DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: May 28, 2020
Time: After 8:30 a.m.
Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [https://zoom.us/].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at https://planning.lacity.org/about/commissions-boards-hearings and/or by contacting cpc@lacity.org

Case No.: CPC-2018-7587-DB
CEQA No.: ENV-2018-7588-CE
Related Case: AA-2018-3045-PMLA
Council No.: 2 – Krekorian
Plan Area: Van Nuys – North Sherman Oaks
Certified NC: Greater Valley Glen
GPLU: Neighborhood Office Commercial
Zone: [Q]C1.5-1VL

Applicant: Villas at Valley Glen Property, LLC
Representative: Christopher Murray & Jessica Pakdaman, Rossenheim & Associates, Inc.

Public Hearing: May 28, 2020
Appeal Status: On-Menu Density Bonus Incentives are appealable to City Council by abutting owners. Off-Menu Density Bonus is not further appealable.

Expiration Date: Extension Letter to May 30, 2020

PROJECT LOCATION: 13716-13720 W. Victory Boulevard

PROPOSED PROJECT: The construction of a new approximate 30,825 square-foot, five-story, 60-foot high, mixed-use project with approximately 1,000 square feet of commercial area on the ground floor, 32 residential units (four units will be set aside for Very Low Income Households), and one level of subterranean semi-automated parking on a proposed 10,800 square-foot vacant parcel. The project is providing 44 automobile parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15332, an Exemption from CEQA Class 32, and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies,

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25 a **Density Bonus** to permit the construction of a 30,825 square-foot, five-story, 60-foot high, mixed-use project with 32 residential units (four units set aside for Very Low Income Households) and approximately 1,000 square feet of commercial space on the ground floor, with the following:

    a. **On-Menu Incentive** to allow up to a 20 percent reduction in open space to permit 2,800 square feet in lieu of the required 3,500 square feet under LAMC Section 12.21 G.

b. **Off-Menu Incentive** to allow a 15-foot height increase/two stories to construct a 60-foot high, five-story mixed-use building in lieu of the permitted 45-foot height limit and three-story limitation under LAMC Section 12.21.1 A.1. and the Van Nuys-North Sherman Oaks Community Plan Footnote No. 2.

c. **Waiver of Development Standards** to allow a Floor Area Ratio (FAR) of 4.06:1 in lieu of the permitted FAR of 1.5:1 under LAMC Section 12.21.1 A.1.

d. **Waiver of Development Standards** to allow a westerly side yard of one foot in lieu of the eight-foot side yard required under LAMC Section 12.13.5 B.2.

e. **Waiver of Development Standards** to allow an easterly side yard of one foot in lieu of the eight-foot side yard requirement under LAMC Section 12.13.5 B.2.

f. **Waiver of Development Standards** to allow a rear yard of one foot in lieu of the 17-foot rear yard required under LAMC Section 12.13.5 B.2.

RECOMMENDED ACTIONS:

1. **Determine** that based on the whole of the administrative record, 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.

2. **Approve** a Density Bonus to permit the construction of a 30,825 square-foot, five-story, 60-foot high mixed-use project with 32 residential units (four units set aside for Very Low Income Households) and approximately 1,000 square feet of commercial space on the ground floor, with the following:

   a. **On-Menu Incentive** to allow a 20 percent reduction in open space to permit approximately 2,800 square feet in lieu of the required 3,500 square feet under LAMC Section 12.21 G.

   b. **Off-Menu Incentive** to allow a 15-foot height increase/two stories to construct a 60-foot high, five-story mixed-use building in lieu of the permitted 45-foot height limit and three-story limitation under LAMC Section 12.21.1 A.1. and the Van Nuys-North Sherman Oaks Community Plan Footnote No. 2.

   c. **Waiver of Development Standards** to allow a Floor Area Ratio (FAR) of 4.06:1 in lieu of the permitted FAR of 1.5:1 under LAMC Section 12.21.1 A.1.

   d. **Waiver of Development Standards** to allow a westerly side yard of one foot in lieu of the eight-foot side yard required under LAMC Section 12.13.5 B.2.

   e. **Waiver of Development Standards** to allow an easterly side yard of one foot in lieu of the eight-foot side yard requirement under LAMC Section 12.13.5 B.2.

   f. **Waiver of Development Standards** to allow a rear yard of one foot in lieu of the 17-foot rear yard required under LAMC Section 12.13.5 B.2.

3. **Adopt** the attached Conditions of Approval;

4. **Adopt** the attached Findings.

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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, 200 North Spring Street, Room 272, 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 this 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) 978-1300.

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PROJECT ANALYSIS

Project Summary

The project is a new approximate 30,825 square-foot, five-story, 60-foot high, mixed-use building with approximately 1,000 square feet of commercial area on the ground floor, 32 residential units (four units will be set aside for Very Low Income Households), and one level of subterranean semi-automated parking. The project site is a vacant 10,800 square-foot parcel fronting Victory Boulevard located in the Van Nuys – North Sherman Oaks Community Plan area. The land use designation is Neighborhood Office Commercial and the site is zoned [Q]C1.5-1VL.

The [Q]C1.5-1VL zone allows one dwelling unit per every 400 square feet as allowed in the R4 Zone. After the recordation of AA-2018-3045-PMLA which was approved by the Advisory Agency on November 14, 2019 and permitted the subdivision of a 45,365 square-foot L-shaped site into two parcels (Parcel A facing Victory Boulevard with 10,800 square feet after dedications and Parcel B facing Woodman Avenue with 34,565 square feet), the proposed project will be on Parcel A with 10,800 square feet and a base density of 27 units. The project is setting aside four units (14 percent of the base units) for Very Low Income households, which qualifies the project for a density bonus of up to 35 percent and the utilization of up to two incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25. The project is requesting a 19 percent density bonus, an on-menu incentive for a reduction of 20 percent in open space, an off-menu incentive for an increase in height/stories, and four Waivers of Development Standards for an increase in Floor Area Ratio (FAR) and reductions in the two side yard setbacks and the rear yard setback, needed to construct 32 residential units and the setting aside of four of those units for Very Low Income Households.

The project includes a 1,000 square-foot commercial space located on the northwestern portion of the site, a 1,430 square-foot lobby, a 965 square-foot recreation room, a leasing office, a security room, and a bicycle parking room for the residential use on the ground floor. There is a 1,450 square-foot podium deck on the second floor and five one-bedroom apartments, and three two-bedroom apartments on each of the four upper residential stories for a total of 32 residential units. The driveway for access to the subterranean parking is located along the northeastern portion of the site.

Parking

A total of forty-four (44) automobile parking spaces are provided onsite. Four (4) commercial parking spaces and forty (40) residential parking spaces. Forty-one (41) spaces would be available through a semi-automated puzzle parking system and the remainder will be standard parking spaces.

Open Space

LAMC Section 12.21 G. requires 100 square feet of open space for one-bedroom apartments and 125 square feet of open space for two-bedroom apartments. The project includes 32 residential units (20 one-bedroom and 12 two-bedroom apartments) and is required to provide 3,500 square feet of open space. The project is requesting a Density Bonus On-Menu Incentive for up to a 20 percent reduction in open space to provide 2,800 square feet. The open space is being provided in the form of a 965 square-foot recreation room located on the ground floor, a 1,450 square-foot podium deck located on the rear of the property on the second floor, and 50 square-foot private balconies (650 square feet). The recreation room per LAMC Section 12.21 G.2.(a)(4)(i) can only account for up to 25 percent of the required open space.

Yards

The property is zoned [Q]C1.5-1VL which requires a 10-foot front yard setback for all projects according to LAMC 12.13.5. B.1. Fully commercial uses abutting commercially zoned lots are required to provide zero side and rear yard setbacks while portions of buildings with residential uses or abutting the A or R zones, are required to provide a side yard setback of a minimum of 5 feet plus one foot for every story above the second and a minimum of 15 feet plus one foot for every story above the third for the rear yard setback (LAMC 12.13. C.2.-3.). When the project was filed on December 20, 2018, the project was abutting the [Q]C1.5-1VL zone to the east, west, and south. However, at the end of 2019, a zone change from previously approved Case No. CPC-2016-2612-VZC-SPR-DB was effectuated on the adjacent property to the west (13724 W. Victory Boulevard), changing the zone from [Q]C1.5-1VL to (T)[Q]RAS4-1VL. Furthermore, the Department of Building and Safety later confirmed through case management review, that the existence of a recreation room along the eastern portion of the building and residential parking along the rear of the property on the ground floor would require the project to provide residential setbacks. As a five-story building, the project would need to provide a 10-foot front yard setback, 8-foot side yard setbacks and a 17-foot rear yard setback.

The project had been originally designed with one-foot side yard and rear yard setbacks and a 10-foot front yard setback on the ground floor, which allowed for the accommodation of the required parking spaces for the 32 residential units and the commercial space within one level of subterranean parking and an automatic parking puzzle system located along the rear of the property on the ground floor. A recreation room, a lobby, a leasing office and a bike room were also located on the ground floor in addition to a 1,000 square-foot commercial space. A redesign of the project to accommodate fully commercial uses on the ground floor to keep the provided setbacks, would result in reduced residential units in order to relocate all residential uses (such a bike parking and recreation room) to the upper floors. In addition, residential

parking spaces would be reduced to accommodate commercial parking required for the increased commercial uses on the ground floor. On the other hand, a redesign to provide the required residential setbacks would result in a loss of required residential parking located on the rear portion of the ground floor through the proposed semi-automated puzzle parking system and would thus result in a loss in residential units. Consequently, the entitlement requests were modified to request Waiver of Development Standards for one-foot side and rear yards' setbacks on the ground floor in order to permit a building envelope which can accommodate the required parking and residential uses needed for the construction of 32 residential units and setting aside four units for Very Low Income Households. The request for reduction in setbacks is only on the ground floor since floors second through fifth were designed with fully residential uses and were thus designed to provide the required residential setbacks.

Floor Area Ratio/Buildable Area

The project is located in the C1.5 zone which allows a FAR of 1.5:1. The Density Bonus On-Menu incentive allows a maximum FAR of 3:1 on commercially zoned lots. LAMC Section 12.03 Definition for Buildable Area states that "for the purpose of computing the height district limitations on total floor area in buildings of any height, the buildable area that would apply to a one-story building on the lot shall be used". The project was originally requesting a Waiver of Development Standard for a FAR of 3.12:1 based on commercial setbacks on the ground floor (zero-foot side and rear yard setbacks and a 10-foot front yard setback). However, the required residential 5-foot side yards, 10-foot front yard, and 15-foot rear yard setbacks on the ground floor (explained above), resulted in a smaller buildable area of 7,600 square feet (95 feet by 80 feet) instead 9,900 square feet (90 feet by 110 feet). As mentioned before, the redesign of the ground floor would either reduce the residential units by moving all residential uses to the upper floors or through the loss of required parking needed to construct 32 residential units. Consequently, the Waiver of Dedication Standards request was modified to a FAR of 4.06:1 in order to provide an envelope which could accommodate the proposed 32 residential units and allow the provision of four set aside units for Very Low Income Households.

