California 91405
(LA-2019-112)

Not for Construction

Sixth Floor Plan

SCALE: 1/16" - 1'-0"

North

Unit Number	Number of Bed Room	Square Feet	Balcony
UNIT 601 PLAN B	Studio	587.62 S.f.	50.99 S.f.
UNIT 602 PLAN A	Studio	582.24 S.f.	——
UNIT 603 PLAN A	Studio	570.75 S.f.	——
UNIT 604 PLAN A	Studio	570.75 Sq.f.	——
UNIT 504 PLAN A	Studio	570.75 S.f.	——
UNIT 606 PLAN A	Studio	570.75 S.f.	——
UNIT 607 PLAN A	Studio	570.75 S.f.	——
UNIT 608 PLAN C	Studio	570.75 S.f.	——
UNIT 609 PLAN B	Studio	671.40 S.f.	——
UNIT 610 PLAN A	One Bed Room	604.92 S.f.	98.29 S.f.
UNIT 611 PLAN A	Studio	500.58 S.f.	——
UNIT 612 PLAN B	Studio	473.53 S.f.	——
UNIT 613 PLAN B	Studio	482.10 S.f.	50.00 S.f.
UNIT 614 PLAN A	Studio	482.10 S.f.	50.00 S.f.
UNIT 615 PLAN A	Studio	482.10 S.f.	50.00 S.f.
UNIT 616 PLAN A	Studio	482.10 S.f.	50.00 S.f.
UNIT 617 PLAN A	Studio	499.00 S.f.	50.00 S.f.
UNIT 618 PLAN D	One Bed Room	648.28 S.f.	——
UNIT 619 PLAN E	Studio	487.00 S.f.	50.00 S.f.
UNIT 620 PLAN A	Studio	489.50 S.f.	50.00 S.f.
UNIT 621 PLAN B	One Bed Room	899.94 S.f.	60.86 S.f.
UNIT 622 PLAN A	Studio	565.49 S.f.	60.87 S.f.
UNIT 623 PLAN A	Studio	572.76 S.f.	84.68 S.f.
UNIT 624 PLAN B	Studio	542.57 S.f.	124.19 S.f.
UNIT 625 PLAN F	Studio	542.57 S.f.	50.00 S.f.
UNIT 626 PLAN B	Studio	554.51 S.f.	50.00 S.f.
UNIT 627 PLAN A	Studio	561.86 S.f.	——
UNIT 628 PLAN A	One Bed Room	654.50 S.f.	140.13 S.f.
UNIT 629 PLAN A	One Bed Room	850.36 S.f.	——
UNIT 630 PLAN A	Studio	579.64 S.f.	——
UNIT 631 PLAN G	Studio	669.23 S.f.	57.16 S.f.
UNIT 632 PLAN A	Studio	509.11 S.f.	71.49 S.f.
UNIT 633 PLAN A	Studio	617.16 S.f.	72.00 S.f.
UNIT 634 PLAN A	Studio	597.62 S.f.	56.97 S.f.
UNIT 635 PLAN A	One Bed Room	857.93 S.f.	59.18 S.f.
UNIT 636 PLAN H	Studio	787.93 S.f.	——
UNIT 637 PLAN I	Studio	4657.26 S.f.	——
UNIT 638 PLAN A	Studio	645.79 S.f.	——
UNIT 639 PLAN B	Studio	617.40 S.f.	——
UNIT 640 PLAN A	Studio	610.20 S.f.	——
UNIT 641 PLAN A	Studio	655.70 S.f.	——
UNIT 642 PLAN A	One Bed Room	789.19 S.f.	55.73 S.f.

Total Apartment Units : 42 Units | Single : 35 | One Bed Room : 7

Legend :

- 1 Hr. Wall (Corridor)
- 2 Hr. Wall (Concert Block Wall)
- 1 Hr. Wall (Staggered wall STC 50) (Partition between units)
- 2 Hr. Wall (Stairs)
- 1 Hr. Wall (Corridor)
- Exit Sign
- Door Number
- Window Number
- MV Mechanical Ventilation

Notes :

1) All bathrooms to be provided with BACKING
2) All KITCHEN COUNERTOPS to be GRANITE
3) At least ONE ACCESSIBLE SINK in every bath room
4) Provide an approved LOW LEVEL EXIT SIGNS in all interior exit corridorr
5) Provide portable fire extinguisher with the rating of not less than 10BC for kitchen , electrical room , Mechanical Room or Parking garage.
6) Provide portable fire extinguisher with the rating of not less than 2-A or 2-A 10BC within 75 feet travel distance to all portion of the Building on each Floor , also during construction
7) Provide fire extinguisher as required by Fire Dept. field inspector .

Note # 4 :

For Stairs Plan,Section and Details Refer to Sheet A- 18

For enlarge Units Refer to Sheet A- 16

For door & window schedule Refer to Sheet A- 20

For Elevators Refer to Sheet A- 19

All Stairs and Shafts to be 2 Hr. Rated and all doors to Staris to be 90 Min. rated doors

Contractor to provide Shop drawings for Approval for: Stairs, Guard rails, Elevator Water proofing and etc.

Legend :

- Conc. Block Refer to Structural Dwgs.
- Wood Stud Wall Refer to Structural Dwgs.
- Stagerd Wall Fire wall (STC. 50)
- Exit Sign
- Door Number
- Window Number
- MV Mechanical

EXHIBIT "A"
Page No. 10 of 21
Case No. DIR-2022-7247-TOC-SPR-HCA

Khorramian Group Architects, Inc. (KGA)

Not for Construction

7115-31 N. Van Nuys, 14525 Sherman Cir. Van Nuys, California 91405

(LA - 2019-112)

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7115-31 N. Van Nuys, Van Nuys , California 91405

Project Name : Van Nuys Development
A Mix used Development Project
7115-31 N. Van Nuys, 14525 Sherman Cir Van Nuys , California 91405

Consultant :

K.G.A.
Khorramian Group Architects Inc.

Revisions			
Date	Description	Date	Description

Job No. LA - 2019-112
Drawn by : CT
Checked by : AK
DATE : 04/17/23
Scale : As Noted

Sheet Title: SIXTH FLOOR PLAN

Sheet Number: A-10

Solar Zone Calculation

Roof Area 35,529.58 Sq.f.

Required Solar Area : 35,529,58x 15% = 4,579.43 Sq.f.

Provide Solar Area :

153'-6" x 27'-7" = 4.233.53 Sq.f.

18'-6" x 27'-0" = 499,50 Sq.f.

Total : 4,233.53 + 499.50 = 4,733.03 Sq.f. > 4,579.43 Sq.f.

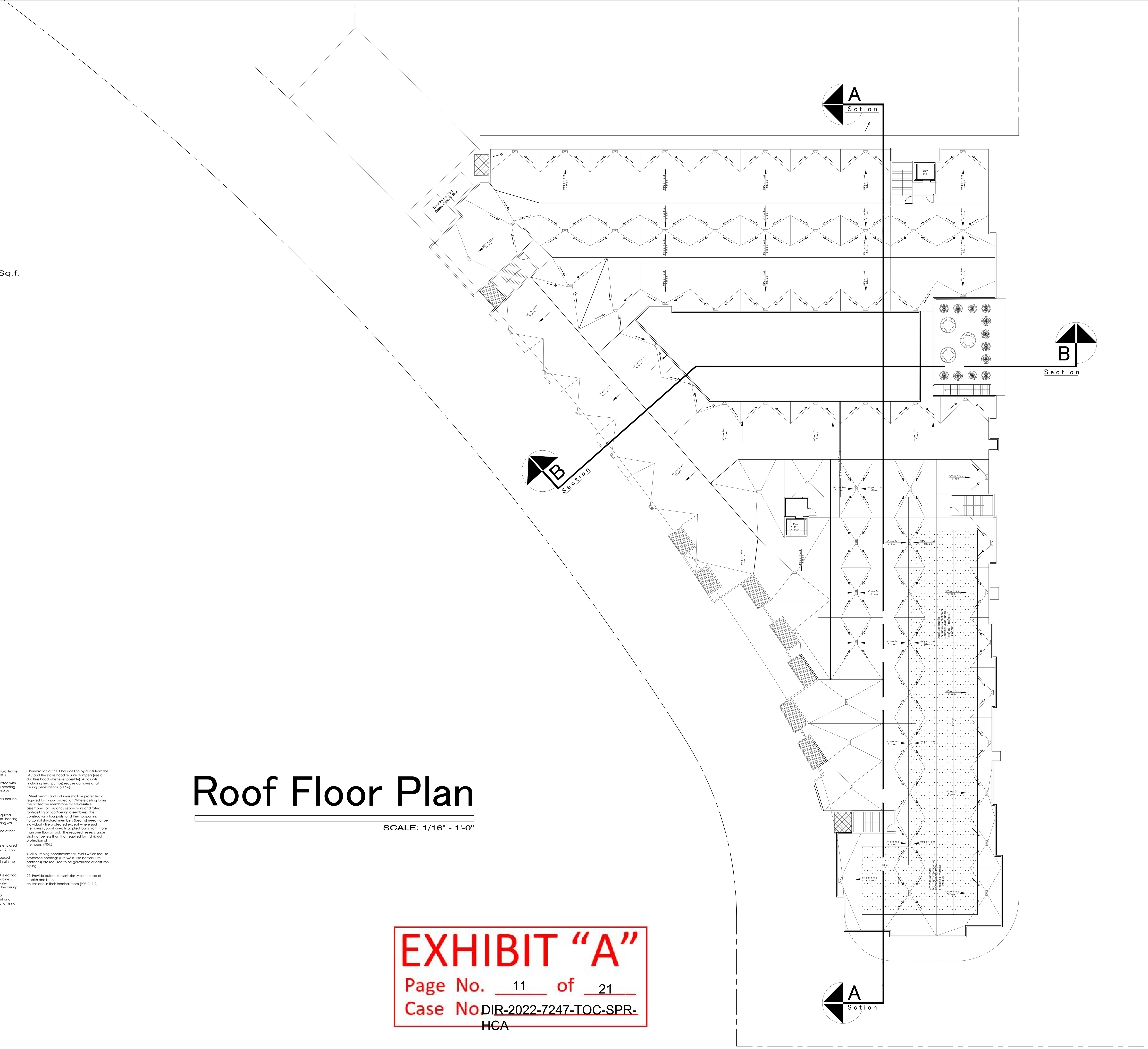
33-NC Perma Ply-R 33 NC ALL Area
Class A Roof
BUILT- UP ROOFING -
NAILABLE/CAPSHEET

Apply Perma Ply base Ply with 2 inch side laps and 3 inch end laps Mechanically secure 9 inches o c at side laps and 18 inches o c on two line 12 inches from each edge (staggered) Mechanical Mecurement shall be accomplished using mechanical fasteners recommended by the deck manufacturer Large-Head Simplex nails (minimum 15 16 inch head diameter), the Berry fast Tape fast system or the Bostach Disc A Matic system may be used on wood decks only.

Embed two plies of Perma Ply in shingle fashion (starter sheets required) lapping 19 inches into uniform solid moppings of hot asphalt using a nominal 25lb 100ft per ply Plies may be left exposed up to six months without surfacing.

Embed 12ft lengths of Perma Cap into a uniform solid mopping of hot asphalt using a nominal 25lb 100ft Perma Cap side laps shall be at least 8 inches form Perma Ply de laps Perma Cap end laps shall be staggered 3ft There roll in methods of application is recommended to minimize fishmouths and blisters.

(15 years warranty minimum)



Roof Floor Plan

SCALE: 1/16" - 1'-0"

Note

1. Openings through a floor/ ceiling assembly shall be protected by (1) One Hour for Elevator & (2) Two hour for Stair shaft enclosure. The shaft enclosure shall be constructed of fire barriers and horizontal assemblies. (708)

2. Draft stop shall be provided within a concealed floorceiling assembly formed of combustible construction, unless the building is sprinklered with NFPA 13 sprinkler system (1000 sf between draft stops) (717.3.2 & 3)

3. Fire blocking must be provided in accordance with Section 717 at the following locations:
a. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels.
b. In concealed spaces of stud walls and partitions, including furred spaces, at 10-foot intervals along the length of the wall.
d. In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the wall under the stairs is unfinished.

4. "This building shall be provided with a manual alarm system with the capability to support visible alarm notification appliances in accordance with NFPA 72". (907.2.9, 907.5.2.3.4)

5. All elevator pits shall be equipped with a drain to prevent the accumulation of water. The water and other liquids collected in the bottom of an elevator shaft may not be discharged to the sanitary sewer or storm drain. Plumbing Information Bulletin, P/PC 2002-04.

6. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level. (1205.1 and 1205.3)

7. Each pane of safety glazing installed in hazardous locations shall be identified by a manufacturer's designation specifying who applied the designation, the manufacturer or installer and the safety glazing standard.
The following shall be considered specific hazardous locations for the purposed of safety glazing. Glazing in: Section 2406
a. Swing doors.
b. Doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers.

8. Provide a weep screed for stucco at the foundation plate line a minimum of 4 inches above the earth or 2 inches above paved areas. Weep screeds shall be of a type which will allow trapped water to drain to the exterior of the building. (Show these dimensions on a foundation detail drawing) (Section 2512.1.2)

9. Provide anti-graffiti finish at the first 9 feet, measured from grade, at exterior walls and doors. (6306)

10. This structure is of type III-A construction. Plans the required (1 hour) rated roof, (2 hour) rated exterior wall construction, (1)) structural frame protection, and (1) floor construction. (T 601)

a. Structural steel members shall be protected with an approved product. Thicknesses of fire proofing materialshall be specified on the plans. (703.2)

b. Restrained Construction - Steel members shall be identified by the Engineer. (703.2.3)

28. Provide:
a. Continuous drywall behind all tubs is required unless the walls are within the unit and non- bearing. Back to back tubs with a common plumbing wall are impractical in 1-hour buildings.
b. All interior partitions shall be constructed of not less than 1-hour fire-resistive construction.

d. All openings in floors are required to be enclosed by a shaft having wall, floor, and ceiling of (2) hour fire resistive construction. (708.4)
e. Recessed ceiling light fixtures must be boxed around with 5/8" Type "X" drywall" to maintain the 1-hour ceiling assembly.

f. Continuous drywall is required behind all electrical service panels, fire hoses and medicine cabinets.
g. Exhaust fans from the bathroom must enter through the wall. Dampers are required if the ceiling is penetrated(716.5)
h. Plumbing penetration through horizontal occupancy separations shall be boxed out and filled with approved safing material. Insulation is not approved. (713.4.1.1)

I. Penetration of the 1 hour ceiling by ducts from the FAU and the stove hood require dampers (use a ductless hood whenever possible). Attic units (including heat pumps) require dampers at all ceiling penetrations. (716.6)

j. Steel beams and columns shall be protected as required for 1-hour protection. Where ceiling forms the protective membrane for fire-resistive assemblies (occupancy separations and rated roof/ceiling or floor/ceiling assemblies), the construction (floor joists) and their supporting horizontal structural members (beams) need not be individually fire protected except where such members support directly applied loads from more than one floor or roof. The required fire resistance shall not be less than that required for individual protection of
members. (704.3)

k. All plumbing penetrations thru walls which require protected openings (Fire walls, Fire barriers, Fire partitions) are required to be galvanized or cast iron piping.

29. Provide automatic sprinkler system at top of rubbish and linen
chutes and in their terminal room (907.2.11.2)

EXHIBIT "A"
Page No. 11 of 21
Case No DIR-2022-7247-TOC-SPR-HCA

Khorramian Group Architects, Inc. (KGA)

Not for Construction

7115-31 N. Van Nuys, 14525 Sherman Cir. Van Nuys, California 91405 (LA - 2019-112)

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Van Nuys , California 91405

Project Name :
Van Nuys Development
A Mix used Development Project
7115-31 N. Van Nuys, 14525 Sherman Cir
Van Nuys , California 91405

Consultant :

PROFESSIONAL REGISTERED ARCHITECT
ABDY KHORRAMIAN
No. C 013138
STATE OF CALIFORNIA

K.G.A.
Khorramian Group Architects Inc.
4741 Laurel Canyon Blvd. Suite # 202 North Hollywood , Ca. 91607
Tel:(818) 508-0817 Fax:(818) 508-1251
E mail Abdy@kgaia.com

Architects Planners Interiors Engineers

Revisions

△	Date	Description	△	Date	Description
1			5		
2			6		
3			7		
4			8		

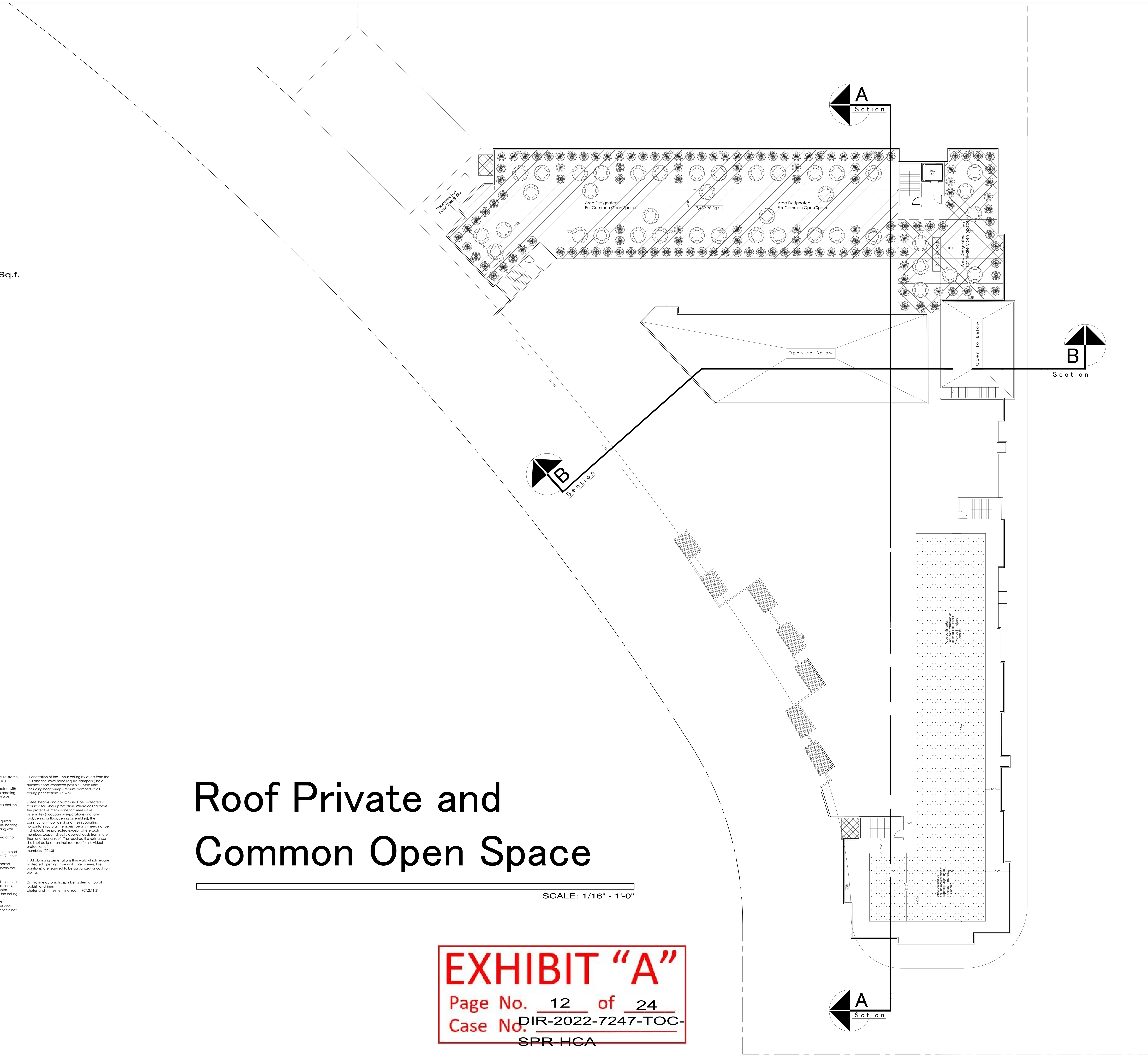
Job No. LA - 2019-112
Drawn by : CT
Checked by : AK
DATE : 02/08/23
Scale : As Noted

Sheet Title: ROOF FLOOR PLAN

Sheet Number: A-11

Solar Zone Calculation

Roof Area 35,529.58 Sq.f.
Required Solar Area : 35,529,58x 15% = 4,579.43 Sq.f.
Provide Solar Area :
153'-6" x 27'-7" = 4.233.53 Sq.f.
18'-6" x 27'-0" = 499,50 Sq.f.
Total : 4,233.53 + 499.50 = 4,733.03 Sq.f. > 4,579.43 Sq.f.