Height/Stories

LAMC Section 12.21.1 and Footnote No. 2 of the Van Nuys-North Sherman Oaks Community Plan limit mixed-use buildings to three stories and 45 feet. An off-menu incentive is being requested for 15 additional feet/two stories in order to construct a 60-foot high, five-story, mixed-use building. This request allows the construction of two additional stories which can accommodate a total of 16 additional units (10 one-bedroom and six two-bedroom apartments) which would enable the provision of the four set aside units for Very Low Income Households.

	LAMC (by right)	**Density Bonus (requested)**
Floor Area Ratio (FAR)	1.5:1	4.06:1
Height	45'	60'
Stories	3	5

	LAMC (by right)	Density Bonus (requested)
Parking (residential)	54	40
Parking (commercial)	4	4
Open Space	3,500 sq. ft.	2,800 sq. ft.
Side Yard Setbacks (ground floor)	8’	1’
Rear Yard Setback (ground floor)	17’	1’
Side Yard Setbacks (2nd-5th floors)	8’	8’
Rear Yard Setback (2nd-5th floors)	17’	17’
Front Yard Setback (all floors)	10’	10’

Replacement Units under Assembly Bill 2222 (AB 2222)

Pursuant to the Determination made by the Housing and Community Investment Department (HCIDLA) dated November 15, 2018, there were no residential units on the property within the last five years and the property has been used as a car wash. AB 2222 does not apply to commercial structures and no replacement affordable units are required. The project still must satisfy the minimum four (4) units set aside requirement for Very Low Income Households proposed through the Density Bonus request, as reflected in the Conditions of Approval.

Background

The property is part of a larger 45,365 square-foot L-shaped site located near the corner of Victory Boulevard and Woodman Avenue, which was approved on November 14, 2019 to be merged and subdivided into two parcels (Case No. AA-2018-3045-PMLA). Parcel B is 34,565 square feet, faces Woodman Avenue, and is developed with a 49-unit apartment building. The proposed project is proposed on Parcel A which has 10,800 square feet, faces Victory Boulevard, and remains vacant.

General Plan

The Property is designated for General Commercial and Neighborhood Office Commercial uses by the Van Nuys – North Sherman Oaks Community Plan with corresponding zones C1.5, C2, C4, RAS3, RAS4 and C1, C1.5, C2, C4, RAS3 and RAS4 respectively, and is zoned [Q]C1.5-1VL. The zone and Height District permits a Floor Area Ratio (FAR) of 1.5:1 or 10,299 square feet of floor area and a building height of 45 feet. LAMC Section 12.21.1 and Footnote No. 2 of the Community Plan limit mixed-use projects to three-stories. The associated [Q] Condition imposes restrictions on some uses, signage, fences/walls, security devices, and building color within the Valley Glen Neighborhood. The subject property is currently vacant as the demolition permit was issued for the previously existing structures in 2016.

Surrounding Properties

Surrounding properties are developed with a mix of multi-family dwellings, a private school, businesses, general and medical offices, a Commercial Corner Mini-Shopping Center and some auto-oriented uses.

The property is adjacent to a four-story multi-family building to the south zoned [Q]C1.5-1VL, a vacant lot to be developed with an approved five-story mixed-use project with 67 residential units and commercial uses on the ground floor (Case No. CPC-2016-2612-VZC-SPR-DB) to the west zoned (T)[Q]RAS4-1VL/[Q]C1.5-1VL, a one-story commercial corner mini-shopping center in the [Q]C1.5-1VL zone to the east, and one-story commercial businesses to the north across from Victory Boulevard in the [Q]C1.5-1VL zone.

Circulation

Victory Boulevard, a designated Boulevard II, with a designated right-of-way of 110 feet and a designated roadway width of 80 feet. It is improved with curb, gutter, sidewalk, and asphalt roadway. A 5-foot dedication along the property's frontage on Victory Boulevard was recently dedicated under Case No. AA-2018-3045-PMLA to complete the 55-foot half right-of-way. A concrete curb, gutter, and a 15-foot wide concrete sidewalk with tree wells and suitable surfacing to join the existing pavements and to complete a 40-foot half roadway were also required.

Woodman Avenue, a designated Avenue I, with a designated right-of-way of 100 feet and a designated roadway width of 70 feet. It is improved with curb, gutter, sidewalk, and asphalt roadway. No dedications were required along Woodman Avenue for parcel B facing Woodman Avenue, however, improving Woodman Avenue adjoining the site by the removal of existing sidewalk and construction of new full-width concrete sidewalk with tree wells, including any necessary removal and reconstruction of existing improvements were required under Case No. AA-2018-3045-PMLA.

Relevant Cases

Subject Site

ZA-2019-5399-ZAA – A Zoning Administrator's Adjustment to permit a nine-foot front yard in lieu of the required 10 feet and a 7-foot rear yard in lieu of the required 16 feet for an existing multi-family dwelling in the [Q]C1.5-1VL zone for Parcel B (6333-6347 N. Woodman Avenue) was approved on November 14, 2019. The decision was not appealed.

AA-2018-3045-PMLA – A subdivision of five tied lots with an approximate total net square footage of 45,365 (after a 5-foot dedication along the Victory Boulevard frontage) into two parcels in the [Q]C1.5-1VL (Parcel A proposed for 10,800 net square feet and Parcel B proposed for 34,565 net square feet), was approved on November 14, 2019 at 13716-13720 W. Victory Boulevard and 6333-6347 N. Woodman Avenue. The decision was not appealed.

Ordinance No. 167,939 (Subarea 5022A) – On June 28, 1992, a zone change from C2-1VL to C1.5-1VL was effectuated onsite.

CPC-2000-3235-ZC – On January 25, 2001, Ordinance 174,075 became effective, which added [Q] Conditions restricting some uses, signage, fences/walls, security devices, and building color within the Valley Glen Neighborhood.

Surrounding Properties

CPC-2016-2612-VZC-SPR-DB - On May 2, 2018, a new mixed-use, five-story, 60-foot high building with 67 residential units and 2,100 square feet of commercial space was approved at 13724-13732 W. Victory Boulevard. The project provided four parking spaces for the commercial use and 80 parking spaces for the residential units. The case was not appealed.

Hearing Office Comments

A public hearing was conducted by the Hearing Officer on June 25, 2019, at 10:00 a.m., at the Marvin Braude San Fernando Valley Constituent Service Center in Van Nuys. The hearing was attended by the representative and two neighbors. The two neighbors spoke: one in opposition to the proposed height and expressed concern for guest parking spilling into the street; the other neighbor expressed concerns for possible debris during the construction of the proposed project. No written communications were received for this project.

Staff Response

The main concerns by the neighbors were the proposed height of the building, lack of guest parking, and the potential construction debris.

Height

The project is proposed next to a 60-foot high, five-story, mixed-use building approved on May 2, 2018 at 13724-13732 West Victory Boulevard (Case No. CPC-2016-2612-VZC-SPR-DB). At the rear, the project is adjacent to the rear to a newly constructed 45-foot high, 49-unit multi-family building which serves as transitional height between the project and the neighboring one- and two-story multi-family housing to the south facing Sylvan Street.

Guest Parking

The project is providing parking as allowed by Density Bonus Option No. 1 which does not require the provision of guest parking.

Debris

The project has been conditioned to provide a contact number which shall be visible at all times in order to address any debris issues or complains during the construction period.

Conclusion

Based on the information submitted to the record, staff recommends that the City Planning Commission approve the requested Density Bonus with the requested On-Menu Incentive and Off-Menu Incentive and the requested Waivers of Development Standards. Additionally, staff recommends that the City Planning Commission find, based on its independent judgement, after consideration of the entire administrative record, that the project is categorically exempt from CEQA, Case No. ENV-2018-7588-CE.

CONDITIONS OF APPROVAL

Pursuant to Sections 12.22 A.25, of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

Entitlement Conditions

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. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code (LAMC) or the project conditions.

2. **Residential Density**. The project shall be limited to a maximum density of 32 residential units including Density Bonus Units.

3. **Affordable Units**. A minimum of four (4) units shall be reserved as affordable units for Very Low Income Households, as defined by the State Density Bonus Law 65915(C)(2).

4. **Changes in Restricted Units**. Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25.

5. **Housing Requirements**. Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make four (4) units available to Very Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file and to the Council Office and Neighborhood Council. 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 HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.

6. **Residential Parking.** Based upon the number and type of dwelling units proposed, a minimum 40 residential parking spaces shall be provided according to LAMC Section 12.22 A.25, Parking Option 1 and the 10 percent reduction in required parking as allowed by LAMC Section 12.21 A.4.

7. **Adjustment of Parking**. In the event 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), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) 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.

8. **Unbundled Parking.** Residential parking shall be unbundled from the cost of the rental units, with the exception of parking for Restricted Affordable Units.

9. **Commercial Parking.** The commercial parking shall be in conformance with LAMC Section 12.21 A.4.

10. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

11. **Bicycle Parking**. Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16.

12. **Height/Stories**. The building height shall not exceed 60 feet and five stories, as requested under the Density Bonus Off-Menu Incentive Pursuant to Section 12.22 A.25 for relief from the 45-foot height and three-story limitation under Height District No. 1VL and the Van Nuys – North Sherman Oaks Community Plan Footnote No. 2.

13. **Floor Area Ratio**. The total commercial and residential combined floor area shall be limited to 30,825 square feet (FAR 4.06:1), as allowed per Section 12.22 A.25 for the setting aside of four units for Very Low Income Households.

14. **Open Space**. The project shall be permitted to provide 2,800 square feet of open space in lieu of the 3,500 square feet required per LAMC Section 12.21 G, as allowed per Section 12.22 A.25 for the setting aside of four units for Very Low Income Households. The open space areas shall include the following:

    a. A minimum 1,450 square-foot podium deck.

    b. A minimum 965 square-foot recreation room (up to 700 square feet count towards the open space requirement).

    c. A minimum combined 650 square feet of open private space shall be provided in the form of private balconies (1,600 square feet are being provided).

15. **Setbacks.** The project shall be permitted the following setbacks on the ground floor pursuant to LAMC Section 12.22 A.25 for the setting aside of four units for Very Low Income Households:

    a. A minimum 10-foot front yard setback as required by LAMC Section 12.13.5. B.1.

    b. One-foot easterly side yard setback in lieu of the required 8 feet required by LAMC Section 12.13. C.2.

    c. One-foot westerly side yard setback in lieu of the required 8 feet required by LAMC Section 12.13. C.2

    d. One-foot rear yard setback in lieu of the required 17 feet required by LAMC Section 12.13. C.3.

16. **Landscaping.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines “O”. 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.

17. **On-Site Trees.**

a. At least one 24-inch box tree for every four dwelling units (minimum of 8 shade trees) shall be provided on site. Two (2) additional 24-inch box shade trees shall be planted either onsite or as adjacent street trees.

b. The applicant shall submit a landscape plan that provides adequate volume and depth in soil needed for required trees and landscaping to reach their intended height and canopy at maturity according to the following tables:

Minimum requirements for all required trees		
Canopy Diameter	**Volume**	**Depth**
15’ to 19’	220 cu. ft.	36”
20’ to 24’	400 cu. ft.	36”
25’ to 29’	620 cu. ft.	42”
30’ to 34’	900 cu. ft.	42”
35’ to 39’	1,200 cu. ft.	42”
40’ or more	1,600 cu. ft.	48”

Minimum requirements for all other plants	
Height	**Soil Depth**
<6”	12”
6” to 11”	18”
1’ to 7’	24”
8’ to 14”	30”
15’ to 24’	36”

18. **Street Trees.** Street Trees shall be planted to the satisfaction of the Department of Urban Forestry Division, Bureau of Street Services (Department of Public Works).

19. **Building Design/Materials.** The project shall provide building design materials/elements as depicted in Exhibit “A” that include but are not limited to the following:

a. The use of vertical and horizontal depth variations on all the elevations on the residential floors.

b. The use of white stucco (approximately two thirds) and dark tile (approximately one third) on the elevation facing Victory Boulevard on all residential floors.

c. The use of white stucco (approximately two thirds) and grey stucco (approximately one third) on the southern and eastern elevation on all residential floors.

d. Glazing and dark tile on the ground floor elevation facing Victory Boulevard.

e. A mix of white aluminum railing and clear glass railing on the balconies on the residential floors.

f. The use of clear glass railing around the podium deck along the east, west, and northern elevations.

A note shall be added to the Project Elevations to indicate the metal materials incorporated into the design shall be a non-reflective material.

20. **Heat Island Effect.** To reduce the heat island effect, a minimum of 50% of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.

21. **Contact Information.** A telephone number shall be provided for the receipt of complaints from the community regarding any debris or construction activity. The contact information shall be placed in an area visible to the public during the construction of the project.

22. **Solar-ready Buildings.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

    a. **Prewiring for Future Electrical Solar System.** Install conduit from the building roof, eave, or other locations approved by the Department to the electrical service equipment. The conduit shall be labeled as per the Los Angeles Fire Department requirements. Exception: Buildings designed and constructed with a solar photovoltaic system or an alternate system with renewable means of generating electricity at time of final inspection. OR

    b. **Off-Grid Prewiring for Future Solar.** If battery storage is anticipated, conduit shall run to a location within the building that is weather-proof and separated from occupied spaces.

23. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.

24. **Mechanical Equipment.** All exterior mechanical equipment, including HVAC equipment, satellite dishes, cellular antennas and air conditioners, shall not be visible from public rights-of-way or adjacent residences or placed in window or door openings.

25. **Trash/Recycling.** Trash and recycling 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.

26. **Signage.** There shall be no off-site commercial signage on construction fencing during construction.

Administrative Conditions of Approval

27. **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.

28. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional

review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.

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

30. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all of the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heir, or assigns. Further, the agreement must be submitted to the Department of City Planning (DCP) for approval before being recorded. After recordation, a Certified Copy bearing the Recorder's number and date must be given to DCP for attachment to the subject file.

31. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the amendments thereto.

32. **Notations on Plans.** Plans submitted to the Department of Building and 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.

33. **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.

34. **Indemnification and Reimbursement of Litigation Costs** The 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 of, in whole or in part, 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 (a).

    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 (ii).

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 include actions, as defined herein, alleging failure to comply with <u>any</u> 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.

FINDINGS

1. Density Bonus/Affordable Housing Incentive Program Findings.

Housing Replacement

With Assembly Bill 2222, applicants of Density Bonus projects filed as of January 1, 2015 must 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.

Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated November 15, 2018, the site was previously developed with commercial properties and thus no replacement of affordable units is required.

Pursuant to LAMC Section 12.22 A.25 (e)(2), in order to be eligible for any On-Menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which it does:

LAMC Criteria

As permitted by LAMC Section 12.22 A.25 the applicant is requesting one (1) On-Menu incentive that will facilitate the provision of affordable housing at the site: a 20 percent reduction in Open Space. Pursuant to LAMC Section 12.22 A.25 (e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which it does:

a. *The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.*

   The proposed project consists of a five-story mixed-use building facing Victory Boulevard (north elevation). As Exhibit “A” demonstrates, the facade facing Victory Boulevard is articulated with variations of vertical and horizontal accents and the use of white stucco, some dark grey stucco and dark tile. The ground floor provides more glazing and uses dark tiles along the facade which create a differentiation between the ground and the upper floors. There is also a mix of white aluminum railing and clear glass railing on the residential balconies on the upper floors.

b. *All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street facing elevation.*

   The project is located on the south side of Victory Boulevard. The building is oriented towards Victory Boulevard providing pedestrian access to the commercial space and residential uses as well as automobile access from Victory Boulevard. The project includes glazing on the first floor for the commercial space and the residential entrance and lobby and provides windows and balconies for the units facing Victory Boulevard on the upper residential floors.

All combined, the building design has a modern, sharp appearance, with an integrated design and color scheme that will add visual interest to the area, as seen from Victory Boulevard.

c. *The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HMC).*

The proposed project is not located within a designated Historic Preservation Overlay Zone, nor does it involve a property that is designated as a City Historic-Cultural Monument.

d. *The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.*

The project is not located in a Hillside Area, nor is it located in a Very High Fire Hazard Severity Zone.

Pursuant to Section 12.22 A.25(c) of the LAMC and Government Code Section 65915, the Commission shall approve a Density Bonus and requested Incentive(s) unless the Commission 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 record does not contain substantial evidence that would allow the Commission to make a finding that the requested incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs per State Law. 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 25 percent gross income based on area median income thresholds dependent on affordability levels.

LAMC Section 12.22 A.25 establishes that a Housing Development Project may qualify for one, two, or three incentives based on the percentage of units set aside for Very Low Income, Low Income, or Moderate Income Households. The project has a base density of 27, is proposing 32 units, and is setting aside four units (14 percent of the base units) for Very Low Income Households which qualifies the project to utilize up to two incentives. The project includes an on-menu incentive for a reduction in open space and an off-menu incentive for an increase in height/stories.

<u>On-Menu Incentives</u>

The list of on-menu incentives in 12.22 A.25 was pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the density bonus on-menu incentives provide actual and identifiable cost reductions that provide for affordable housing costs because the incentives by their nature increase the scale of the project.

Open Space. The requested incentive, a 20 percent reduction in the required open space requirements, is expressed in the Menu of Incentives per LAMC 12.22.A25(f), and as such, permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentive allows the developer to expand the building envelope so the additional units can be constructed, and the overall space (dedicated to residential uses) is increased. These incentives support the applicant's decision to set aside four (4) Very Low Income dwelling units for 55 years.

Off-Menu Incentives

Height/Stories. LAMC Section 12.21.1 and Footnote No. 2 of the Van Nuys-North Sherman Oaks Community Plan limit mixed-use buildings to three stories and a height of 45 feet. The requested off-menu incentive for two additional stories and 15 feet would allow an envelope which can accommodate a 60-foot high, five-story, mixed-use building. This off-menu incentive in addition to the increase in FAR to 4.06:1, allows the developer to expand the building envelope to construct two additional stories and accommodate 16 additional residential units onsite (10 one-bedroom apartments and 6 two-bedroom apartments), which support the applicant's decision to set aside four (4) Very Low Income dwelling units for 55 years.

b. The Incentive(s) 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 (Gov. Code 65915(d)(1)(B) and 65589.5(d)).

There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact. 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)). Based on the above there is no basis in the record to deny the requested incentives. As required by Section 12.22 A.25 (e)(2), the project meets the additional eligibility criterion that is required for density bonus projects.

The facade of the proposed building which faces Victory Boulevard will be articulated with a breaks in its plane, so the facade is not a flat surface on all four elevations. The structure will also be oriented toward the street with entrances, windows, and architectural features on street-facing elevations as required. 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. Finally, according to ZIMAS, the project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. 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.

c. The incentive(s) are contrary to state or federal law.

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

Government Code Section 65915 and LAMC Section 12.22 A.25(c) state that the Commission shall approve a density bonus and requested Waiver of Development Standard(s) unless the Commission finds that:

a. The waiver(s) or reductions of development standards are contrary to state or federal laws.

A project that provides 14 percent of the base units for Very Low Income households qualifies for two incentives, and may request other "waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]" (Government Code Section 65915(e)(1)).

Therefore, the request for the following is recommended as Waivers of Development Standards. Without the Waivers below, the existing development standards would preclude development of the proposed density bonus units:

Floor Area Ratio (FAR). The proposed project is located in a [Q]C1.5-1 zoned lot, which allows an FAR of 1.5:1. According to LAMC Section 12.03 "for the purpose of computing the height district limitations in total floor area of buildings of any height, the buildable area that would apply to a one-story building on a lot shall be used", which means the project has a buildable area of 7,600 square feet resulting from the residential setbacks required due to the proposed residential uses and parking on the ground floor. The requested Waiver of Development Standards to permit an FAR of 4.06:1 would increase the square footage from 11,400 to 30,856, which would allow the construction the 32 residential units proposed. Without this Waiver of Development Standard for FAR, the number of residential units onsite would be reduced by at least half, which would preclude development of the proposed density bonus units.