Note

1. Openings through a floor/ ceiling assembly shall be protected by (1) One Hour for Elevator & (2) Two hour for Stair shaft enclosure. The shaft enclosure shall be constructed of fire barriers and horizontal assemblies. (708)

2. Draft stop shall be provided within a concealed floorceiling assembly formed of combustible construction, unless the building is sprinklered with NFPA 13 sprinkler system (1000 sf between draft stops) (717.3.2 & 3)

3. Fire blocking must be provided in accordance with Section 717 at the following locations:
a. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels.
b. In concealed spaces of stud walls and partitions, including furred spaces, at 10-foot intervals along the length of the wall.
d. In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the wall under the stairs is unfinished.

4. "This building shall be provided with a manual alarm system with the capability to support visible alarm notification appliances in accordance with NFPA 72". (907.2.9, 907.5.2.3.4)

5. All elevator pits shall be equipped with a drain to prevent the accumulation of water. The water and other liquids collected in the bottom of an elevator shaft may not be discharged to the sanitary sewer or storm drain. Plumbing Information Bulletin, P/PC 2002-04.

6. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level. (1205.1 and 1205.3)

7. Each pane of safety glazing installed in hazardous locations shall be identified by a manufacturer's designation specifying who applied the designation, the manufacturer or installer and the safety glazing standard.
The following shall be considered specific hazardous locations for the purposed of safety glazing. Glazing in: Section 2406
a. Swing doors.
b. Doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers.

8. Provide a weep screed for stucco at the foundation plate line a minimum of 4 inches above the earth or 2 inches above paved areas. Weep screeds shall be of a type which will allow trapped water to drain to the exterior of the building. (Show these dimensions on a foundation detail drawing) (Section 2512.1.2)

9. Provide anti-graffiti finish at the first 9 feet, measured from grade, at exterior walls and doors. (6306)

10. This structure is of type III-A construction. Plans the required (1 hour) rated roof, (2 hour) rated exterior wall construction, (1)) structural frame protection, and (1) floor construction. (T 601)

a. Structural steel members shall be protected with an approved product. Thicknesses of fire proofing materialshall be specified on the plans. (703.2)

b. Restrained Construction - Steel members shall be identified by the Engineer. (703.2.3)

28. Provide:
a. Continuous drywall behind all tubs is required unless the walls are within the unit and non- bearing. Back to back tubs with a common plumbing wall are impractical in 1-hour buildings.
b. All interior partitions shall be constructed of not less than 1-hour fire-resistive construction.

d. All openings in floors are required to be enclosed by a shaft having wall, floor, and ceiling of (2) hour fire resistive construction. (708.4)
e. Recessed ceiling light fixtures must be boxed around with 5/8" Type "X" drywall" to maintain the 1-hour ceiling assembly.

f. Continuous drywall is required behind all electrical service panels, fire hoses and medicine cabinets.
g. Exhaust fans from the bathroom must enter through the wall. Dampers are required if the ceiling is penetrated(716.5)
h. Plumbing penetration through horizontal occupancy separations shall be boxed out and filled with approved safing material. Insulation is not approved. (713.4.1.1)

l. Penetration of the 1 hour ceiling by ducts from the FAU and the stove hood require dampers (use a ductless hood whenever possible). Attic units (including heat pumps) require dampers at all ceiling penetrations. (716.6)

j. Steel beams and columns shall be protected as required for 1-hour protection. Where ceiling forms the protective membrane for fire-resistive assemblies (occupancy separations and rated roof/ceiling or floor/ceiling assemblies), the construction (floor joists) and their supporting horizontal structural members (beams) need not be individually fire protected except where such members support directly applied loads from more than one floor or roof. The required fire resistance shall not be less than that required for individual protection of members. (704.3)

k. All plumbing penetrations thru walls which require protected openings (Fire walls, Fire barriers, Fire partitions) are required to be galvanized or cast iron piping.

29. Provide automatic sprinkler system at top of rubbish and linen chutes and in their terminal room (907.2.11.2)

Roof Private and Common Open Space

SCALE: 1/16" - 1'-0"

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Page No. 12 of 24
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Developer :
Mr. Golshani
NUB LLC
7115-31 N. Van Nuys,
Van Nuys , California 91405

Project Name :
Van Nuys Development
A Mix used Development Project
7115-31 N. Van Nuys, 14525 Sherman Cir
Van Nuys , California 91405

Consultant :

PROFESSIONAL REGISTERED ARCHITECT
ABDY KHORRAMIAN
No. C 013138
STATE OF CALIFORNIA

K.G.A.
Khorramian Group Architects Inc.
4741 Laurel Canyon Blvd. Suite # 202 North Hollywood , Ca. 91607
Tel:(818) 508-0817 Fax:(818) 508-1251
E mail Abdy@kgaia.com

Architects Planners Interiors Engineers

Revisions					
	Date	Description		Date	Description
1			5		
2			6		
3			7		
4			8		

Job No.
LA - 2019-112
Drawn by : CT
Checked by : AK
DATE : 02/08/23
Scale : As Noted

Sheet Title
Roof Private & Common Space Plan

Sheet Number
A-11.1

(LA - 2019-112) 7115-31 N. Van Nuys, 14525 Sherman Cir. Van Nuys, California 91405 Not for Construction Khorramian Group Architects, Inc. (KGA)

East Elevation

SCALE: 3/32" - 1'-0"

EXHIBIT "A"
Page No. 13 of 21
Case No. DIR-2022-7247-TOC-SPR-HCA

Developer :
Mr. Golshani
NUB LLC
7115-31 N. Van Nuys,
Van Nuys , California 91405

Project Name :
Van Nuys Development
A Mix used Development Project
7115-31 N. Van Nuys, 14525 Sherman Cir
Van Nuys , California 91405

Consultant :

K.G.A.
Khorramian Group Architects Inc.
4341 Laurel Canyon Blvd. Suite # 202 North Hollywood , Ca. 91607
Tel:(818) 508-8617 Fax:(818) 508-1251
E mail Abdi@kgaia.com

Revisions

△	Date	Description	△	Date	Description
1			4		
2			5		
3			6		

Job No. LA - 2019-112
Drawn by : CT
Checked by : AK
DATE : 02/08/23
Scale : As Noted

Sheet Title
ELEVATION

Sheet Number
A-12

Khorramian Group Architects, Inc. (KGA)
Not for Construction
7115-31 N. Van Nuys, 14525 Sherman Cir. Van Nuys, California 91405
(LA - 2019-112)

West Elevation

SCALE: 3/32" - 1'-0"

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Page No. 14 of 21
Case No DIR-2022-7247-TOC-SPR-HCA

Not for Construction

Khorramian Group Architects, Inc. (KGA)

7115-31 N. Van Nuys, 14525 Sherman Cir. Van Nuys, California 91405 (LA-2019-112)

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Developer :
Mr. Golshani
NUB LLC
7115-31 N. Van Nuys,
Van Nuys , California 91405

Project Name :
Van Nuys Development
A Mix used Development Project
7115-31 N. Van Nuys, 14525 Sherman Cir
Van Nuys , California 91405

Consultant :

K.G.A.
Khorramian Group Architects Inc.
4141 Laurel Canyon Blvd. Suite # 202 North Hollywood , Ca. 91607
Tel:(818) 508-8817 Fax:(818) 508-1251
E mail Abdy@kgaia.com

Revisions

△	Date	Description	△	Date	Description
△			△		
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Job No. LA - 2019-112
Drawn by : CT
Checked by : AK
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Scale : As Noted

Sheet Title
ELEVATION

Sheet Number
A-13

North Elevation

South Elevation

EXHIBIT "A"
Page No. 15 of 21
Case No. DIR-2022-7247-TOC-SPR-HCA

Developer :
Mr. Golshani
NUB LLC
7115-31 N. Van Nuys,
Van Nuys , California 91405

Project Name :
Van Nuys Development
A Mix used Development Project
7115-31 N. Van Nuys, 14525 Sherman Cir
Van Nuys , California 91405

Consultant :

K.G.A.
Khorramian Group Architects Inc.
4141 Laurel Canyon Blvd. Suite # 202 North Hollywood , Ca. 91607
Tel:(818) 508-8817 Fax:(818) 508-1251
E mail:Abdy@kga.com

Revisions

	Date	Description		Date	Description
1			4		
2			5		
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Job No. LA - 2019-112
Drawn by : CT
Checked by : AK
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Scale : As Noted

Sheet Title
ELEVATION

Sheet Number
A-14

Khorramian Group Architects, Inc. (KGA) Not for Construction 7115-31 N. Van Nuys, 14525 Sherman Cir. Van Nuys, California 91405 (LA - 2019-112)

Section B-B

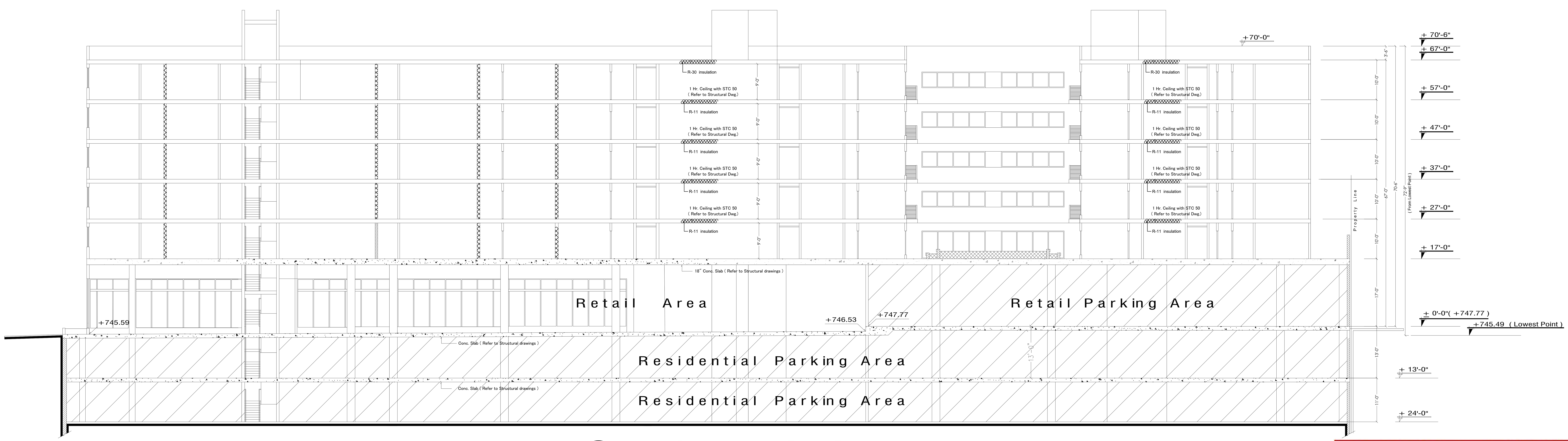
SCALE: 3/32" - 1'-0"

+ 747.77 = ± 0.00
lowest point: 745.49 = - 2.28'

Note: 1

1 - Check Structural Drawings for framing
2 - Check (LID) Planter height with LID Plan drawings

Stagerd Wall (STC. 50) 1 Hr. Wall



Section A-A

SCALE: 3/32" - 1'-0"

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Khorramian Group Architects, Inc. (KGA) Not for Construction 7115-31 N. Van Nuys, 14525 Sherman Cir. Van Nuys, California 91405 (LA - 2019-112)

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7115-31 N. Van Nuys,
Van Nuys , California 91405

Project Name : Van Nuys Development
A Mix used Development Project
7115-31 N. Van Nuys, 14525 Sherman Cir
Van Nuys , California 91405

Consultant :

PROFESSIONAL REGISTERED ARCHITECT ABDY KHORRAMIAN No. C 013138 STATE OF CALIFORNIA

K.G.A.
Khorramian Group Architects Inc.
4741 Laurel Canyon Blvd. Suite # 202 North Hollywood , Ca. 91607
Tel:(818) 508-0817 Fax:(818) 508-1251
E mail Abdy@kgaia.com

Architects • Planners
Interiors • Engineers

Revisions

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1			5		
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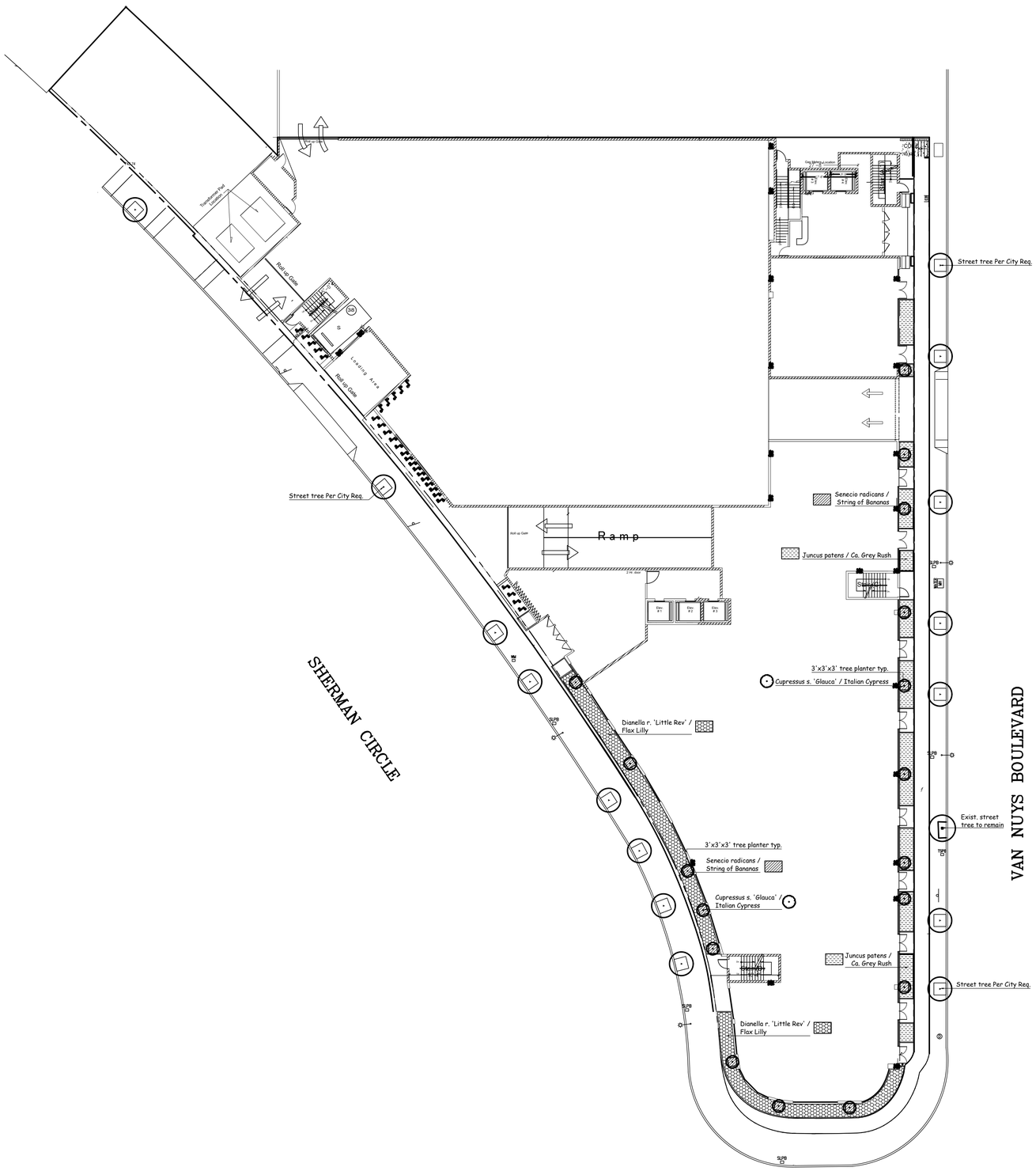
Job No. LA - 2019-112
Drawn by : CT
Checked by : AK
DATE : 02/08/23
Scale : As Noted

Sheet Title: ELEVATION

Sheet Number: A-15



TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
⊙	* Cupressus s. 'Glauca'	Italian Cypress	24"box	17		low 0.3
○	* Street tree	Per City req.	24"box	14		low 0.3

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
▩	Dianella r. 'Little Rev'	Flax Lilly	5-gal	36"oc		low 0.3
▭	Juncus patens	Ca. Grey Rush	5-gal	20"oc		low 0.3
▨	Senecio radicans	String of Bananas	5-gal	18"oc		low 0.3

* Points claimed for low water use plants

NOTE:
All groundcover areas where plants are 3'oc or greater to have 2 layers of geotextile fabric in 2 different directions geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

Waterproofing and drains in planters by others.

All trees to be planted with commercial root barriers.

3" deep shredded Cedar bark to spread between plants.


Cupressus s. 'Glauca' / Italian Cypress


Dianella r. 'Little Rev' / Flax Lilly


Senecio radicans / String of Bananas


Juncus patens / Ca. Grey Rush

Landscape Points

Total square footage		47,219.00 sf
Total number of points required for site		30
Detail of points	Points Claimed	Reference
Street trees planted larger than 15 gallon size	15	L-1
Street trees 30' on center maximum, per tree	24	L-1
TOTAL POINTS	39	

Water Management Points

Total square footage of site		47,219.00 sf
Total number of points required for site		400
Detail Of Points	Points Claimed	
Points 2 per plant 200 plants	400	L-1 thru L-3
TOTAL POINTS	400	

1. Open Space Area Required	21,525 s.f.
2. Common Outdoor Open Space Provided	14,425 s.f.
3. Required Common Open Space to be landscaped 25% of 14,425	3,606 s.f.
4. Provided Open Space to be landscaped	3,618 s.f.
2nd floor	2,431 s.f.
Roof	1,187 s.f.
5. Required number of 24"box trees 214 units / 4	54 trees
6. Provided 24"box trees	
a. 1st floor street tree	14
on site	17
b. 2nd floor	13
c. 6th floor	8
d. Roof	3
TOTAL	55 trees

PLANTING NOTES

1. DRAWING IS DIAGRAMMATIC: CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIAL BEFORE BIDDING.
2. CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
3. CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION.
4. NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST.
5. ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN.
6. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER. PALM TO BE GUARANTEED FOR THE PERIOD OF 1 YEAR.
7. FINISH GRADE TO BE 2" BELOW ALL WALKS, CURBS, AND PAVING.
8. ALL PLANTED AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. FT. OF SURFACE AREA. ROTO-TILL AMENDMENTS TO A DEPTH OF 6"

   *150 LBS. GRO-POWER
   *3 CU YDS NITROGENIZED, MINERALIZED FIR BARK
   *ADD 8 LBS OF GRO-POWER CONTROLLED RELEASE 12-8-8 PER CU YD OF MIX.

9. PLANT HOLE TO BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL. BACKFILL AND COMPACT TO 80 % SOIL OF SITE AND 20 % FIR BARK, AS DEFINED IN #8. PROVIDE GRO-POWER PLANT TABLETS AT THE FOLLOWING RATES:

   5 GAL 6-9
   24" box 14-16

   PLACE RECOMMENDED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL BUT NO HIGHER THAN 1/3 OF THE WAY UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 2" FROM THE ROOT TIPS. PALM TREES ARE NOT TO RECEIVE TABLETS.
10. ALL PROPOSED SHRUBS AND GROUND COVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (EPTAM / RONSTAR). APPLY PER MANUFACTURER'S SPECIFICATIONS: A) IMMEDIATELY AFTER PLANTING, B) AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND C) AT THE END OF THE MAINTENANCE PERIOD.
11. CONTRACTOR TO INSTALL AND MAINTAIN LANSCAPE PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.
12. SOIL SAMPLES TAKEN FROM VARIOUS LOCATIONS IN THE PLANTING AREAS WILL BE SENT TO A SOIL LAB FOR PROFESSIONAL ANALYSIS AND RECOMMENDATIONS FOR SOIL IMPROVEMENT. CONTRACTOR TO FOLLOW SOIL TESTING RECOMMENDATIONS.

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Page No. 17 of 21
Case No DIR-2022-7247-TOC-SPR-HCA

REVISIONS DATE
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YAEL Lir
ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

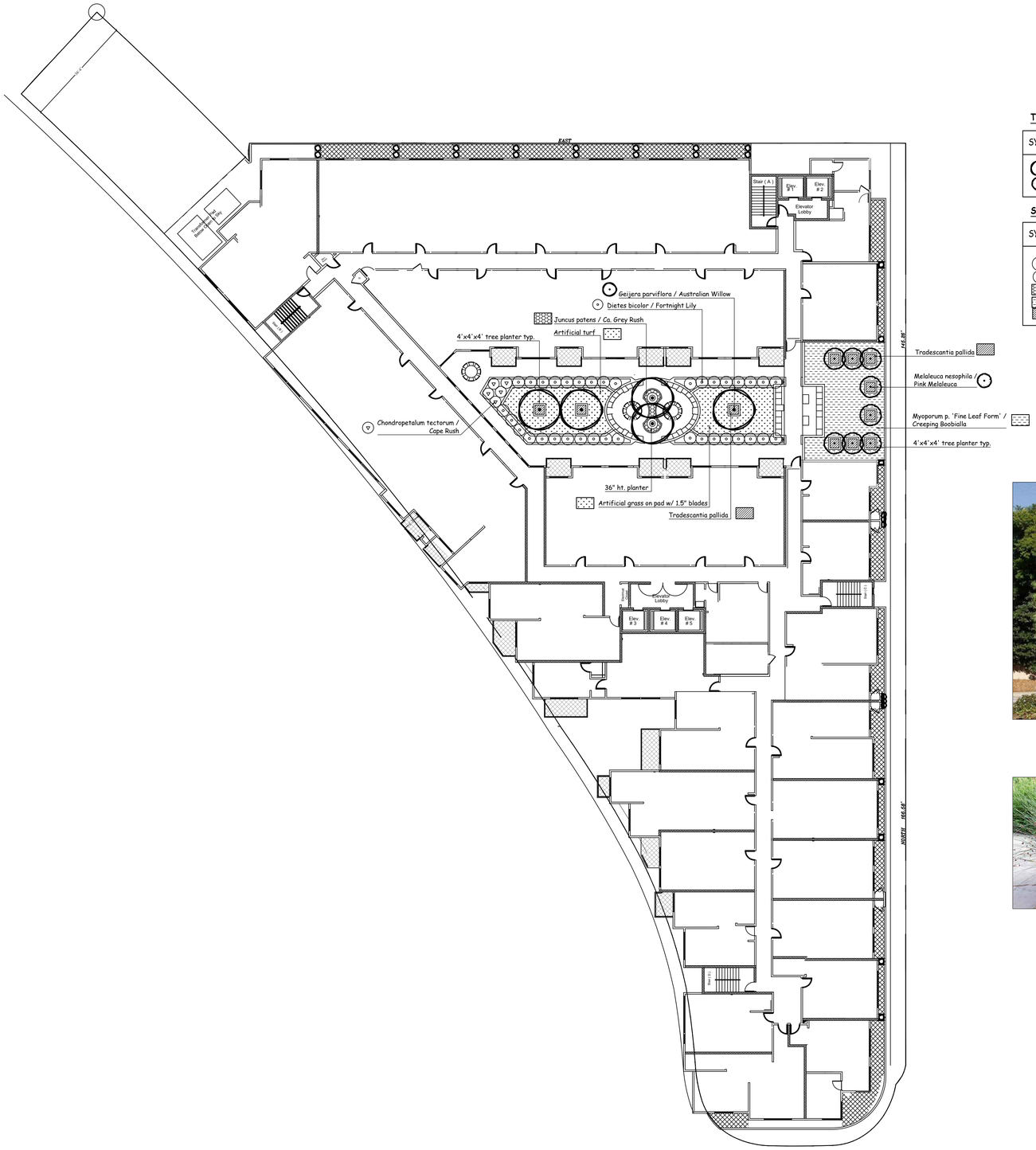
214 UNITS
7115-31 VAN NUYS BLVD
VAN NUYS, CA 91405

FIRST FLOOR
PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
RAEL LIR 3171
Signature
12-31-21
Renewal Date
Date
STATE OF CALIFORNIA

DATE: JULY 28, 2021
SCALE: 1/16"=1'-0"
JOB NUMBER: 223521
DRAWN BY:

L-1



TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
	* Geijera parviflora	Australian Willow	24"box	5		low 0.3
	* Melaleuca nesophila	Pink Melaleuca	24"box	8		low 0.3

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
	* Chondropetalum tectorum	Cape Rush	5-gal	5		low 0.3
	* Dietes bicolor	Fortnight Lily	5-gal	36		low 0.3
	Juncus patens	Ca. Grey Rush	5-gal	18"oc		low 0.3
	Myoporum p. 'Fine Leaf Form'	Creeping Boobialla	5-gal	48"oc		low 0.3
	Tradescantia pallida		1-gal	10"oc		low 0.3

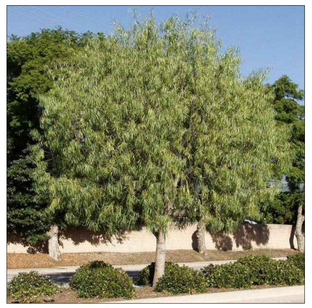
* Points claimed for low water use plants

NOTE:
All groundcover areas where plants are 3'oc or greater to have 2 layers of geotextile fabric in 2 different directions geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

Waterproofing and drains in planters by others.

All trees to be planted with commercial root barriers.

3" deep shredded Cedar bark to spread between plants.


Geijera parviflora / Australian Willow

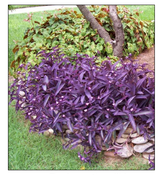

Melaleuca nesophila / Pink Melaleuca


Chondropetalum tectorum / Cape Rush


Dietes bicolor / Fortnight Lily


Juncus patens / Ca. Grey Rush


Myoporum p. 'Fine Leaf Form' / Creeping Boobialla


Tradescantia pallida

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Page No. 18 of 21
Case No DIR-2022-7247-TOC-SPR-HCA

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YAEL Lir
ASLA
Yael Lir Landscape Architects
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South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

214 UNITS
7115-31 VAN NUYS BLVD
VAN NUYS, CA 91405

SECOND FLOOR
PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
YAEL LIR 3777
Signature
12-31-21
Renewal Date
Date
STATE OF CALIFORNIA

DATE: JULY 28, 2021
SCALE: 1/16"=1'-0"
JOB NUMBER: 223521
DRAWN BY:

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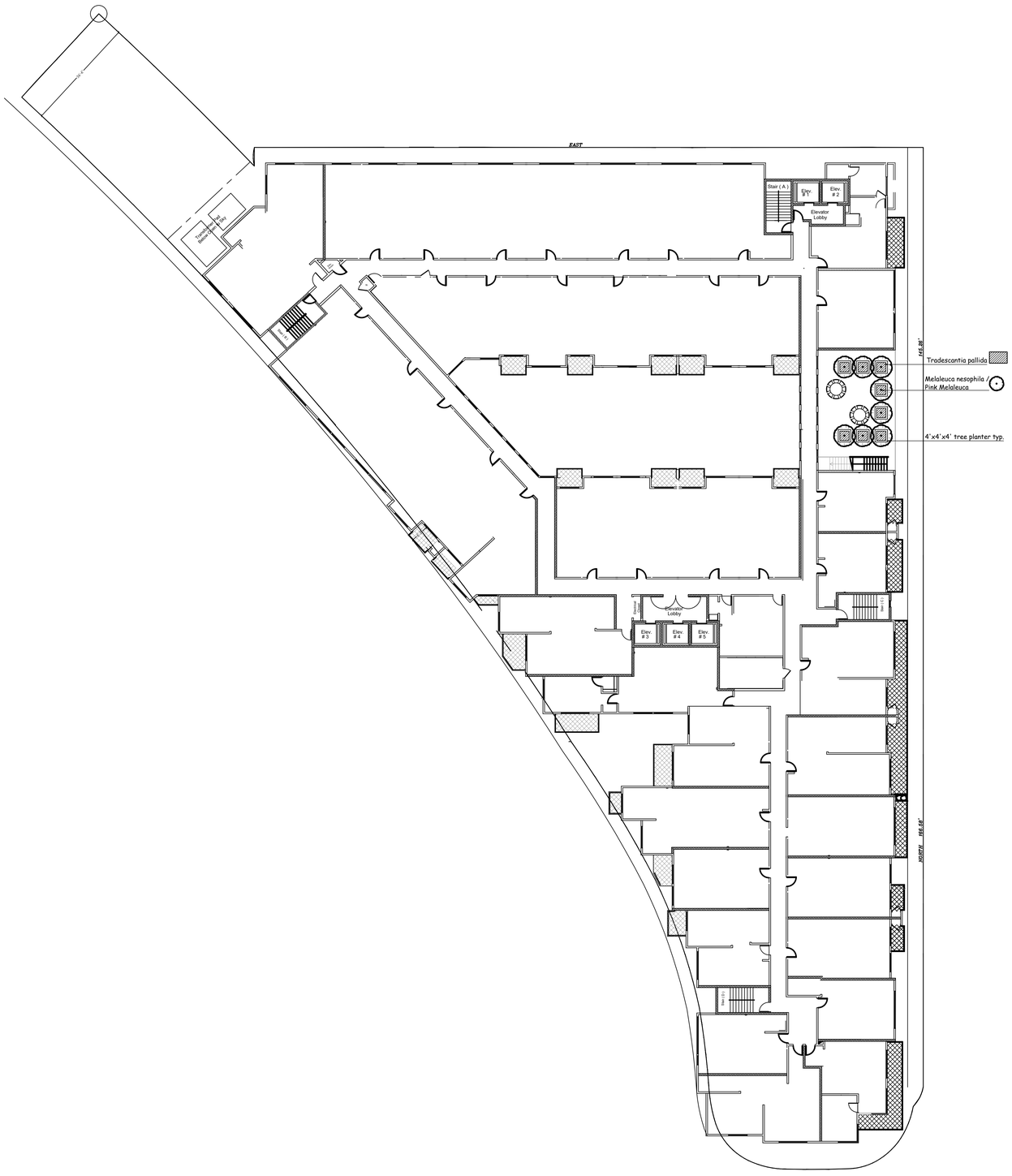


TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
⊙	* Melaleuca nesophila	Pink Melaleuca	24"box	8		low 0.3

SHRUBS AND GROUND COVER LEGEND

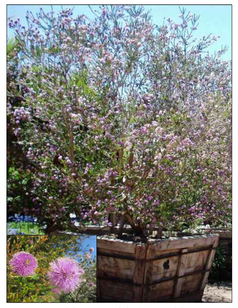
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
▨	Tradescantia pallida		1-gal	10"oc		low 0.3

* Points claimed for low water use plants

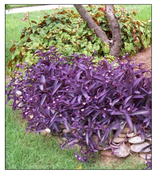
Waterproofing and drains in planters by others.

All trees to be planted with commercial root barriers.

3" deep shredded Cedar bark to spread between plants.



Melaleuca nesophila / Pink Melaleuca



Tradescantia pallida

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Case No DIR-2022-7247-TOC-SPR-HCA

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YAEL Lir
ASLA
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1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

214 UNITS
7115-31 VAN NUYS BLVD
VAN NUYS, CA 91405

SIXTH FLOOR
PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
RAEL LIR 3171
Signature
12-31-21
Renewal Date
Date
STATE OF CALIFORNIA

DATE: JULY 28, 2021
SCALE: 1/16"=1'-0"
JOB NUMBER: 223521
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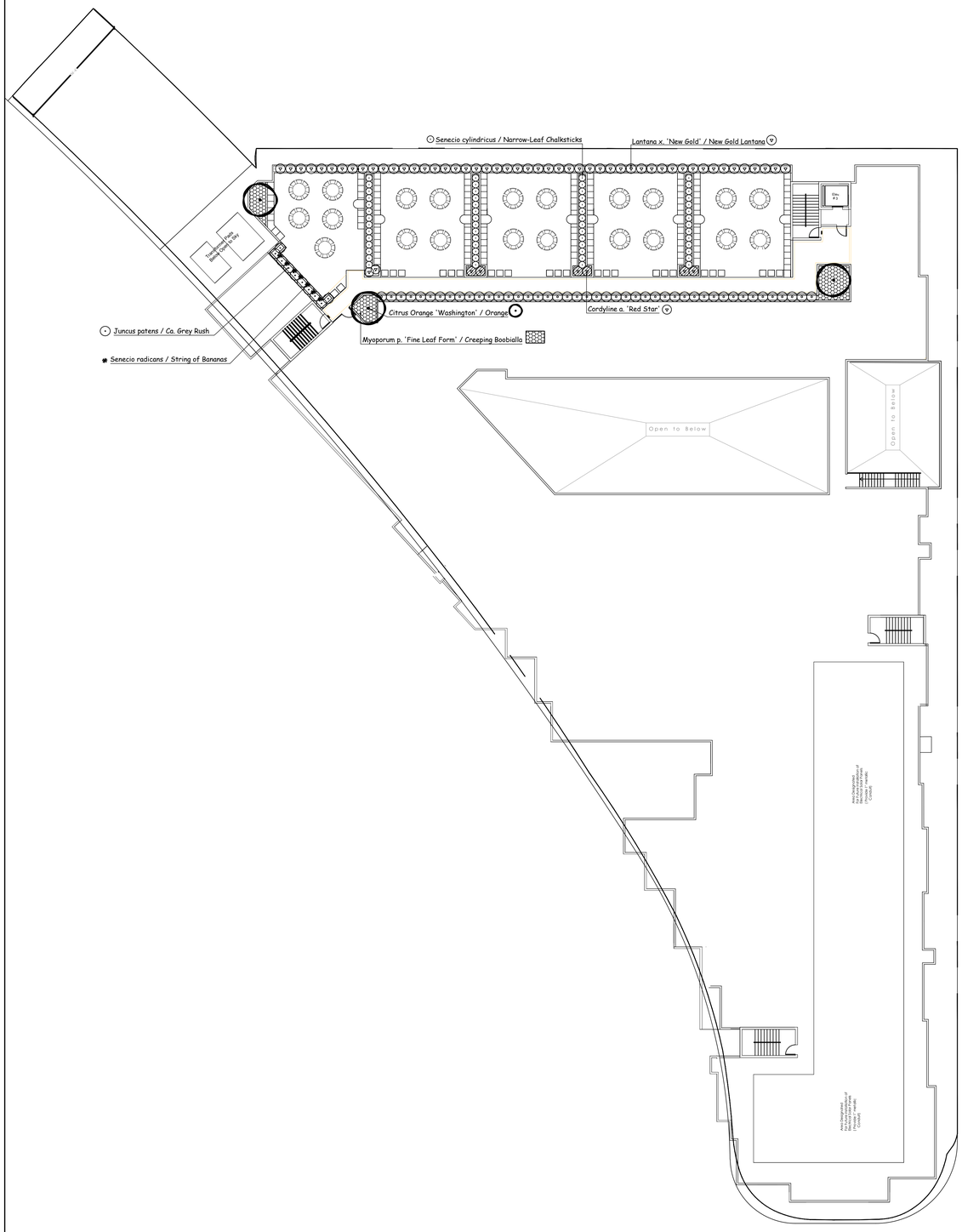

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
⊙	Citrus Orange 'Washington'	Orange	24"box	3		low 0.3

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
▽	* Cordyline a. 'Red Star'		5-gal	8		low 0.3
·	* Juncus patens	Ca. Grey Rush	5-gal	10		low 0.3
▽	* Lantana x. 'New Gold'	New Gold Lantana	5-gal	50		low 0.3
▩	Myoporum p. 'Fine Leaf Form'	Creeping Boobialla	5-gal	48"oc		low 0.3
⊙	* Senecio cylindricus	Narrow-Leaf Chalksticks	5-gal	56		low 0.3
✱	* Senecio radicans	String of Bananas	5-gal	7		low 0.3

* Points claimed for low water use plants

NOTE:
All groundcover areas where plants are 3'oc or greater to have 2 layers of geotextile fabric in 2 different directions geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

Waterproofing and drains in planters by others.