Yards. The requested Waiver of Development Standards to provide one-foot side and rear yard setbacks on the ground floor are necessary to enable a building envelope that would meet LAMC requirements such as bicycle parking, open space, and automobile parking necessary for the construction 32 residential units. The reduced side and rear yard setbacks allow a larger envelope that can accommodate the required residential parking, the recreation room, and the bicycle room on the first floor, and the podium deck on the second floor. The project includes an on-menu incentive for a 20 percent reduction in open space and a 10 percent reduction in residential parking through bicycle parking replacement, which means that any loss in parking spaces or common residential spaces would result in the loss of residential units and would preclude the development of the proposed density bonus units. On the other hand, the relocation of the recreation room, bike room, and the common open space would result in the loss of residential units and would also preclude the development of the proposed density bonus units.

There is no evidence in the record that the proposed Waivers are contrary to state or federal laws.

b. The Waiver(s) or Modification of Development Standards will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the 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 is no substantial evidence in the record that the proposed Waiver will have a specific adverse impact on public health and safety or the physical environment, or 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. Finally, according to ZIMAS, the project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. Therefore, there is no substantial evidence that the proposed project, and thus the requested Waivers, will have a specific adverse impact on the physical environment, or on public health and safety. Based on the above, there is no basis to deny the requested Waivers.

DENSITY BONUS LEGISLATION BACKGROUND

The California State Legislature has declared that "[t]he availability of housing is of vital statewide importance," and has determined that state and local governments have a responsibility to "make adequate provision for the housing needs of all economic segments of the community." Section §65580, subds. (a), (d). Section 65915 further provides that an applicant must agree to, and the municipality must ensure, the "continued affordability of all Low and Very Low Income units that qualified the applicant" for the density bonus.

With Senate Bill 1818 (2004), state law created a requirement that local jurisdictions approve a density bonus and up to three "concessions or incentives" for projects that include defined levels of affordable housing in their projects. In response to this requirement, the City created an ordinance that includes a menu of incentives (referred to as "on-menu" incentives) comprised of eight zoning adjustments that meet the definition of concessions or incentives in state law (California Government Code Section 65915). The eight on-menu incentives allow for: 1) reducing setbacks; 2) reducing lot coverage; 3) reducing lot width, 4) increasing floor area ratio (FAR); 5) increasing height; 6) reducing required open space; 7) allowing for an alternative density calculation that includes streets/alley dedications; and 8) allowing for "averaging" of FAR, density, parking or open space. In order to grant approval of an on-menu incentive, the City utilizes the same findings contained in state law for the approval of incentives or concessions.

California State Assembly Bill 2222 went into effect January 1, 2015, and with that Density Bonus projects filed as of that date must 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 (including Rent Stabilization Ordinance); or is occupied by Low or Very Low Income

Households (i.e., income levels less than 80 percent of the area median income [AMI]). The replacement units must be equivalent in size, type, or both and be made available at affordable rent/cost to, and occupied by, households of the same or lower income category as those meeting the occupancy criteria. Prior to the issuance of any Director's Determination for Density Bonus and Affordable Housing Incentives, the Housing and Community Investment Department (HCIDLA) is responsible for providing the Department of City Planning, along with the applicant, a determination letter addressing replacement unit requirements for individual projects. The City also requires a Land Use Covenant recognizing the conditions be filed with the County of Los Angeles prior to granting a building permit on the project.

Assembly Bill 2222 also increases covenant restrictions from 30 to 55 years for projects approved after January 1, 2015. This determination letter reflects these 55 year covenant restrictions.

Under Government Code Section § 65915(a), § 65915(d)(2)(C) and § 65915(d)(3) the City of Los Angeles complies with the State Density Bonus law by adopting density bonus regulations and procedures as codified in Section 12.22 A.25 of the Los Angeles Municipal Code.

In exchange for setting aside a defined number of affordable dwelling units within a development, applicants may request up to four incentives in addition to the density bonus and parking relief which are permitted by right. The incentives are deviations from the City's development standards, thus providing greater relief from regulatory constraints. Utilization of the Density Bonus/Affordable Housing Incentives Program supersedes requirements of the Los Angeles Municipal Code and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

2. Environmental Finding

DETERMINE that based on the whole of the administrative record, 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.

3. Flood Hazard Finding

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.

PUBLIC HEARING AND COMMUNICATIONS

The joint public hearing with the Deputy Advisory for this case was held in Van Nuys at the Marvin Braude San Fernando Valley Constituent Services Center on Tuesday, June 25, 2019 at 10:00 a.m. The applicant's representative and two (2) individuals provided oral testimony. No emails or written communication was received for this project.

Summary of Public Hearing Testimony

Representative's Presentation

The representative provided a presentation of the proposed project. She explained the proposed five-story building with ground floor commercial would match the height of the previously approved mixed-use project adjacent to the west of the site. She explained that all parking except for two ADA compliant and one EV ready parking spaces would be provided in a semi-automatic puzzle parking system. She also described the project's architecture and the use of white and grey stucco, white aluminum railing, and clear glass railing on the balconies.

Public Comments

One neighbor spoke in opposition of the project's proposed height and expressed concern for the lack of guest parking to prevent parking spilling onto the street.

A business owner from the adjacent commercial corner mini-shopping center to the east expressed concern for possible debris falling into his property and the costs involved in cleaning it, due to his experience with debris when the adjacent building to the south fronting Woodman Avenue was being built by the property owner. He stated that he tried to work with the builder and never received a response.

Applicant's Response

The representative explained the proposed project will be facing Victory Boulevard and an existing four-story multi-family building located to the south of the project site will serve as a transitional height buffer to the two-story multi-family housing and single-family housing further south.

The representative stated she would relay the comments regarding the debris on the commercial property to the owner. Currently the site is being used by the adjacent developer to the east for construction staging as they have a good working relationship.

Public Hearing

Although no changes have been made to the project as originally proposed at the June 25, 2019 joint hearing with the Advisory Agency, the effectuation of a zone change from the [Q]C1.5-1VL and P-1VL zones to the (T)[Q]RAS4-1VL zone on the adjacent property to the west, resulted in changes to the needed entitlements and required re-notification. A public hearing at the CPC Meeting on May 28, 2020 will be held.

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19.	ARCHITECTURAL BUILDING SECTION 01
20.	ARCHITECTURAL BUILDING SECTION 02
21.	END

OWNER/APPLICANT

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KEVIN TSAI ARCHITECTURE
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LOS ANGELES, CA 90014

13716 VICTORY BOULEVARD
VAN NUYS, CA 91401

VICTORY RESIDENCES
January 24, 2020

SHEET INDEX AND PROJECT TEAM INFORMATION

PROJECT NARRATIVE

A FIVE STORY MIXED USE COMMERCIAL AND RESIDENTIAL PROJECT (FOUR LEVELS RESIDENTIAL OVER ONE LEVEL COMMERCIAL/RETAIL). THE GROUND FLOOR WILL CONSIST OF APPROXIMATELY 1,000 SQFT OF COMMERCIAL/RETAIL. THE TOP FOUR STORIES WILL CONSIST OF 32 RESIDENTIAL UNITS (OF WHICH 11%, OR 4, ARE SET ASIDE FOR VERY LOW INCOME (VLI) HOUSING) WITH ONE LEVEL OF BELOW GRADE SEMI-AUTOMATED PARKING. THE PROJECT WILL BE UTILIZING THE STATE DENSITY BONUS WITH ON-MENU INCENTIVES, OFF-MENU INCENTIVES, AND WAIVERS.

PROJECT SITE

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PROJECT NARRATIVE AND VICINITY MAP

KEVIN TSAI ARCHITECTURE
834 S. BROADWAY, SUITE #1206
LOS ANGELES, CA 90014

13716 VICTORY BOULEVARD
VAN NUYS, CA 91401

VICTORY RESIDENCES
January 24, 2020

PROJECT DESCRIPTION

PROJECT DESCRIPTION	A FIVE STORY MIXED USE COMMERCIAL AND RESIDENTIAL PROJECT (FOUR LEVELS RESIDENTIAL OVER ONE LEVEL COMMERCIAL/RETAIL). THE GROUND FLOOR WILL CONSIST OF APPROXIMATELY 1,000 SQFT OF COMMERCIAL/RETAIL. THE TOP FOUR STORIES WILL CONSIST OF 32 RESIDENTIAL UNITS (OF WHICH 11%, OR 4, ARE SET ASIDE FOR VERY LOW INCOME (VLI) HOUSING) WITH ONE LEVEL OF BELOW GRADE SEMI-AUTOMATED PARKING. THE PROJECT WILL BE UTILIZING THE STATE DENSITY BONUS WITH ON-MENU INCENTIVES, OFF-MENU INCENTIVES, AND WAIVERS.

ZONING INFORMATION

SITE ADDRESS	13716 W VICTORY BOULEVARD, VAN NUYS, CA 91401
ZONING DISTRICT	[Q]C1.5-1VL
LOT AREA (PRE-DEDICATION)	(125'-0") x (90'-0") = 11,250 SQFT
LOT AREA (POST-DEDICATION)	(120'-0") x (90'-0") = 10,800 SQFT

DENSITY CALCULATIONS

BASE DENSITY	(10,800 SQFT)(1 UNIT/400 SQFT) = 27 UNITS
ALLOW DENSITY W/ 35% BONUS	(27 UNITS)(35% INCREASE) = 36.45 UNITS = 37 UNITS
PROPOSED DENSITY	32 UNITS

** PER STATE DENSITY BONUS*

SETBACKS

	REQUIRED	PROVIDED	
		GROUND LEVEL	L2 AND ABOVE
FRONT YARD			
COMMERCIAL	10'-0"	10'-0"	-
RESIDENTIAL	0'-0"[1]	10'-0"	5'-0"
SIDE YARDS			
WESTERLY	8'-0"[3]	1'-0"[2]	8'-0"
EASTERLY	8'-0"[3]	1'-0"[2]	8'-0"
REAR YARD	17'-0"[4]	1'-0"[2]	17'-0"

[1] PER LAMC 12.22.A.18(c)(3)
[2] AFFORDABLE HOUSING WAIVER REQUEST
[3] 5'-0" + 1'-0" FOR EACH STORY ABOVE 2ND (3)
[4] 15'-0" + 1'-0" FOR EACH STORY ABOVE 3RD (2)

BUILDING HEIGHT [ZONING]

ALLOWABLE BASE HEIGHT	45'-0" / 3 STORIES
GRADE PLANE (LOWEST POINT)	+706.54'
AFFORDABLE HOUSING OFF-MENU INCENTIVE	ADDITIONAL 15'-0" / 2 STORIES
PROPOSED ZONING HEIGHT	60'-0" / 5 STORIES
PROPOSED TOP OF PARAPET (HIGHEST POINT)	+766.54'