All trees to be planted with commercial root barriers.

3" deep shredded Cedar bark to spread between plants.


Citrus Orange 'Washington' / Orange


Juncus patens / Ca. Grey Rush


Myoporum p. 'Fine Leaf Form' / Creeping Boobialla


Senecio cylindricus / Narrow-Leaf Chalksticks


Cordyline a. 'Red Star'


Lantana x. 'New Gold' / New Gold Lantana


Senecio radicans / String of Bananas

EXHIBIT "A"
Page No. 20 of 21
Case No DIR-2022-7247-TOC-SPR-HCA

REVISIONS DATE
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YAEL Lir
ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaellir.com

214 UNITS
7115-31 VAN NUYS BLVD
VAN NUYS, CA 91405

ROOF
PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
RAEL LIR 3171
Signature
12-31-21
Renewal Date
Date
STATE OF CALIFORNIA

DATE: JULY 28, 2021
SCALE: 1/16"=1'-0"
JOB NUMBER: 223521
DRAWN BY:

L-4

EXHIBIT "A"
Page No. 21 of 21
Case No. DIR-2022-7247-TOC-SPR-HCA

This Plans are not valid unless signed by the Architect, Structural Engineer, Dept. of Building & Safety, Or City official of City of Los Angeles

Contractor shall verify all dimensions and conditions in the field. Should any discrepancy be found,the Contractor should notify the Architect prior to Commencement of any work

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Architect must be notify of any variation from the dimensions show by this drawings. Shop drawings and details must be submitted to and approved by the Architect before proceeding

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Developer :
Mr. Golshani
NUB LLC
7115-31 N. Van Nuys,
Van Nuys , California 91405

Project Name :
Van Nuys Development
A Mix used Development Project
7115-31 N. Van Nuys, 14525 Sherman Cir
Van Nuys , California 91405

Consultant :

K.G.A.
Khorramian Group Architects Inc.
4741 Laurel Canyon Blvd. Suite # 202 North Hollywood , Ca. 91607
Tel:(818) 508-0817 Fax:(818) 508-1251
E mail Abdy@kgaia.com

Revisions

△	Date	Description	△	Date	Description
1			5		
2			6		
3			7		
4			8		

Job No.
LA - 2019-112

Drawn by : CT
Checked by : AK
DATE : 12-06-2021
Scale : As Noted

Sheet Title
Rendering

Sheet Number
A-R1

Khorramian Group Architects, Inc. (KGA)
7115-31 N. Van Nuys, 14525 Sherman Cir. Van Nuys, California 91405
(LA - 2019-112)
Not for Construction

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

Class 32 CEQA Exemption

7115 North Van Nuys Boulevard

Case Number: ENV-2022-7248-CE

Project Addresses: 7115 North Van Nuys Boulevard (7115 – 7131 North Van Nuys Boulevard; 14525 – 14357 West Sherman Circle)

Community Plan Area: Van Nuys - North Sherman Oaks

Council District: 6

Project Description: The subject property is comprised of two (2) lots measuring approximately 30,517 square feet (0.701 acres) and is currently developed with commercial/restaurant uses. The proposed project is the construction, use, and maintenance of a new, six-story, 195,273 square-foot mixed-use building with 214 dwelling units, including 24 dwelling units set aside for affordable housing (or 11% of the proposed density) the 24 units will be reserved is for Extremely Low Income (ELI) Households and 15,804 square-feet of commercial space. The building will be constructed with five (5) residential levels above one (1) ground floor level of commercial space, lobby area, parking, and two (2) levels of subterranean parking. The project includes 179 studio units, 35 one-bedroom units, and a total of 22,383 square feet of open space for residents. The proposed project would include 195,273 square feet of total floor area resulting in a floor area ratio (FAR) of 4.25:1.

PREPARED FOR:
The City of Los Angeles
Department of City Planning

PREPARED BY:
The City of Los Angeles
Department of City Planning

APPLICANT:
Benjamin Golshani
VNB, LLC

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2022-7248-CE

The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project is for the demolition of the existing structures and the construction, use, and maintenance of a new, six-story, 195,273 square-foot mixed-use building with 214 dwelling units, including 24 dwelling units set aside for affordable housing (or 11% of the proposed density) the 24 units will be reserved is for Extremely Low Income (ELI) Households and 15,804 square-feet of commercial space. The building will be constructed with five (5) residential levels above one (1) ground floor level of commercial space, lobby area, parking, and two (2) levels of subterranean parking. The project includes 179 studio units, 35 one-bedroom units, and a total of 22,383 square feet of open space for residents. As a housing development project and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The project requires the following:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,31, a Director's Determination for the construction, use and maintenance of a 195,273 square foot, mixed-use building with 214 dwelling units, including 24 dwelling units set aside for affordable housing (or 11% of the proposed density) the 24 units will be reserved is for Extremely Low Income (ELI) Households and 15,804 square-feet of commercial space Transit-Oriented Communities project.

2. Pursuant to LAMC Section 16.05, Site Plan Review for the construction, use and maintenance of a new, seven-story, 197,630 square foot mixed-use building with 214 dwelling units, and 15,804 square feet of commercial space in the C2-1L Zone.

Implementation of the California Environmental Quality Act

Pursuant to Section 21084 of the Public Resources Code, the Secretary for the Natural Resources Agency found certain classes of projects not to have a significant effect on the environment and declared them to be categorically exempt from the requirement for the preparation of environmental documents.

The project meets the conditions for a Class 32 Exemption found in CEQA Guidelines, Section 15332 (In-Fill Development Projects), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 apply.

Conditions for a Class 32 Exemption

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
2) The proposed developed occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
3) The project site has no value as habitat for endangered, rare, or threatened species;

4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
5) The site can be adequately served by all required utilities and public services.

The project is located within the Van Nuys - North Sherman Oaks Community Plan which designates the subject property for Community Commercial land uses with a corresponding zone of CR, C2, C4, RAS3 and RAS4. The subject property is zone C2-1L. The project is consistent with the applicable general plan land use designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.701 acres in size. Lots adjacent to the subject properties are developed with the following urban uses: commercial and residential multi-family structures. The subject property is currently developed with commercial/restaurant uses and is surrounded by development and therefore is not, and has no value as a habitat for endangered, rare or threatened species. No street tree or protected tree may be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The project would not result in any significant effects related to traffic, noise, air quality, or water quality.

- The project will be subject to Regulatory Compliance Measures, which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater conditions, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water.

- An Air Quality Technical Report dated July 2022, was prepared by Yorke Engineering, LLC., for the proposed project indicating that the project will result in less than significant impacts to air quality.

- A Noise Technical Report dated July 2022, was prepared by Yorke Engineering, LLC., for the proposed project indicating that noise impacts would be less than significant.

- Construction and operational noise levels would not have a significant impact. Based on a review of similar projects, the project would not create significant levels of construction or operational emissions, nor toxic air contaminants. In addition, the project would not result in significant impacts to water quality.

The project site will be adequately served by all public utilities and services given that the construction of a 197,630 square foot, seven-story, mixed-use building with 214 dwelling units, and 15,804 square-feet of commercial space will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all the Criteria for the Class 32.

Exceptions to Categorical Exemptions

There are six (6) exceptions to categorical exemptions must be considered in order to find a project exempt from CEQA: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The project is not located on or near any environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. There is not a succession of known projects of the same type and in same place as the subject project. The project would not reasonably result in a significant effect on the environment due to unusual circumstances. The project is not located near a State Scenic Highway. The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity is identified as an active hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register or Historic Places, California Register of Historical Resources, the Los Angles Historic-Cultural Monuments Register, and/or any local register, and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

Yorke
ENGINEERING, LLC
www.YorkeEngr.com

July 27, 2022

Mr. Ben Golshani
Manager
VNB, LLC
Work: (213) 718-2416
E-mail: Ben@VNBLLC.com

Subject: DRAFT Air Quality, Greenhouse Gas, and Noise Study for a Six-Story Mixed Use Development in Los Angeles, CA

Dear Mr. Golshani:

Yorke Engineering, LLC (Yorke) is pleased to provide this Air Quality (AQ), Greenhouse Gas (GHG), and Noise Impacts Letter Report. This report includes CalEEMod emissions estimates, criteria pollutant, GHG, and Noise analyses for the proposed six-story mixed use development in the City of Los Angeles, California (City). These evaluations will support a CEQA Categorical Exemption, Initial Study (IS), Negative Declaration (ND), or a Mitigated Negative Declaration (MND), as applicable.

PROJECT DESCRIPTION

VNB, LLC. is proposing to develop a six-story mixed use development project that includes retail, parking, and residential, to be located at 7115-31 North Van Nuys Boulevard in the City of Los Angeles, CA (the City). The proposed development is located on 47,219 square feet of land within the jurisdiction of South Coast Air Quality Management District (SCAQMD) in Los Angeles County. The six-story development will include a two-level basement parking garage with elevator, retail and parking areas on the ground floor, and residential units and amenities on the second to sixth levels. The 1.084-acre project site is located on developed land and construction will involve the demolition of two existing buildings and asphalt pavement. The building footprint will be approximately 36,000 square feet and landscaping will be approximately 11,940 square feet. The nearest sensitive receptors are apartment complexes approximately 85 feet (26 meters) west of the project site.

ASSUMPTIONS

The following lists sources of information used in developing the emission estimates for the proposed Project using the California Emissions Estimator Model® (CalEEMod). Not all CalEEMod defaults are listed, but some defaults which have a particularly important impact on the project are listed.

- The Applicant defined:
  - Basic project design features including size of building features, parking spaces, number of units, and landscaping, etc.;
  - Low-flow faucets, toilets, showers, and irrigation will be installed consistent with modern building codes;

  - Low VOC paints will be used in compliance with SCAQMD rules; and
  - During construction, any exposed soil will be watered a minimum of three times a day, as required by the SCAQMD.
- CalEEMod defaults were used for:
  - Construction equipment count, load factor, and fleet average age;
  - Architectural coating areas;
  - Operational vehicle fleet mixes; and
  - Weekend daily trip rates for the operational phase.
  - Average vehicle trip distances.

LIST OF TABLES

The project analyses and results are summarized in the following tables:

- Table 1: Land Use Data for CalEEMod Input
- Table 2: SCAQMD CEQA Thresholds of Significance
- Table 3: Construction Emissions Summary and Significance Evaluation
- Table 4: Operational Emissions Summary and Significance Evaluation
- Table 5: Construction Localized Significance Threshold Evaluation
- Table 6: Operational Localized Significance Threshold Evaluation
- Table 7: Greenhouse Gas Emissions Summary and Significance Evaluation
- Table 8: Typical Sound Level Characteristics
- Table 9: FHWA Noise Reference Levels and Usage Factors
- Table 10: Estimated Peak Activity Daytime Noise Impacts – Residential Receptors

AIR QUALITY AND GREENHOUSE GAS IMPACTS ANALYSES

In order to evaluate the potential for Air Quality and Greenhouse Gas impacts of a proposed project, quantitative significance criteria established by the local air quality agency, such as the SCAQMD, may be relied upon to make significance determinations based on mass emissions of criteria pollutants and GHGs, as presented in this report. As shown below, approval of the project would not result in any significant effects relating to air quality or greenhouse gases.

Project Emissions Estimation

The construction and operation analysis were performed using CalEEMod version 2022, the official statewide land use computer model designed to provide a uniform platform for estimating potential criteria pollutant and GHG emissions associated with both construction and operations of land use projects under CEQA. The model quantifies direct emissions from construction and operations (including vehicle use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The mobile

source emission factors used in the model – published by the California Air Resources Board (CARB) – include the Pavley standards and Low Carbon Fuel standards. The model also identifies project design features, regulatory measures, and control measures to reduce criteria pollutant and GHG emissions along with calculating the benefits achieved from the selected measures. CalEEMod was developed by the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the SCAQMD, the Bay Area Air Quality Management District (BAAQMD), the San Joaquin Valley Air Pollution Control District (SJVAPCD), and other California air districts. Default land use data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) were provided by the various California air districts to account for local requirements and conditions. As the official assessment methodology for land use projects in California, CalEEMod is relied upon herein for construction and operational emissions quantification, which forms the basis for the impact analysis.

Based on information received from the Applicant, land use data used for CalEEMod input is presented in Table 1. The SCAQMD quantitative significance thresholds shown in Table 2 were used to evaluate project emissions impacts (SCAQMD 2019).

Table 1: Land Use Data for CalEEMod Input

Land Use Type	Land Use Subtype	Unit Amount	Size Metric	Lot Acreage (footprint)	Building Square Feet	Landscape Area (sq ft)	Description
Residential	Apartments Mid Rise	214	Dwelling Units	1.08	178,258	0	Five levels of apartment residential space
Parking	Enclosed Parking Structure with Elevator	70.56	1,000 sq. ft.	0.00	70,560	0	Two-story basement garage
Parking	Unenclosed Parking Structure with Elevator	19.47	1,000 sq. ft.	0.00	19,470	11,940	Ground level parking spaces
Retail	Strip Mall	15.80	1,000 sq. ft.	0.00	15,800	0	Ground level retail spaces
			Project Site	**1.08**	**105,830**	**11,940**	

Sources: Applicant 2022, CalEEMod version 2022

Notes:

Electric utility: Los Angeles Department of Water & Power

Gas utility: Southern California Gas

Table 2: SCAQMD CEQA Thresholds of Significance		
Pollutant	**Project Construction (lbs/day)**	**Project Operation (lbs/day)**
ROG (VOC)	75	55
NO_X	100	55
CO	550	550
SO_X	150	150
PM_{10}	150	150
$PM_{2.5}$	55	55
24-hour $PM_{2.5}$ Increment	10.4 µg/m^3	2.5 µg/m^3
24-hour PM_{10} Increment	10.4 µg/m^3	2.5 µg/m^3
Annual PM_{10} Increment	1.0 µg/m^3 annual average	
1-hour NO_2 Increment	0.18 ppm (state)	
Annual NO_2 Increment	0.03 ppm (state) & 0.0534 ppm (federal)	
1-hour SO_2 Increment	0.25 ppm (state) & 0.075 ppm (federal – 99th percentile)	
24-hour SO_2 Increment	0.04 ppm (state)	
24-hour Sulfate Increment	25 ug/m^3 (state)	
1-hour CO Increment	20 ppm (state) & 35 ppm (federal)	
8-hour CO Increment	9.0 ppm (state/federal)	
Toxic Air Contaminants (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥10 in 1 million	
	Cancer Burden >0.5 excess cancer cases (in areas ≥1 in 1 million)	
	Chronic & Acute Hazard Index ≥1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to Rule 402	
Greenhouse Gases	10,000 MT/yr CO_2e for industrial facilities	
	3,000 MT/yr CO_2e for land use projects (draft proposal)	

Source: SCAQMD 2019, 2008b

Criteria Pollutants from Project Construction

A project's construction phase produces many types of emissions, generally PM_{10} (including $PM_{2.5}$) in fugitive dust and diesel engine exhaust are the pollutants of greatest concern. Construction-related emissions can cause substantial increases in localized concentrations of PM_{10}, as well as affecting PM_{10} compliance with ambient air quality standards on a regional basis. The use of diesel-powered construction equipment emits ozone precursors oxides of nitrogen (NO_x) and reactive organic gases (ROG), and diesel particulate matter (DPM); however, the use of diesel-powered equipment would be minimal. Use of architectural coatings and other materials associated with finishing buildings may also emit ROG and TACs. CEQA significance thresholds address the impacts of construction activity emissions on local and regional air quality. Thresholds are also provided for other potential impacts related to project construction, such as odors and TACs.

The SCAQMD's approach to CEQA analyses of fugitive dust impacts is to require implementation of effective and comprehensive dust control measures rather than to require detailed quantification of emissions. PM_{10} emitted during construction can vary greatly depending on the level of activity,

the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors, making quantification difficult. Despite this variability in emissions, experience has shown that there are several feasible control measures that can be reasonably implemented to significantly reduce fugitive dust emissions from construction. For larger projects, the SCAQMD has determined that compliance with an approved fugitive dust control plan comprising Best Management Practices (BMPs), primarily through frequent water application, constitutes sufficient control to reduce PM_{10} impacts to a level considered less than significant.

Criteria Pollutants from Project Operation

The term "project operations" refers to the full range of activities that can or may generate criteria pollutant, GHG, and TAC emissions when the project is functioning in its intended use. For projects, such as office parks, shopping centers, apartment buildings, residential subdivisions, and other indirect sources, motor vehicles traveling to and from the project represents the primary source of air pollutant emissions. For industrial projects and some commercial projects, equipment operation and manufacturing processes, i.e., permitted stationary sources, can be of greatest concern from an emissions standpoint. CEQA significance thresholds address the impacts of operational emission sources on local and regional air quality. Thresholds are also provided for other potential impacts related to project operations, such as odors.

Results of Criteria Emissions Analyses

Table 3 shows unmitigated and mitigated criteria construction emissions and evaluates mitigated emissions against SCAQMD significance thresholds.

Table 4 shows unmitigated and mitigated criteria operational emissions and evaluates mitigated emissions against SCAQMD significance thresholds.

As shown in Tables 3 and 4, mass emissions of criteria pollutants from construction and operation are below applicable SCAQMD significance thresholds.

PROJECTED IMPACT: Less Than Significant (LTS)

Table 3: Daily Construction Emissions Summary and Significance Evaluation				
Criteria Pollutants	**Unmitigated (lbs/day)**	**Mitigated (lbs/day)**	**Threshold**	**Significance**
ROG (VOC)	52.6	40.3	75	LTS
NO_X	19.4	19.4	100	LTS
CO	28.9	28.9	550	LTS
SO_X	0.03	0.03	150	LTS
Total PM_{10}	8.2	3.4	150	LTS
Total $PM_{2.5}$	4.3	1.8	55	LTS

Sources: SCAQMD 2019, CalEEMod version 2022

Notes:

lbs/day are winter or summer maxima for planned land use

Total PM_{10} / $PM_{2.5}$ comprises fugitive dust plus engine exhaust

LTS - Less Than Significant

Table 4: Daily Operational Emissions Summary and Significance Evaluation				
Criteria Pollutants	**Unmitigated (lbs/day)**	**Mitigated (lbs/day)**	**Threshold**	**Significance**
ROG (VOC)	13.6	13.1	55	LTS
NO_X	6.6	6.5	55	LTS
CO	74.9	74.8	550	LTS
SO_X	0.1	0.1	150	LTS
Total PM_{10}	4.2	4.2	150	LTS
Total $PM_{2.5}$	0.87	0.87	55	LTS

Sources: SCAQMD 2019, CalEEMod version 2022

Notes:

lbs/day are winter or summer maxima for planned land use

Total PM_{10} / $PM_{2.5}$ comprises fugitive dust plus engine exhaust

LTS - Less Than Significant

Localized Significance Threshold Analysis

The SCAQMD's Localized Significance Threshold (LST) methodology (2008a) was used to analyze the neighborhood scale impacts of NO_X, CO, PM_{10}, and $PM_{2.5}$ associated with project-specific mass emissions. Introduced in 2003, the LST methodology was revised in 2008 to include the $PM_{2.5}$ significance threshold methodology and update the LST mass rate lookup tables for the new 1-hour NO_2 standard.

For determining localized air quality impacts from small projects in a defined geographic source-receptor area (SRA), the LST methodology provides mass emission rate lookup tables for 1-acre, 2-acre, and 5-acre parcels by SRA. The tabulated LSTs represent the maximum mass emissions from a project that will not cause or contribute to an exceedance of state or national ambient air quality standards (CAAQS or NAAQS) for the above pollutants and were developed based on ambient concentrations of these pollutants for each SRA in the South Coast Air Basin. (SCAQMD 2008a)

For most land use projects, the highest daily emission rates occur during the site preparation and grading phases of construction; where applicable, these maximum daily emissions are used in the LST analysis.

Since land use operational emissions – mainly from associated traffic – are dispersed over a wide area, localized impacts from project operation are substantially lower than during project construction. However, an Operational LST analysis was also performed. The land use category "Apartment Mid Rise" assumes that there are many residences commuting to and from the location daily.

The proposed Project site is 1.08 acres in source-receptor area Zone 7 – East San Fernando Valley. The 1-acre screening lookup tables were used to evaluate NO_x, CO, PM_{10}, and $PM_{2.5}$ impacts on nearby receptors. The nearest receptor is approximately 26 meters (85 feet) away from the site. Therefore, the impact evaluation was performed using the closest distance within SCAQMD LST tables of 25 meters for construction and operations. (SCAQMD 2008a)

Results of Localized Significance Threshold Analysis

The LST results provided in Tables 5 and 6 show that on-site emissions from construction and operations would meet the LST passing criteria at the nearest receptors (25 meters). Thus, impacts would be less than significant.

PROJECTED IMPACT: Less Than Significant (LTS)

Table 5: Construction Localized Significance Threshold Evaluation				
Criteria Pollutants	**Mitigated (lbs/day)**	**Threshold (lbs/day)**	**Percent of Threshold**	**Result**
NO_X	19.4	80	24%	Pass
CO	28.9	498	6%	Pass
PM_{10}	3.4	4	86%	Pass
$PM_{2.5}$	1.8	3	59%	Pass

Sources: SCAQMD 2019, CalEEMod version 2022

Notes:

Source-receptor area Zone 7 – East San Fernando Valley

1-acre area, 25 meters to receptor

Table 6: Operations Localized Significance Threshold Evaluation				
Criteria Pollutants	**Mitigated (lbs/day)**	**Threshold (lbs/day)**	**Percent of Threshold**	**Result**
NO_X	6.5	80	8%	Pass
CO	74.8	498	15%	Pass
PM_{10}	0.33	1	33%	Pass
$PM_{2.5}$	0.12	1	12%	Pass

Sources: SCAQMD 2019, CalEEMod version 2022

Notes:

Source-receptor area Zone 7 – East San Fernando Valley

1-acre area, 25 meters to receptor

Operational PM_{10}/$PM_{2.5}$ includes 1 mile around project site for mobile source fugitive dust plus engine exhaust

Greenhouse Gas Emissions from Construction and Operation

Greenhouse gases – primarily carbon dioxide (CO_2), methane (CH_4), and nitrous (N_2O) oxide, collectively reported as carbon dioxide equivalents (CO_2e) – are directly emitted from stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. GHGs are also emitted from mobile sources such as on-road vehicles and off-road construction equipment burning fuels such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied). Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used to operate process equipment, lighting, and utilities at a facility. Also, included in GHG quantification is electric power used to pump the water supply (e.g., aqueducts, wells, pipelines) and disposal and decomposition of municipal waste in landfills. (CARB 2017)

California's Building Energy Efficiency Standards are updated on an approximately three-year cycle. The 2019 standards improved upon the 2016 standards for new construction of, and additions and alterations to, residential, commercial, and industrial buildings. The 2019 standards went into effect on January 1, 2020 (CEC 2019).

Since the Title 24 standards require energy conservation features in new construction (e.g., high-efficiency lighting, high-efficiency heating, ventilating, and air-conditioning (HVAC) systems,

thermal insulation, double-glazed windows, water conserving plumbing fixtures, etc.), they indirectly regulate and reduce GHG emissions.

Using CalEEMod, direct onsite and offsite GHG emissions were estimated for construction and operation, and indirect offsite GHG emissions were estimated to account for electric power used by the proposed Project, water conveyance, and solid waste disposal.

Results of Greenhouse Gas Emissions Analyses

The SCAQMD officially adopted an industrial facility mass emissions threshold of 10,000 metric tons (MT) CO_2e per year (SCAQMD 2019) and has proposed a residential/commercial mass emissions threshold of 3,000 metric tons (MT) CO_2e per year. (SCAQMD 2008b)

Table 7 shows unmitigated and mitigated GHG emissions and evaluates mitigated emissions against SCAQMD significance thresholds. Operational efficiency measures incorporate typical code-required energy and water conservation features. Off-site traffic impacts are included in these emissions estimates, along with construction emissions amortized over 30 years.

PROJECTED IMPACT: Less Than Significant (LTS)

Table 7: Greenhouse Gas Emissions Summary and Significance Evaluation

Greenhouse Gases	Unmitigated (MT/yr)	Mitigated (MT/yr)	Threshold (MT/yr)	Significance
CO_2	2,462	2,451	—	—
CH_4	0.79	0.79	—	—
N_2O	0.10	0.10	—	—
CO_2e	2,513	2,503	3,000	LTS

Sources: SCAQMD 2019, 2008b, CalEEMod version 2022

Notes:

Comprises annual operational emissions plus construction emissions amortized over 30 years

NOISE IMPACTS ANALYSES

Noise Analysis Methodology

The screening-level noise analysis for Project construction was completed based on methodology developed by the U.S. Department of Transportation Federal Highway Administration (DOT FHWA) at the John A. Volpe National Transportation Systems Center and other technical references consistent with CalEEMod outputs (equipment utilization). The DOT FHWA methodology uses actual noise measurement data collected during the Boston "Big Dig" project (1991-2006) as reference levels for a wide variety of construction equipment in common use, such as on the proposed Project. This noise analysis did not include field measurements of ambient noise in the vicinity of the Project site.

The FHWA noise model provides relatively conservative predictions because it does not account for site-specific geometry, dimensions of nearby structures, and local environmental conditions that can affect sound transmission, reflection, and attenuation. As a result, actual measured sound

levels at receptors may vary somewhat from predictions, typically lower. Additionally, the impacts of noise upon receptors (persons) are subjective because of differences in individual sensitivities and perceptions.

Noise impacts were evaluated against community noise standards contained in the City or County General Plan or other state or federal agency as applicable to the vicinity of the Project site. For this Project, the City of Los Angeles Municipal Code (LAMC), Chapter XI, Noise Regulation, Sections 112.02, 112.03, 112.05, and 41.40 contain the applicable evaluation criteria. Screening-level Project-generated noise is evaluated in relation to established thresholds of significance. Additionally, the same methods are used to determine noise impacts on the nearest sensitive receptor.

During construction activities, the Project would generate noise due to operation of minimal off-road equipment, portable equipment, and vehicles at or near the Project site. No significant increase in traffic is expected due to this relatively small project. No strong sources of vibrations are planned to be used during construction activities.

Since the Project is near an urban street, the incremental effect of Project operation (possible slightly increased traffic) would not be quantifiable against existing traffic noise (background) in the Project vicinity (i.e., less than significant impact). Also, since no airport is closer than 2 miles from the Project site, evaluation of aircraft noise upon the Project is not required.

Environmental Setting

Noise Descriptors

Noise is typically described as any unwanted or objectionable sound. Sound is technically described in terms of the loudness (amplitude) and frequency (pitch) of the sound. The standard unit of measurement of the loudness of sound is the decibel (dB). Because the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity, the A-weighted decibel scale (dBA). Table 8 lists common sources of sound and their intensities in dBA.

Table 8: Typical Sound Level Characteristics		
Pressure (N/m^2)	**Level (dB)**	**Sound Level Characteristic**
2000	160	Rocket Launch
600	150	Military Jet Plane Takeoff
200	140	Threshold of Pain
60	130	Commercial Jet Plane Takeoff
20	120	Industrial Chipper or Punch Press
6	110	Loud Automobile Horn
2	100	Passing Diesel Truck – Curb Line
0.6	90	Factory - Heavy Manufacturing
0.2	80	Factory - Light Manufacturing
0.06	70	Open Floor Office - Cubicles
0.02	60	Conversational Speech
0.006	50	Private Office - Walled
0.002	40	Residence in Daytime
0.0006	30	Bedroom at Night
0.0002	20	Recording or Broadcasting Studio
0.00006	10	Threshold of Good Hearing - Adult
0.00002	0	Threshold of Excellent Hearing - Child

Sources: Broch 1971, Plog 1988

Notes:

Reference Level P_O = 0.00002 N/m^2 = 0.0002 µbar

N/m^2 = Newtons per square meter (the Newton is the unit of force derived in the metric system); it is equal to the amount of net force required to accelerate one kilogram of mass at a rate of one meter per second squared (1 kg • 1 m/s^2) in the direction of the applied force.

In most situations, a 3-dBA change in sound pressure is considered a "just-detectable" difference. A 5-dBA change (either louder or quieter) is readily noticeable, and 10-dBA change is a doubling (if louder) or halving (if quieter) of the subjective loudness. Sound from a small, localized source (a "point" source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates (drops off) at a rate of 6 dBA for each doubling of the distance.

The duration of noise and the time period at which it occurs are important factors in determining the impact of noise on sensitive receptors. A single number called the equivalent continuous noise level (L_{eq}) may be used to describe sound that is changing in level. It is also used to describe the acoustic range of the noise source being measured, which is accomplished through the maximum L_{eq} (L_{max}) and minimum L_{eq} (L_{min}) indicators.

In determining the daily measure of community noise, it is important to account for the difference in human response to daytime and nighttime noise. Noise is more disturbing at night than during the day, and noise indices have been developed to account for the varying duration of noise events over time, as well as community response to them. The Community Noise Equivalent Level (CNEL) adds a 5-dB penalty to the "nighttime" hourly noise levels (HNLs) (i.e., 7:00 p.m. to 10:00

p.m.) and the Day-Night Average Level (L_{dn}) adds a 10-dB penalty to the evening HNLs (Caltrans 2020, FTA 2006).

Vibration Descriptors

Vibration is a unique form of noise because its energy is carried through structures and the earth, whereas noise is carried through the air. Thus, vibration is generally felt rather than heard. Typically, ground borne vibration generated by manmade activities attenuates rapidly as distance from the source of the vibration increases. Actual human and structural response to different vibration levels is influenced by a combination of factors, including soil type, distance between the source and receptor, duration, and the number of perceived events.

While not a direct health hazard, the energy transmitted through the ground as vibration may result in structural damage, which may be costly to repair and dangerous in the event of structural failure. To assess the potential for structural damage associated with vibration, the vibratory ground motion in the vicinity of the affected structure is measured in terms of point peak velocity/peak particle velocity (PPV) in the vertical and horizontal directions (vector sum). A freight train passing at 100 feet may cause PPVs of 0.1 inch per second, while a strong earthquake may produce PPVs in the range of 10 inches per second. Minor cosmetic damage to buildings may begin in the range of 0.5 inch per second (Caltrans 2020, FTA 2006).

Existing Noise Environment

The Project site is in the City of Los Angeles, Los Angeles County, in a characteristically urban and densely populated area subject to noise from local traffic on public streets (Van Nuys Blvd. and Sherman Way), buses, trains, construction, and small power equipment (e.g., lawn mowers, edger, etc.). The FHWA noise model puts the expected daytime ambient noise from known sources at about 64 dBA at the nearest sensitive receptor to the proposed Project. This model is based on traffic from nearby roads, as well as a general 40 dBA urban background noise.

Sensitive Receptors

Some land uses are generally regarded as being more sensitive to noise than others due to the types of population groups or activities involved. Sensitive population groups include children and the elderly. The City of Los Angeles Noise Element also includes residential areas as noise-sensitive land uses. Other sensitive land uses generally include hospitals, schools, childcare facilities, senior facilities, libraries, churches, and parks.

The nearest school to the Project site is Valley Charter Middle School approximately 770 feet (235 meters) southeast of the site. Interceding building, and other multi-story buildings, would substantially shield the school from construction noise. The nearest residential receptors are west of the site, approximately 165 feet (50 meters) from the central construction zone; and a source-receptor distance of 25 meters (82 feet) was used. All construction activities would be short-term and temporary. All construction work is planned to be conducted during daylight hours; no nighttime work is planned to be performed. Upon completion of construction, construction generated noise would permanently cease. Since the proposed project is located in a dense urban area and not within 500 feet of a major freeway, no significant additional long-term traffic is expected, and therefore no additional Project-related noise is expected over the long term.

Regulatory Setting

California

The State of California does not promulgate statewide standards for environmental noise but requires each city and county to include a noise element in its general plan [California Government Code Section 65302(f)]. In addition, Title 4 of the CCR has guidelines for evaluating the compatibility of various land uses as a function of community noise exposure. In general, the guidelines require that community noise standards:

- Protect residents from the harmful and annoying effects of exposure to excessive noise;
- Prevent incompatible land uses from encroaching upon existing or programmed land uses likely to create significant noise impacts; and
- Encourage the application of state-of-the-art land use planning methodologies in the area of managing and minimizing potential noise conflicts.

Construction vibration is regulated at the state level in accordance with standards established by the *Transportation and Construction-Induced Vibration Guidance Manual* issued by Caltrans in 2004. Continuous sources include the use of vibratory compaction equipment and other construction equipment that creates vibration other than in single events. Transient sources create a single isolated vibration event, such as blasting. Thresholds for continuous sources are 0.5 and 0.1 inch per second PPV for structural damage and annoyance, respectively. Thresholds for transient sources are 1.0 and 0.9 PPV for structural damage and annoyance, respectively (Caltrans 2020).

City of Los Angeles Municipal Code – Chapter XI, Noise Regulation

For this Project, the City of Los Angeles Municipal Code (LAMC), Chapter XI, Noise Regulation, Sections 112.02, 112.03, 112.05, and 41.40 contain the applicable evaluation criteria.

Operational on-site stationary sources of mechanical noise are required to comply with the LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties, e.g., nearby residential buildings, by more than 5 dBA. Modern roof-mounted mechanical equipment is designed to meet this standard.

LAMC Section 112.03 references Section 41.40 which regulates noise from construction activities. Outdoor construction activities that generate noise are prohibited between the nighttime hours of 9:00 pm and 7:00 am Monday through Friday, and between 6:00 pm and 8:00 am on Saturdays and national holidays. Construction activities are prohibited on Sundays. The construction activities associated with the proposed Project would comply with these LAMC requirements.

Per Section 112.05, construction noise impacts would be significant if noise from powered equipment or powered hand tools used for construction within 500 feet (150 meters) of a residential zone exceeds 75 A-weighted decibels (dBA) at a distance of 50 feet (15 meters) from the noise source between the hours of 7:00 am and 10:00 pm. However, this noise limitation does not apply where compliance is technically infeasible. Technically infeasible means that the 75 dBA limitation cannot be complied with despite the use of mufflers, shields, sound barriers and/or any other noise reduction device or techniques during the operation of the equipment. However, the

burden of proof of technical infeasibility is placed upon the person or persons generating the noise, i.e., the contractor and owner or owner's agent.

Results of Screening Noise Analysis

The proposed Project can be characterized as development of a new multi-residential building with below ground parking. Most noise would occur during the demolition, grading, site preparation, building construction, and paving when heavy equipment would be operating.

During each of the six construction phases there would be a different mix of equipment operating and cumulative noise levels would vary based on the amount of equipment in operation and the location of each activity at the Project site. In general, use of off-road equipment and portable equipment would generate noise due to engine mechanicals, engine exhaust, driveline mechanicals, shaft-driven devices and accessories, hydraulics operation, ground friction and displacement, and gravity drops (dumping, unloading).

Since no intense percussive actions (e.g., hard rock-breaking, large pile-driving) are planned to occur during the site work, no strong groundborne vibrations are expected to be generated that could affect nearby structures or be noticeable to their occupants.

Types of equipment (FHWA 2006) to be used during the Project and noise-emitting characteristics (i.e., usage factors, reference dBA, and percussive source) are shown in Table 9 consistent with CalEEMod outputs (Attachment 1).

The Project is expected to require up to approximately 13 months of planned work activities (i.e., from mobilization to substantial completion) comprising six construction phases:

1) Demolition
2) Site preparation
3) Grading
4) Building construction
5) Paving
6) Architectural coating

Deviations from this schedule would not affect the noise analysis because noise does not persist or accumulate in the environment.