F.A.R. ANALYSIS

BUILDABLE AREA	(80'-0") x (95'-0") = 7,600 SF*
BASE F.A.R.	1.50
PROPOSED F.A.R. - AFFORDABLE HOUSING WAIVER REQUEST	4.05
PROPOSED FLOOR AREA	30,825 SF

** PER LAMC 12.03, BUILDABLE AREA THAT WOULD APPLY TO A ONE-STORY BUILDING SHALL BE USED.*

VEHICULAR PARKING

REQUIRED RESIDENTIAL VEHICULAR PARKING

UNIT TYPE	UNIT COUNT	PARKING RATIO*	PARKING REQ.
1 BEDROOM	20 UNITS	1 SPACE / UNIT	20 SPACES
2 BEDROOM	12 UNITS	2 SPACES / UNIT	24 SPACES
TOTAL RES. PARKING REQ.	32 UNITS	-	44 SPACES

** PER STATE DENSITY BONUS PARKING OPTION 01*

REQUIRED NON-RESIDENTIAL VEHICULAR PARKING

USE	AREA	PARKING RATIO	PARKING REQ.
COMMERCIAL/RETAIL	1,000 SF	4 SPACE / 1,000 SF	4 SPACES

PROVIDED VEHICULAR PARKING

PARKING CLASSIFICATION	PARKING SPACES PROVIDED
COMMERCIAL/RETAIL	4 SPACES
STANDARD	3 SPACES
ACCESSIBLE	1 SPACE (ADA - VAN COMPLIANT)
TOTAL COMMERCIAL/RETAIL PARKING PROVIDED	4 SPACES
RESIDENTIAL	
STANDARD	39 SPACES
ACCESSIBLE	1 SPACE (ADA - VAN COMPLIANT)
BICYCLE REPLACEMENT @ 4:1 RATIO*	-4 SPACES (16 BICYCLES)
TOTAL RESIDENTIAL PARKING PROVIDED	40 SPACES

** PER LAMC 12.21A.4, UP TO 10% OF REQUIRED PARKING SPACES MAY BE REPLACED WITH REQUIRED BICYCLES AT A 4:1 RATIO.*

BICYCLE PARKING - PER LAMC 12.21A.16.(a)(1)(i)

RESIDENTIAL BICYCLE PARKING

BICYCLE CLASSIFICATION	NO. UNIT	BICYCLE RATIO	BICYCLE COUNT
LONG-TERM REQUIRED	UNITS 1-25	1 BICYCLE / 1 UNIT	30 LONG-TERM
	UNITS 26-32	1 BICYCLE / 1.5 UNITS	
SHORT-TERM REQUIRED	UNITS 1-25	1 BICYCLE / 10 UNITS	3 SHORT-TERM
	UNITS 26-32	1 BICYCLE / 15 UNITS	
LONG-TERM PROVIDED			46 LONG-TERM
SHORT-TERM PROVIDED**			3 LONG-TERM

COMMERCIAL/RETAIL BICYCLE PARKING

BICYCLE CLASSIFICATION	RETAIL AREA	BICYCLE RATIO	BICYCLE COUNT
LONG-TERM REQUIRED	1,000 SF	1 BICYCLE / 2,000 SF	2 LONG-TERM*
SHORT-TERM REQUIRED		1 BICYCLE / 2,000 SF	2 SHORT-TERM*
LONG-TERM PROVIDED			2 LONG-TERM
SHORT-TERM PROVIDED**			2 SHORT-TERM

** PER LAMC 12.21A.16(a)(2)(i), A MINIMUM OF TWO (2) SHORT-TERM AND LONG-TERM SPACES SHALL BE PROVIDED.*
*** PER LAMC 12.21A.16(f)(1), SHORT-TERM BICYCLE PARKING MAY BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.*

EXHIBIT "A"
Page No. 4 of 21
Case No. APC-2018-7587-DB

PROPOSED BUILDING FLOOR AREA [ZONING]

	B1	L1	L2	L3	L4	L5
PARKING*	*9,840 SF*	*462 SF*	-	-	-	-
UTILITY	-	290 SF	35 SF	35 SF	35 SF	35 SF
CIRCULATION	-	895 SF	715 SF	625 SF	625 SF	625 SF
REC. ROOM	-	965 SF	-	-	-	-
COMM./RETAIL	-	1,000 SF	-	-	-	-
LOBBY	-	1,430 SF	-	-	-	-
RESIDENTIAL	-	-	5,715 SF	5,805 SF	5,805 SF	5,805 SF
TOTAL [BY LEVEL]	-	4,965 SF	6,465 SF	6,465 SF	6,465 SF	6,465 SF
TOTAL [F.A.R.]	30,825 SF					

** NOT INCLUDED IN ZONING FLOOR AREA.*

OPEN SPACE

REQUIRED TOTAL OPEN SPACE

UNIT TYPE	UNIT COUNT	OPEN SPACE RATIO	OPEN SPACE REQ.
< 3 H.R. SF	20 UNITS	100 SF / UNIT	2,000 SF
= 3 H.R. SF	12 UNITS	125 SF / UNIT	1,500 SF
> 3 H.R. SF	-	175 SF / UNIT	-
BASE TOTAL	32 UNITS	-	3,500 SF
AFFORDABLE ON-MENU INCENTIVE	*20% REDUCTION IN TOTAL OPEN SPACE*		2,800 SF

PRIVATE OPEN SPACE ATTRIBUTABLE TO TOTAL OPEN SPACE

NO. OF UNITS	MAX. OPEN SPACE RATIO	ATTRIBUTABLE OPEN SPACE
32 DWELLING UNITS	50 SF/UNIT	1,600 SF

REQUIRED COMMON OPEN SPACE*

TOTAL OPEN SPACE REQ.	COMMON OPEN SPACE RATIO	COMMON OPEN SPACE REQ.
2,800 SF	50% OF TOTAL OPEN SPACE	1,400 SF

** SEE LANDSCAPE PLANS ON PAGES 11 + 12 FOR PLANTING PERCENTAGE CALCULATIONS.*

PROVIDED COMMON OPEN SPACE

LOCATION	OPEN SPACE PROVIDED
PODIUM DECK	1,450 SF
RECREATION ROOM*	700 SF
TOTAL	2,150 SF

** PER LAMC 12.21.G.2(a)(4)(i), RECREATION ROOMS AT LEAST 600 SF IN AREA MAY QUALIFY AS COMMON OPEN SPACE, BUT SHALL NOT QUALIFY FOR MORE THAN 25% OF THE TOTAL REQUIRED OPEN SPACE.*

PROVIDED TOTAL OPEN SPACE

OPEN SPACE CLASSIFICATION	OPEN SPACE PROVIDED
PROVIDED COMMON OPEN SPACE	2,150 SF
PROVIDED PRIVATE OPEN SPACE	650 SF
TOTAL	2,800 SF

PROJECT SUMMARY

KEVIN TSAI ARCHITECTURE
834 S. BROADWAY, SUITE #1206
LOS ANGELES, CA 90014

13716 VICTORY BOULEVARD
VAN NUYS, CA 91401

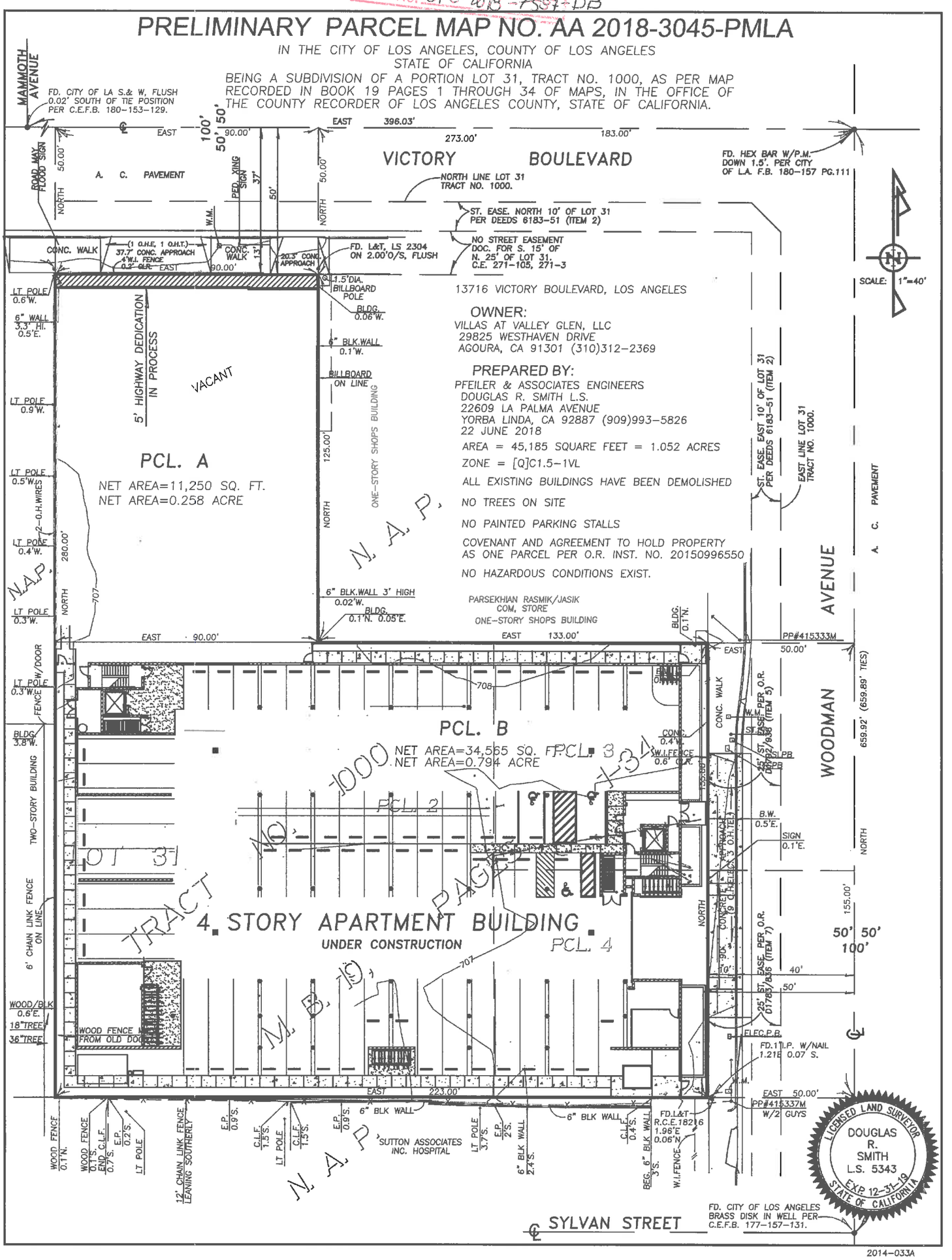
VICTORY RESIDENCES
January 24, 2020

EXHIBIT "A"
Page No. 5 of 21
Case No. CPC-2018-7597-DB

PRELIMINARY PARCEL MAP NO. AA 2018-3045-PMLA

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION LOT 31, TRACT NO. 1000, AS PER MAP RECORDED IN BOOK 19 PAGES 1 THROUGH 34 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.