Table 9: FHWA Noise Reference Levels and Usage Factors							
CalEEMod Construction Detail			FHWA Equipment Type	Ref.	Usage Factor	Ref. Level	Percussive Source
Phase Name	Equipment Description	Qty.			percent	dBA	Yes/No
Demolition (1)	Tractors/Loaders/Backhoes	3	Backhoe (with loader)	1	40%	80	No
	Rubber Tired Dozers	1	Dozer (crawler tractor)	1	40%	85	No
	Concrete/Industrial Saws	1	Concrete Saw	1	20%	90	No
Site Preparation (2)	Graders	1	Grader	1	40%	85	No
	Rubber Tired Dozers	1	Dozer (crawler tractor)	1	40%	85	No
	Tractors/Loaders/Backhoes	1	Backhoe (with loader)	1	40%	80	No
Grading (3)	Graders	1	Grader	1	40%	85	No
	Tractors/Loaders/Backhoes	2	Backhoe (with loader)	1	40%	80	No
	Rubber Tired Dozers	1	Dozer (crawler tractor)	1	40%	85	No
Building Construction (4)	Cranes	1	Crane	1	16%	85	No
	Forklifts	1	Forklift	1	40%	80	No
	Generator Sets	1	Generator (general purpose utility)	1	50%	82	No
	Tractors/Loaders/Backhoes	1	Backhoe (with loader)	1	40%	80	No
	Welders	3	Welding Machine (arc welding)	1	50%	70	No
Paving (5)	Tractors/Loaders/Backhoes	1	Backhoe (with loader)	1	40%	80	No
	Pavers	1	Paver (asphalt)	1	50%	85	No
	Paving Equipment	1	Paver (asphalt)	1	50%	85	No
	Rollers	1	Roller	1	20%	85	No
	Cement and Mortar Mixers	1	Drum Mixer	1	50%	80	No
Architectural Coating (6)	Air compressor	1	Compressor (air)	1	40%	80	No

Source: CalEEMod v 2022, FHWA 2006

Table 10 shows a comparison of: screening-level estimated daytime exterior noise impacts for peak construction activities at designated receptors, and the CEQA thresholds outlined in LAMC Chapter XI, using FHWA attenuation algorithms. If the threshold is not exceeded, then this project should be considered acceptable.

Table 10: Estimated Peak Activity Daytime Noise Impacts – Residential Receptors (mitigated)[c, d]				
Construction Phases	Normal Acceptance Criteria – LAMC 112.05			
	Modeled Noise Level (L_{eq} dBA)[a]	CalEEMod Duration (days)	Significance Threshold (CNEL dBA)[b]	Exceeds Threshold (Yes/No)?
Background	64	-	-	No
Demolition	72	20	75	No
Site Preparation	70	2	75	No
Grading	72	4	75	No
Building Construction	69	200	75	No
Paving	72	10	75	No
Architectural Coating	68	40	75	No
Long-Term Impact	64	-	-	No

Sources: CalEEMod v2022, FHWA 2006, Broch 1971, Plog 1988, LAMC 112.05
Notes:
[a] Includes existing street traffic and ambient noise sources (cumulative impacts)
[b] LAMC 112.05

Discussion

Construction Noise – LAMC Sections 112.03 and 112.05

Construction noise impacts would be significant if, as defined by Los Angeles Municipal Code (LAMC) Section 112.05, noise from powered equipment or powered hand tools used for construction within 500 feet (150 meters) of a residential zone exceeds 75 A-weighted decibels (dBA) at a distance of 50 feet (15 meters) from the noise source between the hours of 7:00 am and 10:00 pm. However, this noise limitation does not apply where compliance is technically infeasible. Technically infeasible means that the 75 dBA limitation cannot be complied with despite the use of mufflers, shields, sound barriers and/or any other noise reduction device or techniques during the operation of the equipment. However, the burden of proof of technical infeasibility is placed upon the person or persons generating the noise, i.e., the contractor and owner or owner's agent.

LAMC Section 112.03 references Section 41.40 which regulates noise from construction activities. Outdoor construction activities that generate noise are prohibited between the nighttime hours of 9:00 pm and 7:00 am Monday through Friday, and between 6:00 pm and 8:00 am on Saturdays and national holidays. Construction activities are prohibited on Sundays. The construction activities associated with the proposed Project would comply with these LAMC requirements.

Although the estimated construction-related exterior noise levels associated with the proposed Project are modeled to normally be below the 75 dBA threshold, there may be times when the construction activities could intermittently and marginally exceed the 75 dBA threshold at 50 feet from the noise source. To minimize impacts, the Project will implement technically feasible control measures in compliance with the standards set forth in LAMC Section 112.05. Specifically, the use of deflectors/barriers such as plywood construction fencing (½-inch thickness), flexible sound-absorbing curtains, or existing intervening buildings, can reduce line-of-sight exterior noise levels by approximately 5 to 15 dBA, depending on the applied physical configuration (FHWA 2006). The estimated noise impacts shown in Table 10 incorporate these control measures.

With the application of construction noise control measures exterior noise levels would be reduced by approximately 5 dBA, possibly up to 15 dBA. Therefore, based on the provisions set forth in LAMC 112.05, implementation of the LAMC-required noise control measures described below would enable the proposed Project to comply with the LAMC, and construction noise impacts would be less than significant.

The construction noise control measures required by LAMC 112.05 would include the following:

1) The Project shall comply with the City of Los Angeles Noise Ordinance No. 161,574 (see LAMC Section 112.05), and any subsequent ordinances (et seq), which prohibit the emission or creation of noise beyond certain levels.

2) Construction shall be restricted to the hours of 7:00 am to 9:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturdays or national holidays. No construction work shall be performed at any time on Sundays.

3) Construction activities shall be scheduled to avoid operating several pieces of large equipment simultaneously, which can cumulatively cause higher noise levels.

4) Noise-generating equipment operated at the Project site shall be equipped with the most effective and technologically feasible noise control devices, such as mufflers, lagging (enclosures for exhaust pipes), and/or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

5) Noise-generating equipment, where its location on the site may be flexible (e.g., air compressors, generators, cement and mortar mixers, and materials deliveries), shall be placed as far as practical from the nearest noise sensitive land uses. Natural and/or manmade barriers (e.g., trees, fencing, curtains) shall be used to screen propagation of noise from such activities toward these land uses to the maximum extent possible.

6) For outside work BMPs, the Project shall implement noise barriers comprising plywood construction fencing and/or flexible sound-absorbing curtains as practicable. The noise barriers shall be erected around the perimeter of the construction site to minimize the transmission of construction noise toward nearby noise-sensitive land uses. The noise barriers shall be at least 8 feet in height and constructed of materials achieving an Insertion Loss (IL) coefficient of at least 5 dBA for flexible curtains, 8 dBA for rigid plywood fencing, or 10 dBA in combination (FHWA 2006).

7) The Project shall comply with the City of Los Angeles Building Regulations Ordinance No. 178,048 (see LAMC Section 91.106.4.8), which requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public, i.e., in plain sight.

Operational Noise – LAMC Section 112.02

Upon completion of construction and occupancy of the proposed Project, on-site operational noise would be generated mainly by heating, ventilation, and air conditioning (HVAC) equipment installed on the roof of the new building. However, the overall noise levels generated by the new HVAC equipment are not expected to be substantially greater than generated by older HVAC equipment installed on existing buildings near the Project site. As such, the new HVAC equipment associated with the proposed Project would not represent a substantially new type or source of noise in the general vicinity. In addition, the operation of this and any other on-site stationary sources of mechanical noise would be required to comply with the LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties, e.g., nearby residential buildings, by more than 5 dBA. Such equipment is designed to meet this standard.

No adverse impacts are expected from, and no noise control measures would be required for, the operation of the proposed project. Therefore, the operational noise impacts of the proposed Project would be less than significant.

Interior areas of the completed Project would not be adversely impacted by ambient (outdoor) urban noise because the Project would be constructed to meet applicable California Code of Regulations (CCR) Title 24 Parts 6 and 11 building energy efficiency standards (CEC 2019). Thermal insulation, e.g., fiberglass batting in exterior walls and double-pane windows, also attenuates sound transmission and thus would provide an acceptable interior noise environment, which is particularly important for sensitive land uses. Specifically, the proposed Project would be designed and constructed to maintain interior noise levels at or below a Community Noise Equivalent Level (CNEL) of 45 dBA in any normally occupied space of the Project with no other sources of interior noise operating, such as HVAC, appliances, power tools, or office equipment. As such, interior noise impacts of the proposed Project would be less than significant.

This study predicts a less than significant impact in accordance with the LAMC. As described above, temporary noise barriers may need to be installed as a control measure during the early stages of construction where demolition activities are conducted.

Analysis of Noise Significance Criteria

This study predicts a less than significant impact in accordance with applicable noise ordinances and General Plans, including the City of Los Angeles Municipal Code. Would the project result in:

a) *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

   No. As shown in the above analysis, temporary construction noise would be limited to daylight hours and would permanently cease upon completion of construction. Aggregated average construction noise is not expected to exceed 75 dBA at nearby receptors, which is below the significant threshold set by the City. Therefore, temporary impacts on ambient noise levels during construction would be less than significant. Operational noise sources for the Project, such as new HVAC equipment, are of quiet design per commercial

standards. The noise from truck loading and trash collection and compaction activities are expected to have less than significant impacts on long-term ambient noise levels.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Although construction of the proposed Project would involve excavation within the Project area, construction plans do not include intense percussive actions (e.g., hard rock-breaking, large pile-driving). Therefore, no strong ground-borne vibrations are expected to be generated that could affect nearby structures or be noticeable to their occupants and impacts would be less than significant.

PROJECTED IMPACT: Less Than Significant (LTS)

CLOSING

Thank you very much for the opportunity to be of assistance. Should you have any questions, please contact me at (415) 248-8490 (mobile).

Sincerely,

Mabelle Wongsanguan, BSChemE | Berkeley Office
Engineer
Yorke Engineering, LLC
MWongsanguan@YorkeEngr.com

cc: Bradford Boyes, Yorke Engineering, LLC
Tina Darjazanie, Yorke Engineering, LLC

Enclosures/Attachments:
1. CalEEMod Outputs

AIR QUALITY AND GHG REFERENCES

California Air Resources Board (CARB). 2017. California's 2017 Climate Change Scoping Plan. Website (https://ww3.arb.ca.gov/cc/scopingplan/scopingplan.htm) accessed July 25, 2022.

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ATTACHMENT 1 – CALEEMOD OUTPUTS

VNB_base Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	VNB_base
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	18.6
Location	7115 Van Nuys Blvd, Van Nuys, CA 91405, USA
County	Los Angeles-South Coast
City	Los Angeles
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	3845
EDFZ	17
Electric Utility	Los Angeles Department of Water & Power
Gas Utility	Southern California Gas

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments Mid Rise	214	Dwelling Unit	1.08	178,258	0.00	—	633	Five levels of apartment residential space
Enclosed Parking with Elevator	70.6	1000sqft	0.00	70,560	0.00	—	633	Two-story basement garage

Unenclosed Parking with Elevator	19.5	1000sqft	0.00	19,470	11,940	—	—	Ground level parking spaces
Strip Mall	15.8	1000sqft	0.00	15,800	0.00	—	633	Ground level retail spaces

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-10-A	Water Exposed Surfaces
Construction	C-10-C	Water Unpaved Construction Roads
Construction	C-12	Sweep Paved Roads
Construction	C-13	Use Low-VOC Paints for Construction
Energy	E-1	Buildings Exceed 2019 Title 24 Building Envelope Energy Efficiency Standards
Water	W-4	Require Low-Flow Water Fixtures
Area	AS-1	Use Low-VOC Cleaning Supplies
Area	AS-2	Use Low-VOC Paints

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	52.6	19.4	28.9	0.03	0.93	7.21	8.15	0.86	3.46	4.32	—	6,037	6,037	0.26	0.30	16.7	6,150
Mit.	40.3	19.4	28.9	0.03	0.93	2.93	3.42	0.86	0.92	1.78	—	6,037	6,037	0.26	0.30	16.7	6,150
% Reduced	23%	—	—	—	—	59%	58%	—	73%	59%	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.38	14.0	26.4	0.03	0.49	2.93	3.42	0.46	0.70	1.15	—	5,884	5,884	0.26	0.30	0.43	5,981
Mit.	2.38	14.0	26.4	0.03	0.49	2.93	3.42	0.46	0.70	1.15	—	5,884	5,884	0.26	0.30	0.43	5,981
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	6.15	4.71	7.71	0.01	0.18	0.89	1.03	0.16	0.23	0.39	—	1,616	1,616	0.07	0.08	1.76	1,642
Mit.	4.81	4.71	7.71	0.01	0.18	0.89	1.03	0.16	0.22	0.35	—	1,616	1,616	0.07	0.08	1.76	1,642
% Reduced	22%	—	—	—	—	—	—	—	2%	10%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.12	0.86	1.41	< 0.005	0.03	0.16	0.19	0.03	0.04	0.07	—	267	267	0.01	0.01	0.29	272
Mit.	0.88	0.86	1.41	< 0.005	0.03	0.16	0.19	0.03	0.04	0.06	—	267	267	0.01	0.01	0.29	272
% Reduced	22%	—	—	—	—	—	—	—	2%	10%	—	—	—	—	—	—	—
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	75.0	100	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	75.0	100	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2022	2.40	19.4	28.9	0.03	0.93	7.21	8.15	0.86	3.46	4.32	—	6,037	6,037	0.26	0.30	16.7	6,150
2023	52.6	9.81	10.2	0.02	0.41	2.69	3.10	0.38	0.67	1.05	—	1,801	1,801	0.07	0.01	—	1,807
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2022	2.38	14.0	26.4	0.03	0.49	2.93	3.42	0.46	0.70	1.15	—	5,884	5,884	0.26	0.30	0.43	5,981
2023	1.19	9.81	10.2	0.02	0.41	2.69	3.10	0.38	0.67	1.05	—	1,801	1,801	0.07	0.01	—	1,807
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2022	0.70	4.71	7.71	0.01	0.18	0.85	1.02	0.16	0.23	0.39	—	1,616	1,616	0.07	0.08	1.76	1,642
2023	6.15	3.31	3.49	0.01	0.14	0.89	1.03	0.13	0.22	0.35	—	606	606	0.02	< 0.005	—	608
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2022	0.13	0.86	1.41	< 0.005	0.03	0.15	0.19	0.03	0.04	0.07	—	267	267	0.01	0.01	0.29	272
2023	1.12	0.60	0.64	< 0.005	0.03	0.16	0.19	0.02	0.04	0.06	—	100	100	< 0.005	< 0.005	—	101

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2022	2.40	19.4	28.9	0.03	0.93	2.93	3.42	0.86	0.92	1.78	—	6,037	6,037	0.26	0.30	16.7	6,150
2023	40.3	9.81	10.2	0.02	0.41	2.69	3.10	0.38	0.67	1.05	—	1,801	1,801	0.07	0.01	—	1,807

Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2022	2.38	14.0	26.4	0.03	0.49	2.93	3.42	0.46	0.70	1.15	—	5,884	5,884	0.26	0.30	0.43	5,981
2023	1.19	9.81	10.2	0.02	0.41	2.69	3.10	0.38	0.67	1.05	—	1,801	1,801	0.07	0.01	—	1,807
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2022	0.70	4.71	7.71	0.01	0.18	0.76	0.94	0.16	0.19	0.35	—	1,616	1,616	0.07	0.08	1.76	1,642
2023	4.81	3.31	3.49	0.01	0.14	0.89	1.03	0.13	0.22	0.35	—	606	606	0.02	< 0.005	—	608
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2022	0.13	0.86	1.41	< 0.005	0.03	0.14	0.17	0.03	0.03	0.06	—	267	267	0.01	0.01	0.29	272
2023	0.88	0.60	0.64	< 0.005	0.03	0.16	0.19	0.02	0.04	0.06	—	100	100	< 0.005	< 0.005	—	101

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	13.6	6.21	74.9	0.13	0.16	4.05	4.21	0.15	0.72	0.87	57.3	15,883	15,940	4.77	0.58	52.8	16,284
Mit.	13.1	6.19	74.8	0.13	0.15	4.05	4.20	0.15	0.72	0.87	55.0	15,822	15,877	4.76	0.57	52.8	16,220
% Reduced	3%	< 0.5%	< 0.5%	—	1%	—	< 0.5%	1%	—	< 0.5%	4%	< 0.5%	< 0.5%	< 0.5%	1%	—	< 0.5%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	11.6	6.57	53.8	0.12	0.14	4.05	4.20	0.14	0.72	0.86	57.3	15,310	15,367	4.80	0.61	2.71	15,671
Mit.	11.1	6.54	53.8	0.12	0.14	4.05	4.19	0.14	0.72	0.86	55.0	15,250	15,305	4.79	0.60	2.71	15,607
% Reduced	4%	< 0.5%	< 0.5%	—	1%	—	< 0.5%	1%	—	< 0.5%	4%	< 0.5%	< 0.5%	< 0.5%	1%	—	< 0.5%

Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	12.4	6.37	63.2	0.11	0.15	3.80	3.94	0.14	0.68	0.82	57.3	14,739	14,796	4.76	0.57	22.2	15,109
Mit.	12.0	6.34	63.2	0.11	0.15	3.80	3.94	0.14	0.68	0.82	55.0	14,679	14,734	4.74	0.57	22.2	15,044
% Reduced	4%	< 0.5%	< 0.5%	—	1%	—	< 0.5%	1%	—	< 0.5%	4%	< 0.5%	< 0.5%	< 0.5%	1%	—	< 0.5%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.26	1.16	11.5	0.02	0.03	0.69	0.72	0.03	0.12	0.15	9.49	2,440	2,450	0.79	0.10	3.67	2,501
Mit.	2.18	1.16	11.5	0.02	0.03	0.69	0.72	0.03	0.12	0.15	9.11	2,430	2,439	0.79	0.09	3.67	2,491
% Reduced	4%	< 0.5%	< 0.5%	< 0.5%	1%	—	< 0.5%	1%	—	< 0.5%	4%	< 0.5%	< 0.5%	< 0.5%	1%	—	< 0.5%
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	55.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	No	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mit.	No	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	55.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	No	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mit.	No	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Exceeds (Annual)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3,000
Unmit.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	No
Mit.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	No

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	6.93	5.28	57.9	0.12	0.08	4.05	4.13	0.08	0.72	0.80	—	12,238	12,238	0.66	0.51	51.4	12,457
Area	6.62	0.16	16.7	< 0.005	0.01	—	0.01	0.01	—	0.01	—	51.4	51.4	< 0.005	< 0.005	—	51.6
Energy	0.04	0.77	0.33	< 0.005	0.06	—	0.06	0.06	—	0.06	—	3,473	3,473	0.26	0.03	—	3,488
Water	—	—	—	—	—	—	—	—	—	—	19.5	119	139	0.08	0.04	—	154
Waste	—	—	—	—	—	—	—	—	—	—	37.8	0.00	37.8	3.77	0.00	—	132
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.38	1.38
Total	13.6	6.21	74.9	0.13	0.16	4.05	4.21	0.15	0.72	0.87	57.3	15,883	15,940	4.77	0.58	52.8	16,284
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	6.81	5.80	53.5	0.11	0.08	4.05	4.13	0.08	0.72	0.80	—	11,717	11,717	0.69	0.54	1.33	11,896
Area	4.73	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.04	0.77	0.33	< 0.005	0.06	—	0.06	0.06	—	0.06	—	3,473	3,473	0.26	0.03	—	3,488
Water	—	—	—	—	—	—	—	—	—	—	19.5	119	139	0.08	0.04	—	154
Waste	—	—	—	—	—	—	—	—	—	—	37.8	0.00	37.8	3.77	0.00	—	132
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.38	1.38
Total	11.6	6.57	53.8	0.12	0.14	4.05	4.20	0.14	0.72	0.86	57.3	15,310	15,367	4.80	0.61	2.71	15,671
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	6.34	5.49	51.4	0.11	0.08	3.80	3.87	0.07	0.68	0.75	—	11,111	11,111	0.64	0.50	20.8	11,298
Area	6.02	0.11	11.4	< 0.005	0.01	—	0.01	0.01	—	0.01	—	35.2	35.2	< 0.005	< 0.005	—	35.3
Energy	0.04	0.77	0.33	< 0.005	0.06	—	0.06	0.06	—	0.06	—	3,473	3,473	0.26	0.03	—	3,488
Water	—	—	—	—	—	—	—	—	—	—	19.5	119	139	0.08	0.04	—	154

Waste	—	—	—	—	—	—	—	—	—	—	37.8	0.00	37.8	3.77	0.00	—	132
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.38	1.38
Total	12.4	6.37	63.2	0.11	0.15	3.80	3.94	0.14	0.68	0.82	57.3	14,739	14,796	4.76	0.57	22.2	15,109
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.16	1.00	9.38	0.02	0.01	0.69	0.71	0.01	0.12	0.14	—	1,840	1,840	0.11	0.08	3.45	1,871
Area	1.10	0.02	2.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.83	5.83	< 0.005	< 0.005	—	5.85
Energy	0.01	0.14	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	575	575	0.04	< 0.005	—	577
Water	—	—	—	—	—	—	—	—	—	—	3.24	19.8	23.0	0.01	0.01	—	25.5
Waste	—	—	—	—	—	—	—	—	—	—	6.25	0.00	6.25	0.62	0.00	—	21.9
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.23	0.23
Total	2.26	1.16	11.5	0.02	0.03	0.69	0.72	0.03	0.12	0.15	9.49	2,440	2,450	0.79	0.10	3.67	2,501

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	6.93	5.28	57.9	0.12	0.08	4.05	4.13	0.08	0.72	0.80	—	12,238	12,238	0.66	0.51	51.4	12,457
Area	6.17	0.16	16.7	< 0.005	0.01	—	0.01	0.01	—	0.01	—	51.4	51.4	< 0.005	< 0.005	—	51.6
Energy	0.04	0.74	0.32	< 0.005	0.06	—	0.06	0.06	—	0.06	—	3,427	3,427	0.26	0.03	—	3,442
Water	—	—	—	—	—	—	—	—	—	—	17.2	106	123	0.07	0.04	—	136
Waste	—	—	—	—	—	—	—	—	—	—	37.8	0.00	37.8	3.77	0.00	—	132
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.38	1.38
Total	13.1	6.19	74.8	0.13	0.15	4.05	4.20	0.15	0.72	0.87	55.0	15,822	15,877	4.76	0.57	52.8	16,220
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	6.81	5.80	53.5	0.11	0.08	4.05	4.13	0.08	0.72	0.80	—	11,717	11,717	0.69	0.54	1.33	11,896

Area	4.28	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.04	0.74	0.32	< 0.005	0.06	—	0.06	0.06	—	0.06	—	3,427	3,427	0.26	0.03	—	3,442
Water	—	—	—	—	—	—	—	—	—	—	17.2	106	123	0.07	0.04	—	136
Waste	—	—	—	—	—	—	—	—	—	—	37.8	0.00	37.8	3.77	0.00	—	132
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.38	1.38
Total	11.1	6.54	53.8	0.12	0.14	4.05	4.19	0.14	0.72	0.86	55.0	15,250	15,305	4.79	0.60	2.71	15,607
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	6.34	5.49	51.4	0.11	0.08	3.80	3.87	0.07	0.68	0.75	—	11,111	11,111	0.64	0.50	20.8	11,298
Area	5.58	0.11	11.4	< 0.005	0.01	—	0.01	0.01	—	0.01	—	35.2	35.2	< 0.005	< 0.005	—	35.3
Energy	0.04	0.74	0.32	< 0.005	0.06	—	0.06	0.06	—	0.06	—	3,427	3,427	0.26	0.03	—	3,442
Water	—	—	—	—	—	—	—	—	—	—	17.2	106	123	0.07	0.04	—	136
Waste	—	—	—	—	—	—	—	—	—	—	37.8	0.00	37.8	3.77	0.00	—	132
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.38	1.38
Total	12.0	6.34	63.2	0.11	0.15	3.80	3.94	0.14	0.68	0.82	55.0	14,679	14,734	4.74	0.57	22.2	15,044
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.16	1.00	9.38	0.02	0.01	0.69	0.71	0.01	0.12	0.14	—	1,840	1,840	0.11	0.08	3.45	1,871
Area	1.02	0.02	2.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.83	5.83	< 0.005	< 0.005	—	5.85
Energy	0.01	0.14	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	567	567	0.04	< 0.005	—	570
Water	—	—	—	—	—	—	—	—	—	—	2.86	17.5	20.3	0.01	0.01	—	22.5
Waste	—	—	—	—	—	—	—	—	—	—	6.25	0.00	6.25	0.62	0.00	—	21.9
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.23	0.23
Total	2.18	1.16	11.5	0.02	0.03	0.69	0.72	0.03	0.12	0.15	9.11	2,430	2,439	0.79	0.09	3.67	2,491

3. Construction Emissions Details

3.1. Demolition (2022) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.86	18.5	17.3	0.02	0.85	—	0.85	0.78	—	0.78	—	2,492	2,492	0.10	0.02	—	2,500
Demolition	—	—	—	—	—	0.56	0.56	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	1.01	0.95	< 0.005	0.05	—	0.05	0.04	—	0.04	—	137	137	0.01	< 0.005	—	137
Demolition	—	—	—	—	—	0.03	0.03	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.18	0.17	< 0.005	0.01	—	0.01	0.01	—	0.01	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.07	0.08	1.11	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	184	184	0.01	0.01	0.84	187
Vendor	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
Hauling	0.01	0.78	0.25	< 0.005	0.01	0.04	0.05	0.01	0.01	0.02	—	473	473	0.03	0.08	1.06	497
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.05	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	9.71	9.71	< 0.005	< 0.005	0.02	9.84
Vendor	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
Hauling	< 0.005	0.04	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	25.9	25.9	< 0.005	< 0.005	0.02	27.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	1.61	1.61	< 0.005	< 0.005	< 0.005	1.63
Vendor	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
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.29	4.29	< 0.005	< 0.005	< 0.005	4.51

3.2. Demolition (2022) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.86	18.5	17.3	0.02	0.85	—	0.85	0.78	—	0.78	—	2,492	2,492	0.10	0.02	—	2,500
Demolition	—	—	—	—	—	0.56	0.56	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	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

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	1.01	0.95	< 0.005	0.05	—	0.05	0.04	—	0.04	—	137	137	0.01	< 0.005	—	137
Demolition	—	—	—	—	—	0.03	0.03	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.18	0.17	< 0.005	0.01	—	0.01	0.01	—	0.01	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.08	1.11	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	184	184	0.01	0.01	0.84	187
Vendor	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
Hauling	0.01	0.78	0.25	< 0.005	0.01	0.04	0.05	0.01	0.01	0.02	—	473	473	0.03	0.08	1.06	497
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.05	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	9.71	9.71	< 0.005	< 0.005	0.02	9.84
Vendor	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
Hauling	< 0.005	0.04	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	25.9	25.9	< 0.005	< 0.005	0.02	27.2

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	1.61	1.61	< 0.005	< 0.005	< 0.005	1.63
Vendor	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
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.29	4.29	< 0.005	< 0.005	< 0.005	4.51

3.3. Site Preparation (2022) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.67	16.8	14.1	0.02	0.81	—	0.81	0.74	—	0.74	—	2,062	2,062	0.08	0.02	—	2,069
Dust From Material Movement	—	—	—	—	—	6.26	6.26	—	3.00	3.00	—	—	—	—	—	—	—
Onsite truck	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.09	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	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

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.88
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.67	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	111	111	< 0.005	< 0.005	0.50	112
Vendor	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
Hauling	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.58	0.58	< 0.005	< 0.005	< 0.005	0.59
Vendor	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
Hauling	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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.10	0.10	< 0.005	< 0.005	< 0.005	0.10
Vendor	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
Hauling	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

3.4. Site Preparation (2022) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.67	16.8	14.1	0.02	0.81	—	0.81	0.74	—	0.74	—	2,062	2,062	0.08	0.02	—	2,069
Dust From Material Movement	—	—	—	—	—	1.63	1.63	—	0.78	0.78	—	—	—	—	—	—	—
Onsite truck	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.09	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.88
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.67	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	111	111	< 0.005	< 0.005	0.50	112
Vendor	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
Hauling	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.58	0.58	< 0.005	< 0.005	< 0.005	0.59
Vendor	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
Hauling	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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.10	0.10	< 0.005	< 0.005	< 0.005	0.10
Vendor	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
Hauling	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

3.5. Grading (2022) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.92	19.4	16.7	0.02	0.93	—	0.93	0.86	—	0.86	—	2,452	2,452	0.10	0.02	—	2,460

Dust From Material Movement	—	—	—	—	—	7.08	7.08	—	3.42	3.42	—	—	—	—	—	—	—
Onsite truck	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.21	0.18	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.9	26.9	< 0.005	< 0.005	—	27.0
Dust From Material Movement	—	—	—	—	—	0.08	0.08	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.45	4.45	< 0.005	< 0.005	—	4.46
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.06	0.89	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	147	147	0.01	< 0.005	0.67	150
Vendor	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
Hauling	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

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	1.55	1.55	< 0.005	< 0.005	< 0.005	1.57
Vendor	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
Hauling	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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.26	0.26	< 0.005	< 0.005	< 0.005	0.26
Vendor	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
Hauling	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

3.6. Grading (2022) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.92	19.4	16.7	0.02	0.93	—	0.93	0.86	—	0.86	—	2,452	2,452	0.10	0.02	—	2,460
Dust From Material Movement	—	—	—	—	—	1.84	1.84	—	0.89	0.89	—	—	—	—	—	—	—
Onsite truck	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.21	0.18	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.9	26.9	< 0.005	< 0.005	—	27.0
Dust From Material Movement	—	—	—	—	—	0.02	0.02	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.45	4.45	< 0.005	< 0.005	—	4.46
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.06	0.89	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	147	147	0.01	< 0.005	0.67	150
Vendor	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
Hauling	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	1.55	1.55	< 0.005	< 0.005	< 0.005	1.57
Vendor	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

Hauling	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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.26	0.26	< 0.005	< 0.005	< 0.005	0.26
Vendor	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
Hauling	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

3.7. Building Construction (2022) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.30	10.6	10.5	0.02	0.48	—	0.48	0.44	—	0.44	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.30	10.6	10.5	0.02	0.48	—	0.48	0.44	—	0.44	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.31	2.52	2.49	< 0.005	0.11	—	0.11	0.10	—	0.10	—	426	426	0.02	< 0.005	—	428
Onsite truck	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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.06	0.46	0.45	< 0.005	0.02	—	0.02	0.02	—	0.02	—	70.6	70.6	< 0.005	< 0.005	—	70.8
Onsite truck	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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.04	1.20	17.5	0.00	0.00	0.16	0.16	0.00	0.00	0.00	—	2,903	2,903	0.12	0.10	13.2	2,948
Vendor	0.06	2.03	0.90	0.01	0.02	0.08	0.10	0.02	0.03	0.05	—	1,334	1,334	0.06	0.19	3.53	1,395
Hauling	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.03	1.30	15.0	0.00	0.00	0.16	0.16	0.00	0.00	0.00	—	2,750	2,750	0.13	0.10	0.34	2,782
Vendor	0.06	2.11	0.91	0.01	0.02	0.08	0.10	0.02	0.03	0.05	—	1,334	1,334	0.06	0.19	0.09	1,392
Hauling	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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.24	0.33	3.71	0.00	0.00	0.04	0.04	0.00	0.00	0.00	—	661	661	0.03	0.02	1.35	670
Vendor	0.01	0.51	0.21	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	316	316	0.01	0.04	0.36	330
Hauling	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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.06	0.68	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	109	109	< 0.005	< 0.005	0.22	111
Vendor	< 0.005	0.09	0.04	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	52.3	52.3	< 0.005	0.01	0.06	54.6
Hauling	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

3.8. Building Construction (2022) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.30	10.6	10.5	0.02	0.48	—	0.48	0.44	—	0.44	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.30	10.6	10.5	0.02	0.48	—	0.48	0.44	—	0.44	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.31	2.52	2.49	< 0.005	0.11	—	0.11	0.10	—	0.10	—	426	426	0.02	< 0.005	—	428
Onsite truck	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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.46	0.45	< 0.005	0.02	—	0.02	0.02	—	0.02	—	70.6	70.6	< 0.005	< 0.005	—	70.8
Onsite truck	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
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.04	1.20	17.5	0.00	0.00	0.16	0.16	0.00	0.00	0.00	—	2,903	2,903	0.12	0.10	13.2	2,948
Vendor	0.06	2.03	0.90	0.01	0.02	0.08	0.10	0.02	0.03	0.05	—	1,334	1,334	0.06	0.19	3.53	1,395
Hauling	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

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.03	1.30	15.0	0.00	0.00	0.16	0.16	0.00	0.00	0.00	—	2,750	2,750	0.13	0.10	0.34	2,782
Vendor	0.06	2.11	0.91	0.01	0.02	0.08	0.10	0.02	0.03	0.05	—	1,334	1,334	0.06	0.19	0.09	1,392
Hauling	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
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.24	0.33	3.71	0.00	0.00	0.04	0.04	0.00	0.00	0.00	—	661	661	0.03	0.02	1.35	670
Vendor	0.01	0.51	0.21	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	316	316	0.01	0.04	0.36	330
Hauling	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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.06	0.68	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	109	109	< 0.005	< 0.005	0.22	111
Vendor	< 0.005	0.09	0.04	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	52.3	52.3	< 0.005	0.01	0.06	54.6
Hauling	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

3.9. Building Construction (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.19	9.81	10.2	0.02	0.41	—	0.41	0.38	—	0.38	—	1,801	1,801	0.07	0.01	—	1,807
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.19	9.81	10.2	0.02	0.41	—	0.41	0.38	—	0.38	—	1,801	1,801	0.07	0.01	—	1,807

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.37	3.07	3.19	0.01	0.13	—	0.13	0.12	—	0.12	—	564	564	0.02	< 0.005	—	566
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.56	0.58	< 0.005	0.02	—	0.02	0.02	—	0.02	—	93.4	93.4	< 0.005	< 0.005	—	93.7
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

3.10. Building Construction (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.19	9.81	10.2	0.02	0.41	—	0.41	0.38	—	0.38	—	1,801	1,801	0.07	0.01	—	1,807
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.19	9.81	10.2	0.02	0.41	—	0.41	0.38	—	0.38	—	1,801	1,801	0.07	0.01	—	1,807

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.37	3.07	3.19	0.01	0.13	—	0.13	0.12	—	0.12	—	564	564	0.02	< 0.005	—	566
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.56	0.58	< 0.005	0.02	—	0.02	0.02	—	0.02	—	93.4	93.4	< 0.005	< 0.005	—	93.7
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

3.11. Paving (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.55	5.09	6.53	0.01	0.25	—	0.25	0.23	—	0.23	—	992	992	0.04	0.01	—	995
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.14	0.18	< 0.005	0.01	—	0.01	0.01	—	0.01	—	27.2	27.2	< 0.005	< 0.005	—	27.3
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.50	4.50	< 0.005	< 0.005	—	4.51
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

3.12. Paving (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.55	5.09	6.53	0.01	0.25	—	0.25	0.23	—	0.23	—	992	992	0.04	0.01	—	995
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.14	0.18	< 0.005	0.01	—	0.01	0.01	—	0.01	—	27.2	27.2	< 0.005	< 0.005	—	27.3
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.50	4.50	< 0.005	< 0.005	—	4.51
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

3.13. Architectural Coating (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.93	1.15	< 0.005	0.04	—	0.04	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134

Architectu Coatings	52.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.10	0.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.6	14.6	< 0.005	< 0.005	—	14.7
Architectu ral Coatings	5.75	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.42	2.42	< 0.005	< 0.005	—	2.43
Architectu ral Coatings	1.05	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

3.14. Architectural Coating (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.93	1.15	< 0.005	0.04	—	0.04	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	40.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.10	0.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.6	14.6	< 0.005	< 0.005	—	14.7
Architectural Coatings	4.40	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.42	2.42	< 0.005	< 0.005	—	2.43
Architectural Coatings	0.80	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	4.32	3.25	35.5	0.07	0.05	0.41	0.46	0.05	0.13	0.18	—	7,478	7,478	0.41	0.31	31.4	7,612
Enclosed Parking with Elevator	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
Unenclosed Parking with Elevator	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
Strip Mall	2.61	2.03	22.3	0.05	0.03	0.26	0.30	0.03	0.08	0.11	—	4,761	4,761	0.25	0.20	20.0	4,845
Total	6.93	5.28	57.9	0.12	0.08	0.68	0.76	0.08	0.21	0.29	—	12,238	12,238	0.66	0.51	51.4	12,457
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	4.25	3.57	32.9	0.07	0.05	0.41	0.46	0.05	0.13	0.18	—	7,160	7,160	0.43	0.33	0.81	7,269
Enclosed Parking with Elevator	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

Unenclos Parking with Elevator	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
Strip Mall	2.56	2.23	20.6	0.04	0.03	0.26	0.30	0.03	0.08	0.11	—	4,558	4,558	0.26	0.21	0.52	4,626
Total	6.81	5.80	53.5	0.11	0.08	0.68	0.76	0.08	0.21	0.29	—	11,717	11,717	0.69	0.54	1.33	11,896
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.73	0.63	5.85	0.01	0.01	0.07	0.08	0.01	0.02	0.03	—	1,140	1,140	0.07	0.05	2.13	1,160
Enclosed Parking with Elevator	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
Unenclosed Parking with Elevator	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
Strip Mall	0.43	0.38	3.53	0.01	0.01	0.04	0.05	< 0.005	0.01	0.02	—	699	699	0.04	0.03	1.31	711
Total	1.16	1.00	9.38	0.02	0.01	0.12	0.13	0.01	0.04	0.05	—	1,840	1,840	0.11	0.08	3.45	1,871