2014-033A

PRELIMINARY PARCEL MAP - NO. 77127

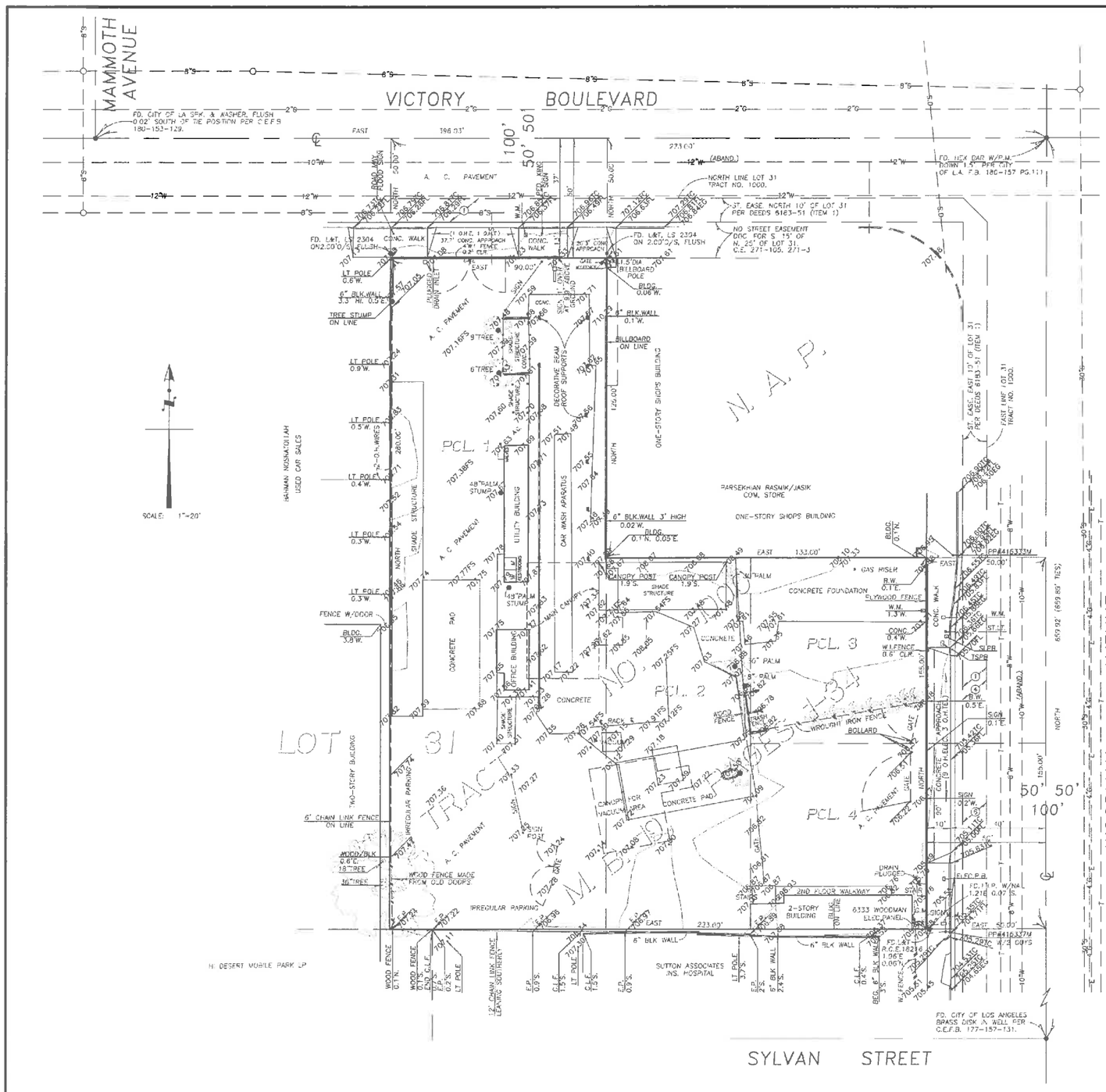


EXHIBIT "A"
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Case No. CPC-2013-7587-DB

LEGAL DESCRIPTION
PARCEL 1:
THE WESTERLY 30 FEET OF THE EASTERLY 248 FEET OF THE SOUTHERLY 250 FEET OF THE NORTHERLY 305 FEET OF LOT 31 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGES 1 THROUGH 34 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM THE WEST 30 FEET OF SAID PARCEL 1 ALL MINERALS, OIL, COAL, PETROLEUM AND KINDRED SUBSTANCES AND NATURAL GAS IN AND UNDER SAID LAND, AS RESERVED BY GEORGE W. DEAN AND EDNA M. DEAN, HUSBAND AND WIFE, IN DEED RECORDED MAY 27, 1953 IN BOOK D481 PAGE 134, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE EAST 60 FEET OF SAID PARCEL 1 ALL OIL, GAS AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM HELEN F. MOBERLY, A SINGLE WOMAN, AND RICHARD G. MOBERLY, A SINGLE MAN, RECORDED AUGUST 14, 1964, AS INSTRUMENT NO. 1733, OF OFFICIAL RECORDS.

PARCEL 2:
THE SOUTHERLY 150 FEET OF THE WESTERLY 60 FEET OF THE EASTERLY 158 FEET OF THE NORTHERLY 305 FEET OF LOT 31 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGES 1 THROUGH 34 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM HELEN E. MOBERLY, A SINGLE WOMAN, AND RICHARD G. MOBERLY, A SINGLE MAN, RECORDED AUGUST 14, 1964, AS INSTRUMENT NO. 1733, OF OFFICIAL RECORDS.

PARCEL 3:
THE SOUTH 77.5 FEET OF THE NORTH 227.5 FEET OF THE EAST 98 FEET OF LOT 31 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGES 1 THROUGH 34 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM HELEN E. MOBERLY, A SINGLE WOMAN, AND RICHARD G. MOBERLY, A SINGLE MAN, RECORDED AUGUST 14, 1964, AS INSTRUMENT NO. 1733, OF OFFICIAL RECORDS.

PARCEL 4:
THE SOUTH 77.50 FEET OF THE NORTH 305 FEET OF THE EAST 99 FEET OF LOT 31 OF TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGES 1 THROUGH 34 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA =45,815 SQUARE FEET = 1.052 ACRES

BASIS OF BEARINGS:
THE BEARING OF NORTH FOR THE CENTERLINE OF WOODMAN AVENUE PER TRACT NO. 1000 WAS USED AS A BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK: CITY OF LOS ANGELES 08-10132
SPIKE IN CURB AT VICTORY BOULEVARD, 2' EAST OF HOR EAST OF WOODMAN AVENUE.
ELEVATION: 708.468

ZONE: [Q]C1.5IVL GENERAL COMMERCIAL, NEIGHBORHOOD
FRONT YARD 10'
SIDE YARD 0'
REAR YARD 0'

FLOOD ZONE: PANEL NO 06037C1320F (NON-PRINTED PANEL)

EASEMENTS WERE PLOTTED BASED ON CHICAGO TITLE COMPANIES
PRELIMINARY REPORT APRIL 24, 2014, AMENDED MAY 8, 2014, AMENDMENT NO. 2
(1) STREET EASEMENT PER DEEDS BOOK 6183 PAGE 51, EAST 10 FEET AND NORTH 10 FEET OF LOT 31 (PLOTTED)
2. PROVISIONS REGARDING BUYING, SELLING LIQUORS PER DEEDS 6183 PAGE 51.
3. COVENANT AND AGREEMENT TO HOLD LAND AS ONE PARCEL PER O.R. INST NO 4459 RECORDED APRIL 29, 1960 IN BOOK M501 PAGE 486.
(4) STREET EASEMENT PER O.R. INST. NO. 4304 RECORDED AUGUST 7, 1962 IN BOOK D1712 PAGE 928, EASTERLY 25 FEET (PLOTTED)
5. WAIVER OF ANY CLAIMS FOR DAMAGE CAUSED BY REASON OF ANY CHANGE OF GRADE CAUSED BY THE CONSTRUCTION OF A PUBLIC STREET.
(6) STREET EASEMENT PER O.R. INST NO 4601 RECORDED OCTOBER 3,1962 IN BOOK D1783 PAGE 836, EASTERLY 25 FEET (PLOTTED)
7. WAIVER OF ANY CLAIMS FOR DAMAGE SCAUSED BY REASON OF ANY CHANGE OF GRADE CAUSED BY THE CONSTRUCTION OF A PUBLIC STREET.
8. CLAIM OF MECHANICS LIEN
9. ANY CLAIM OF MECHANICS LIEN RECORDED BY REASON OF A RECENT IMPROVEMENT
10. JUDGMENT
11. ANY INVALIDITY OR DEFECT IN TITLE OF THE VESTEES.
12. COMMUNITY INTEREST OF THE SPOUSE OF MARCELL G SCHELLHARDT
13. LIEN OF TAXES
14. DEEDS OF TRUST
15. EASEMENTS NOT DISCLOSED BY PUBLIC RECORDS
16. WATER RIGHTS, CLAIM OR TITLE TO WATER
17. MATTERS WHICH MAY BE DISCLOSED BY AN ALTA/ACSM LAND TITLE SURVEY
19 RIGHTS OF PARTIES IN POSSESSION.

TO: VICTORY & WOODMAN L.P. AND CHICAGO TITLE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,5,6(b),8,9,11(b),13,14,16,17,18,19,20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9 JUNE 2014. DATE OF PLAT OR MAP: 19 JUNE 2014.