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	4.32	3.25	35.5	0.07	0.05	0.41	0.46	0.05	0.13	0.18	—	7,478	7,478	0.41	0.31	31.4	7,612

Enclosed Parking with Elevator	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
Unenclosed Parking with Elevator	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
Strip Mall	2.61	2.03	22.3	0.05	0.03	0.26	0.30	0.03	0.08	0.11	—	4,761	4,761	0.25	0.20	20.0	4,845
Total	6.93	5.28	57.9	0.12	0.08	0.68	0.76	0.08	0.21	0.29	—	12,238	12,238	0.66	0.51	51.4	12,457
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	4.25	3.57	32.9	0.07	0.05	0.41	0.46	0.05	0.13	0.18	—	7,160	7,160	0.43	0.33	0.81	7,269
Enclosed Parking with Elevator	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
Unenclosed Parking with Elevator	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
Strip Mall	2.56	2.23	20.6	0.04	0.03	0.26	0.30	0.03	0.08	0.11	—	4,558	4,558	0.26	0.21	0.52	4,626
Total	6.81	5.80	53.5	0.11	0.08	0.68	0.76	0.08	0.21	0.29	—	11,717	11,717	0.69	0.54	1.33	11,896
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.73	0.63	5.85	0.01	0.01	0.07	0.08	0.01	0.02	0.03	—	1,140	1,140	0.07	0.05	2.13	1,160
Enclosed Parking with Elevator	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

Unenclos Parking with Elevator	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
Strip Mall	0.43	0.38	3.53	0.01	0.01	0.04	0.05	< 0.005	0.01	0.02	—	699	699	0.04	0.03	1.31	711
Total	1.16	1.00	9.38	0.02	0.01	0.12	0.13	0.01	0.04	0.05	—	1,840	1,840	0.11	0.08	3.45	1,871

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,606	1,606	0.11	0.02	—	1,614
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	493	493	0.03	< 0.005	—	495
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	104	104	0.01	< 0.005	—	104
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	299	299	0.02	< 0.005	—	301
Total	—	—	—	—	—	—	—	—	—	—	—	2,502	2,502	0.18	0.03	—	2,514
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,606	1,606	0.11	0.02	—	1,614
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	493	493	0.03	< 0.005	—	495
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	104	104	0.01	< 0.005	—	104
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	299	299	0.02	< 0.005	—	301
Total	—	—	—	—	—	—	—	—	—	—	—	2,502	2,502	0.18	0.03	—	2,514
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	266	266	0.02	< 0.005	—	267
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	81.6	81.6	0.01	< 0.005	—	82.0
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	17.2	17.2	< 0.005	< 0.005	—	17.3
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	49.6	49.6	< 0.005	< 0.005	—	49.8
Total	—	—	—	—	—	—	—	—	—	—	—	414	414	0.03	< 0.005	—	416

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,598	1,598	0.11	0.02	—	1,605
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	493	493	0.03	< 0.005	—	495
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	104	104	0.01	< 0.005	—	104
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	293	293	0.02	< 0.005	—	294
Total	—	—	—	—	—	—	—	—	—	—	—	2,487	2,487	0.18	0.02	—	2,499
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,598	1,598	0.11	0.02	—	1,605
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	493	493	0.03	< 0.005	—	495
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	104	104	0.01	< 0.005	—	104
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	293	293	0.02	< 0.005	—	294
Total	—	—	—	—	—	—	—	—	—	—	—	2,487	2,487	0.18	0.02	—	2,499
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	—	—	—	—	—	—	—	—	—	—	—	265	265	0.02	< 0.005	—	266
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	81.6	81.6	0.01	< 0.005	—	82.0
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	17.2	17.2	< 0.005	< 0.005	—	17.3
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	48.5	48.5	< 0.005	< 0.005	—	48.7
Total	—	—	—	—	—	—	—	—	—	—	—	412	412	0.03	< 0.005	—	414

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.04	0.75	0.32	< 0.005	0.06	—	0.06	0.06	—	0.06	—	947	947	0.08	< 0.005	—	949
Enclosed Parking with Elevator	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
Unenclosed Parking with Elevator	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
Strip Mall	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	24.7	24.7	< 0.005	< 0.005	—	24.8
Total	0.04	0.77	0.33	< 0.005	0.06	—	0.06	0.06	—	0.06	—	972	972	0.09	< 0.005	—	974

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.04	0.75	0.32	< 0.005	0.06	—	0.06	0.06	—	0.06	—	947	947	0.08	< 0.005	—	949
Enclosed Parking with Elevator	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
Unenclosed Parking with Elevator	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
Strip Mall	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	24.7	24.7	< 0.005	< 0.005	—	24.8
Total	0.04	0.77	0.33	< 0.005	0.06	—	0.06	0.06	—	0.06	—	972	972	0.09	< 0.005	—	974
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.01	0.14	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	157	157	0.01	< 0.005	—	157
Enclosed Parking with Elevator	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
Unenclosed Parking with Elevator	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
Strip Mall	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.09	4.09	< 0.005	< 0.005	—	4.11
Total	0.01	0.14	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	161	161	0.01	< 0.005	—	161

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.04	0.72	0.31	< 0.005	0.06	—	0.06	0.06	—	0.06	—	915	915	0.08	< 0.005	—	918
Enclosed Parking with Elevator	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
Unenclosed Parking with Elevator	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
Strip Mall	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	24.7	24.7	< 0.005	< 0.005	—	24.7
Total	0.04	0.74	0.32	< 0.005	0.06	—	0.06	0.06	—	0.06	—	940	940	0.08	< 0.005	—	943
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.04	0.72	0.31	< 0.005	0.06	—	0.06	0.06	—	0.06	—	915	915	0.08	< 0.005	—	918
Enclosed Parking with Elevator	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
Unenclosed Parking with Elevator	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
Strip Mall	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	24.7	24.7	< 0.005	< 0.005	—	24.7
Total	0.04	0.74	0.32	< 0.005	0.06	—	0.06	0.06	—	0.06	—	940	940	0.08	< 0.005	—	943
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartment Mid Rise	0.01	0.13	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	152	152	0.01	< 0.005	—	152
Enclosed Parking with Elevator	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
Unenclosed Parking with Elevator	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
Strip Mall	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.08	4.08	< 0.005	< 0.005	—	4.09
Total	0.01	0.14	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	156	156	0.01	< 0.005	—	156

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	53.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	4.15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.89	0.16	16.7	< 0.005	0.01	—	0.01	0.01	—	0.01	—	51.4	51.4	< 0.005	< 0.005	—	51.6
Total	59.0	0.16	16.7	< 0.005	0.01	—	0.01	0.01	—	0.01	—	51.4	51.4	< 0.005	< 0.005	—	51.6

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	4.15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.57	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	4.73	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	1.15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.76	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.24	0.02	2.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.83	5.83	< 0.005	< 0.005	—	5.85
Total	2.15	0.02	2.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.83	5.83	< 0.005	< 0.005	—	5.85

4.3.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	40.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Consumer Products	3.84	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.89	0.16	16.7	< 0.005	0.01	—	0.01	0.01	—	0.01	—	51.4	51.4	< 0.005	< 0.005	—	51.6
Total	46.3	0.16	16.7	< 0.005	0.01	—	0.01	0.01	—	0.01	—	51.4	51.4	< 0.005	< 0.005	—	51.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	3.84	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.44	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	4.28	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.88	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.70	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.24	0.02	2.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.83	5.83	< 0.005	< 0.005	—	5.85
Total	1.82	0.02	2.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.83	5.83	< 0.005	< 0.005	—	5.85

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	17.0	103	120	0.07	0.04	—	133
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	1.68	1.68	< 0.005	< 0.005	—	1.69
Strip Mall	—	—	—	—	—	—	—	—	—	—	2.50	15.1	17.6	0.01	0.01	—	19.5
Total	—	—	—	—	—	—	—	—	—	—	19.5	119	139	0.08	0.04	—	154
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	17.0	103	120	0.07	0.04	—	133
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	1.68	1.68	< 0.005	< 0.005	—	1.69
Strip Mall	—	—	—	—	—	—	—	—	—	—	2.50	15.1	17.6	0.01	0.01	—	19.5
Total	—	—	—	—	—	—	—	—	—	—	19.5	119	139	0.08	0.04	—	154

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	2.82	17.0	19.8	0.01	0.01	—	22.0
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.28	0.28	< 0.005	< 0.005	—	0.28
Strip Mall	—	—	—	—	—	—	—	—	—	—	0.41	2.49	2.91	< 0.005	< 0.005	—	3.23
Total	—	—	—	—	—	—	—	—	—	—	3.24	19.8	23.0	0.01	0.01	—	25.5

4.4.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	14.7	88.8	104	0.06	0.03	—	115
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	1.68	1.68	< 0.005	< 0.005	—	1.69
Strip Mall	—	—	—	—	—	—	—	—	—	—	2.50	15.1	17.6	0.01	0.01	—	19.5

Total	—	—	—	—	—	—	—	—	—	—	17.2	106	123	0.07	0.04	—	136
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	14.7	88.8	104	0.06	0.03	—	115
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	1.68	1.68	< 0.005	< 0.005	—	1.69
Strip Mall	—	—	—	—	—	—	—	—	—	—	2.50	15.1	17.6	0.01	0.01	—	19.5
Total	—	—	—	—	—	—	—	—	—	—	17.2	106	123	0.07	0.04	—	136
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	2.44	14.7	17.1	0.01	0.01	—	19.0
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.28	0.28	< 0.005	< 0.005	—	0.28
Strip Mall	—	—	—	—	—	—	—	—	—	—	0.41	2.49	2.91	< 0.005	< 0.005	—	3.23
Total	—	—	—	—	—	—	—	—	—	—	2.86	17.5	20.3	0.01	0.01	—	22.5

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	28.8	0.00	28.8	2.88	0.00	—	101
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Strip Mall	—	—	—	—	—	—	—	—	—	—	8.94	0.00	8.94	0.89	0.00	—	31.3
Total	—	—	—	—	—	—	—	—	—	—	37.8	0.00	37.8	3.77	0.00	—	132
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	28.8	0.00	28.8	2.88	0.00	—	101
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Strip Mall	—	—	—	—	—	—	—	—	—	—	8.94	0.00	8.94	0.89	0.00	—	31.3
Total	—	—	—	—	—	—	—	—	—	—	37.8	0.00	37.8	3.77	0.00	—	132
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	4.77	0.00	4.77	0.48	0.00	—	16.7
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Strip Mall	—	—	—	—	—	—	—	—	—	—	1.48	0.00	1.48	0.15	0.00	—	5.18
Total	—	—	—	—	—	—	—	—	—	—	6.25	0.00	6.25	0.62	0.00	—	21.9

4.5.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	28.8	0.00	28.8	2.88	0.00	—	101

Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Strip Mall	—	—	—	—	—	—	—	—	—	—	8.94	0.00	8.94	0.89	0.00	—	31.3
Total	—	—	—	—	—	—	—	—	—	—	37.8	0.00	37.8	3.77	0.00	—	132
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	28.8	0.00	28.8	2.88	0.00	—	101
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Strip Mall	—	—	—	—	—	—	—	—	—	—	8.94	0.00	8.94	0.89	0.00	—	31.3
Total	—	—	—	—	—	—	—	—	—	—	37.8	0.00	37.8	3.77	0.00	—	132
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	4.77	0.00	4.77	0.48	0.00	—	16.7
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Unenclos Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Strip Mall	—	—	—	—	—	—	—	—	—	—	1.48	0.00	1.48	0.15	0.00	—	5.18
Total	—	—	—	—	—	—	—	—	—	—	6.25	0.00	6.25	0.62	0.00	—	21.9

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.28	1.28
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.38	1.38
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.28	1.28
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.38	1.38
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.21	0.21

Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.23	0.23

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.28	1.28
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.38	1.38
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.28	1.28
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.38	1.38
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.21	0.21
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.23	0.23

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Sequeste	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	7/26/2022	8/23/2022	5.00	20.0	—
Site Preparation	Site Preparation	8/24/2022	8/26/2022	5.00	2.00	—
Grading	Grading	8/27/2022	9/1/2022	5.00	4.00	—
Building Construction	Building Construction	9/2/2022	6/9/2023	5.00	200	—
Paving	Paving	6/10/2023	6/24/2023	5.00	10.0	—
Architectural Coating	Architectural Coating	6/25/2023	8/20/2023	5.00	40.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	7.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Building Construction	Cranes	Diesel	Average	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Average	1.00	6.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Paving	Pavers	Diesel	Average	1.00	6.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	6.00	10.0	0.56
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	7.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Building Construction	Cranes	Diesel	Average	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Average	1.00	6.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Paving	Pavers	Diesel	Average	1.00	6.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	6.00	10.0	0.56
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	6.50	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	197	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	40.2	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	12.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT

Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	39.4	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	6.50	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	197	18.5	LDA,LDT1,LDT2

Building Construction	Vendor	40.2	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	12.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	39.4	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	360,972	120,324	158,745	52,915	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)

Demolition	0.00	0.00	0.00	520	—
Site Preparation	—	—	1.88	0.00	—
Grading	—	—	4.00	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%
Enclosed Parking with Elevator	0.00	100%
Unenclosed Parking with Elevator	0.00	100%
Strip Mall	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2022	0.00	690	0.05	0.01
2023	0.00	690	0.05	0.01

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	1,164	1,051	875	403,940	8,886	8,020	6,681	3,083,276
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strip Mall	693	658	320	231,693	5,668	5,376	2,613	1,894,264

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	1,164	1,051	875	403,940	8,886	8,020	6,681	3,083,276
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strip Mall	693	658	320	231,693	5,668	5,376	2,613	1,894,264

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
360972.45	120,324	158,745	52,915	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00

Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	849,073	690	0.0489	0.0069	2,954,272
Enclosed Parking with Elevator	260,467	690	0.0489	0.0069	0.00
Unenclosed Parking with Elevator	54,866	690	0.0489	0.0069	0.00
Strip Mall	158,256	690	0.0489	0.0069	77,157

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	844,673	690	0.0489	0.0069	2,856,233
Enclosed Parking with Elevator	260,467	690	0.0489	0.0069	0.00
Unenclosed Parking with Elevator	54,866	690	0.0489	0.0069	0.00
Strip Mall	154,850	690	0.0489	0.0069	76,948

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	7,976,593	0.00
Enclosed Parking with Elevator	0.00	0.00
Unenclosed Parking with Elevator	0.00	167,454
Strip Mall	1,170,346	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	6,899,753	0.00
Enclosed Parking with Elevator	0.00	0.00
Unenclosed Parking with Elevator	0.00	167,454
Strip Mall	1,170,346	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	53.5	0.00
Enclosed Parking with Elevator	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00
Strip Mall	16.6	0.00

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	53.5	0.00
Enclosed Parking with Elevator	0.00	0.00
Unenclosed Parking with Elevator	0.00	0.00
Strip Mall	16.6	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	17.4	annual days of extreme heat
Extreme Precipitation	5.65	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A

Snowpack	N/A	N/A	N/A	N/A
Air Quality	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack	N/A	N/A	N/A	N/A
Air Quality	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract

Exposure Indicators	—
AQ-Ozone	88.7
AQ-PM	68.9
AQ-DPM	86.2
Drinking Water	83.1
Lead Risk Housing	61.0
Pesticides	0.00
Toxic Releases	60.5
Traffic	70.1
Effect Indicators	—
CleanUp Sites	91.7
Groundwater	0.00
Haz Waste Facilities/Generators	30.2
Impaired Water Bodies	0.00
Solid Waste	0.00
Sensitive Population	—
Asthma	94.9
Cardio-vascular	89.9
Low Birth Weights	82.0
Socioeconomic Factor Indicators	—
Education	83.8
Housing	79.1
Linguistic	93.3
Poverty	76.1
Unemployment	44.4

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	18.04183241
Employed	62.37649172
Education	—
Bachelor's or higher	31.86192737
High school enrollment	100
Preschool enrollment	26.30565892
Transportation	—
Auto Access	6.005389452
Active commuting	93.07070448
Social	—
2-parent households	90.54279482
Voting	20.65956628
Neighborhood	—
Alcohol availability	17.52855126
Park access	22.68702682
Retail density	70.40934172
Supermarket access	94.25125112
Tree canopy	53.49672783
Housing	—
Homeownership	10.70191197
Housing habitability	7.853201591
Low-inc homeowner severe housing cost burden	17.54138329
Low-inc renter severe housing cost burden	39.94610548
Uncrowded housing	16.61747722
Health Outcomes	—

Insured adults	19.74849224
Arthritis	29.1
Asthma ER Admissions	7.4
High Blood Pressure	47.4
Cancer (excluding skin)	42.8
Asthma	34.7
Coronary Heart Disease	10.9
Chronic Obstructive Pulmonary Disease	16.6
Diagnosed Diabetes	17.6
Life Expectancy at Birth	45.0
Cognitively Disabled	3.3
Physically Disabled	19.5
Heart Attack ER Admissions	4.9
Mental Health Not Good	23.2
Chronic Kidney Disease	20.1
Obesity	25.3
Pedestrian Injuries	19.6
Physical Health Not Good	15.2
Stroke	13.0
Health Risk Behaviors	—
Binge Drinking	73.8
Current Smoker	27.2
No Leisure Time for Physical Activity	20.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	37.8

Elderly	44.5
English Speaking	2.6
Foreign-born	85.1
Outdoor Workers	3.5
Climate Change Adaptive Capacity	—
Impervious Surface Cover	36.0
Traffic Density	78.4
Traffic Access	87.4
Other Indices	—
Hardship	77.9
Other Decision Support	—
2016 Voting	21.5

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	91.0
Healthy Places Index Score for Project Location (b)	28.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health and Equity Evaluation Scorecard not completed.

8. User Changes to Default Data

Screen	Justification
Land Use	Total lot acreage is 1.08 acres, with 178,258 sqft of residential space distributed across 5 levels.
Construction: Construction Phases	Longer architectural coating phase to reflect steady work for a smaller painting crew.
Operations: Hearths	Proposed project will not have hearths or wood stoves.
Operations: Water and Waste Water	Proposed Project is located in an urban area and will not involve septic or facultative lagoons.