DOUGLAS R. SMITH L.S. 5343

LICENSED LAND SURVEYOR DOUGLAS R. SMITH L.S. 5343 EXP. 12-31-14 STATE OF CALIFORNIA

REVISIONS
7 JUL 2014 ADDED FIELD EDIT

PREPARED FOR
VICTORY & WOODMAN L.P.
6333 WOODMAN AVENUE VAN NUYS, CALIFORNIA

A.L.T.A. SURVEY
6333 AND 6341 WOODMAN AVENUE
LOS ANGELES (VAN NUYS) CALIFORNIA

PFEILER & ASSOCIATES ENGINEERS, INC.
CIVIL ENGINEERING & LAND SURVEYING
14181 FERN AVE. CHINO, CA 91710
Telephone (909) 993-9800 Fax (909) 993-9801

DRAWN BY: D.R.S.
DATE: 19 JUNE 2014
SHEET 1 OF 1
JOB NO.: 2014-33A

ALTA SURVEY

KEVIN TSAI ARCHITECTURE
834 S. BROADWAY, SUITE #1206
LOS ANGELES, CA 90014

13716 VICTORY BOULEVARD
VAN NUYS, CA 91401

VICTORY RESIDENCES
January 24, 2020

EXHIBIT "A"
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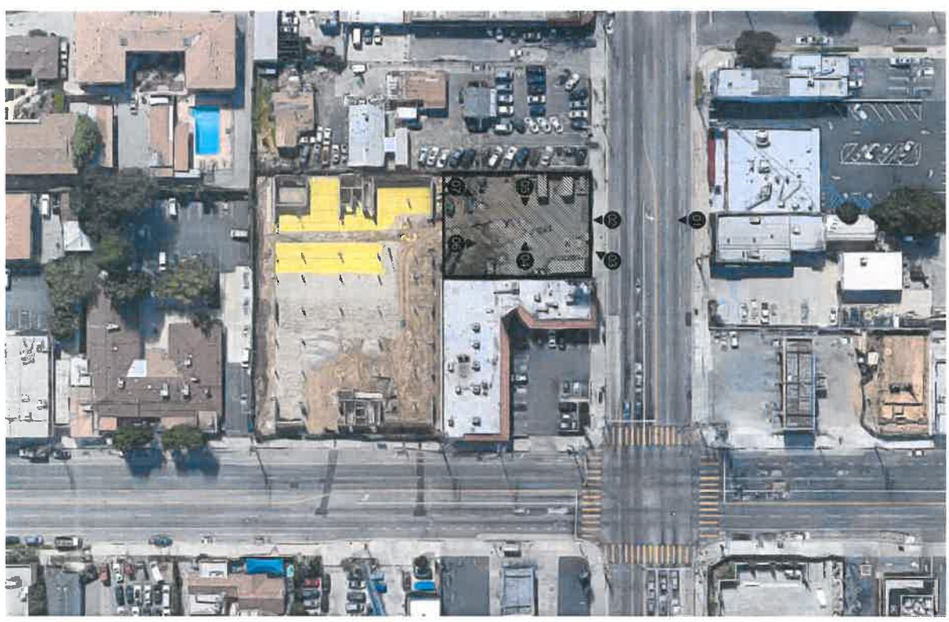

EXISTING SITE PHOTOGRAPHS

EXHIBIT "A"
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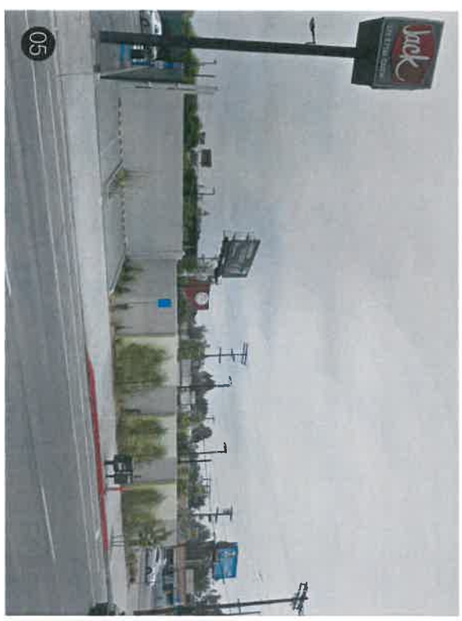
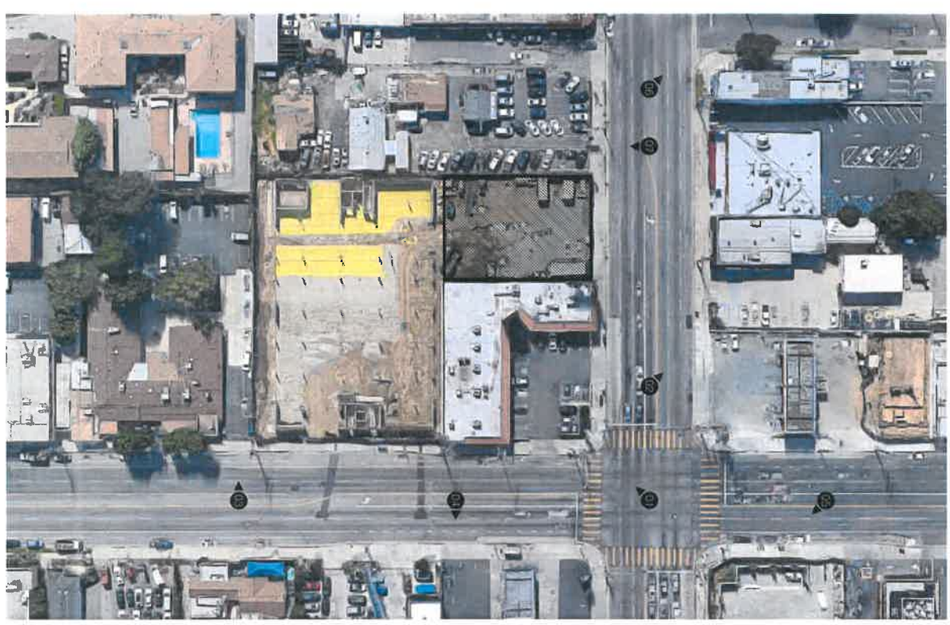




EXISTING NEIGHBORHOOD PHOTOGRAPHS

FRONT FACADE RENDERING

KEVIN TSAI ARCHITECTURE
834 S. BROADWAY, SUITE #1206
LOS ANGELES, CA 90014

13716 VICTORY BOULEVARD
VAN NUYS, CA 91401

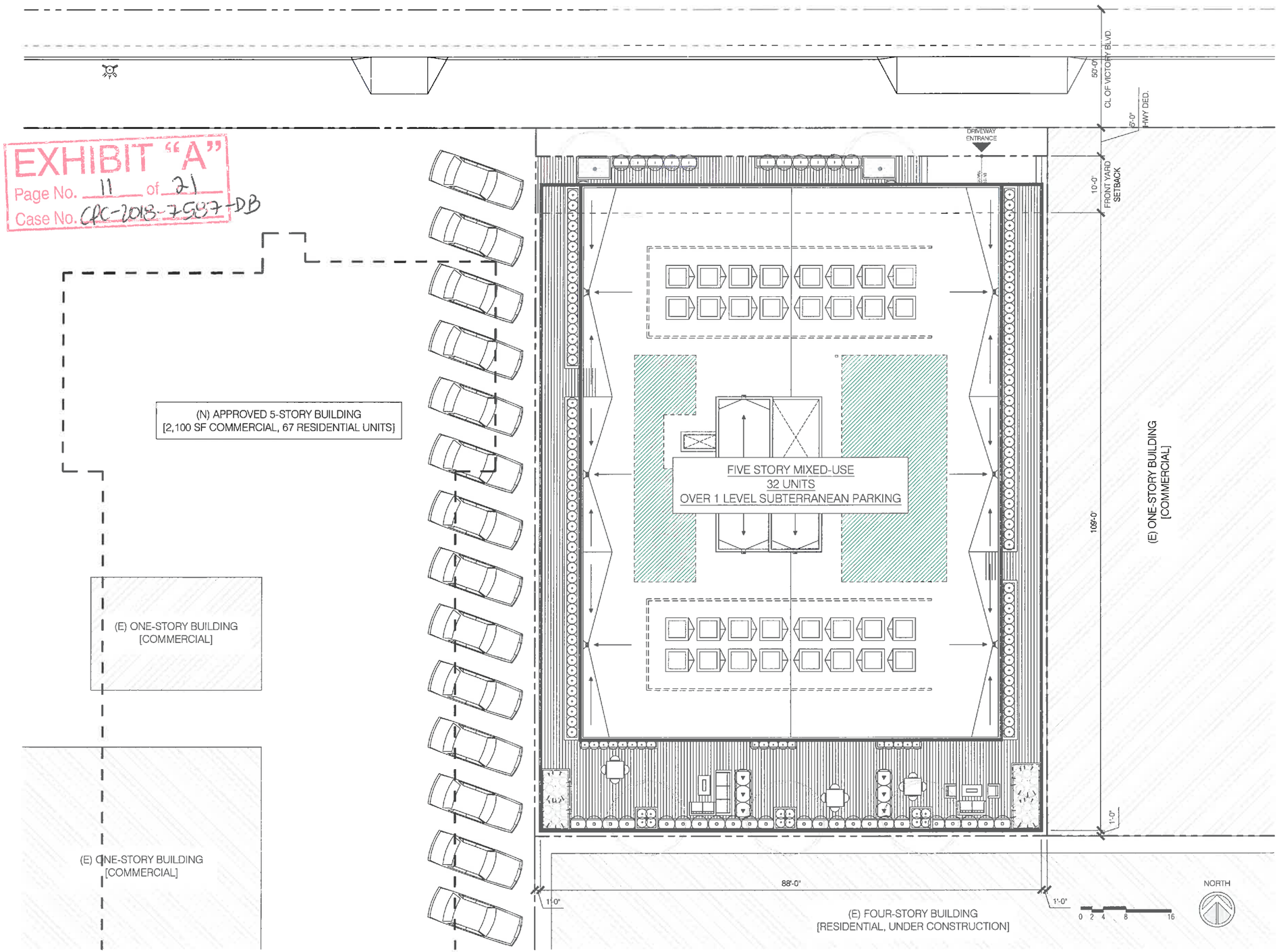
VICTORY RESIDENCES
January 24, 2020

REAR FACADE RENDERING

KEVIN TSAI ARCHITECTURE
834 S. BROADWAY, SUITE #1206
LOS ANGELES, CA 90014

13716 VICTORY BOULEVARD
VAN NUYS, CA 91401

VICTORY RESIDENCES
January 24, 2020



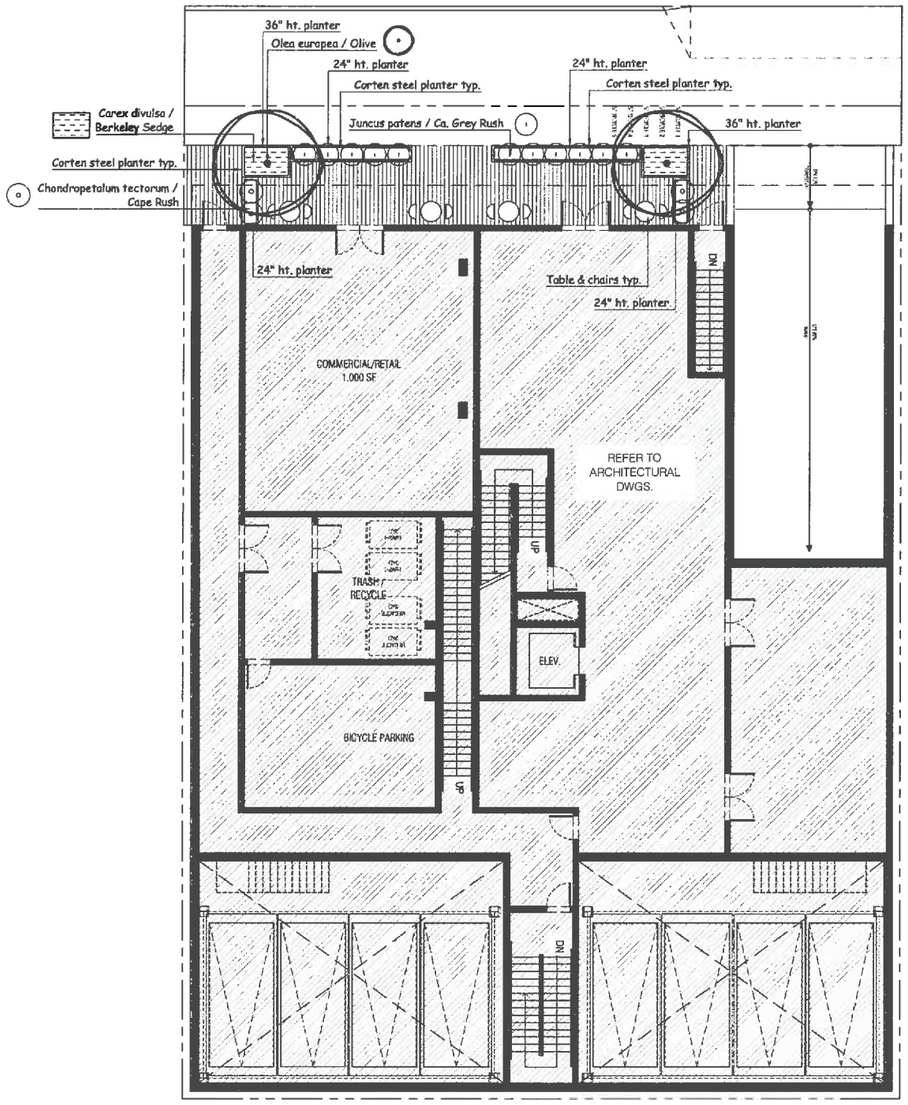
SITE PLAN

KEVIN TSAI ARCHITECTURE
834 S. BROADWAY, SUITE #1206
LOS ANGELES, CA 90014

VICTORY RESIDENCES
January 24, 2020

13716 VICTORY BOULEVARD
VAN NUYS, CA 91401

VICTORY BOULEVARD



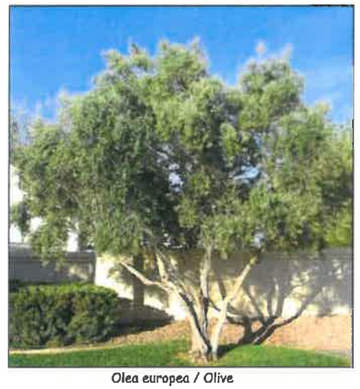
NOTE:
Automatic weather based, drip irrigation system to be designed.

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
⊙	* Olea europea	Olive	24"box	2	fruitless	low 0.3

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
▨	Carex divulsa	Berkeley Sedge	5-gal	24"oc		low 0.3
⊙	* Chondropetalum tectorum	Cape Rush	5-gal	4		low 0.3
⊙	* Juncus patens	Ca. Grey Rush	5-gal	11		low 0.3


Olea europea / Olive


Chondropetalum tectorum / Cape Rush


Juncus patens / Ca. Grey Rush


Carex divulsa / Berkeley Sedge

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 3" 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 12-6-6 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.
13. USE OF CLASS I OR CLASS II COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO®) IN A MAJORITY OF LANDSCAPED AREAS

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REVISIONS	DATE
1.	10.3.18
2.	5.20.19
3.	
4.	
5.	
6.	
7.	
8.	
9.	

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

VICTORY

GROUND FLOOR PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT YAEL LIR 3171 — Signature 12-31-19 Renewal Date — STATE OF CALIFORNIA

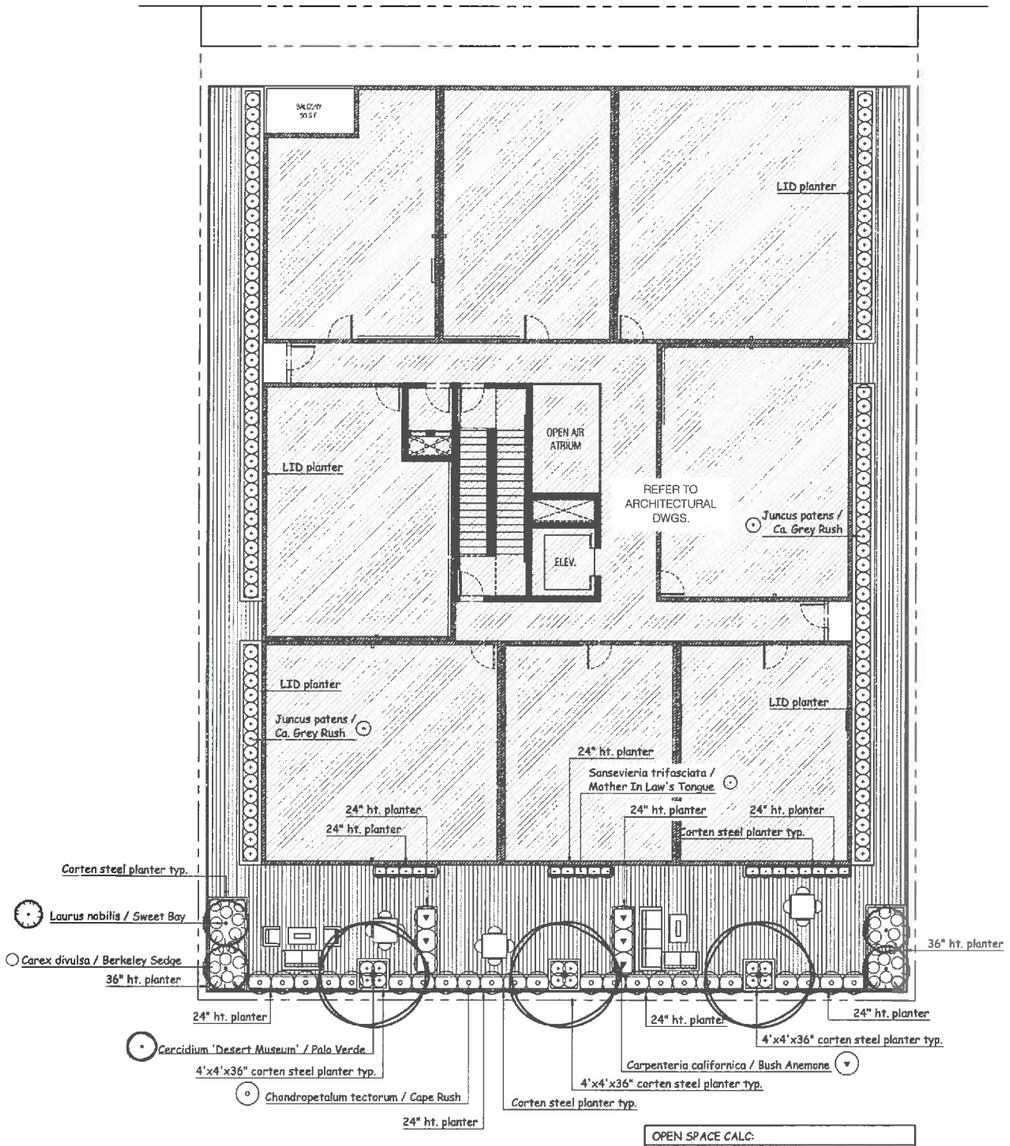
DATE:	MAY 15, 2018
SCALE:	1/8"=1'-0"
JOB NUMBER:	201618
DRAWN BY:	

L-1

KEVIN TSAI ARCHITECTURE
834 S. BROADWAY, SUITE #1206
LOS ANGELES, CA 90014

VICTORY RESIDENCES
January 24, 2020

13716 VICTORY BOULEVARD
VAN NUYS, CA 91401



OPEN SPACE CALC:

Open space provided:	2,150 sf
Req. Open space to be landscaped 25%:	537 sf
Provided pen space landscaped:	883 sf

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
⊙	* Cercidium 'Desert Museum'	Palo Verde	24"box	3	fruitless	low 0.3
⊙	* Laurus nobilis	Sweet Bay	24"box	4	low branching	low 0.3

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
⊙	* Carpenteria californica	Bush Anemone	5-gal	6		low 0.3
◯	* Carex divulsa	Berkeley Sedge	5-gal	28		low 0.3
⊙	* Chondropetalum tectorum	Cape Rus	5-gal	23		low 0.3
⊙	* Juncus patens	Ca. Grey Rush	5-gal	113		low 0.3
⊙	* Sansevieria trifasciata	Mother In Law's Tongue	5-gal	18		low 0.3


Cercidium 'Desert Museum' / Palo Verde


Laurus nobilis / Sweet Bay


Juncus patens / Ca. Grey Rush


Sansevieria trifasciata / Mother In Law's Tongue


Carpenteria californica / Bush Anemone


Chondropetalum tectorum / Cape Rush


Carex divulsa / Berkeley Sedge

Landscape Points		
Total square footage		11,250.00 sf
Total number of points required for site		15+10%= 16.5
Detail of points	**Points Claimed**	**Reference**
use of class i or class ii compost produced using city organic materials (topgro®) in a majority of landscaped areas	5	L-1
Trees shading south side of building	6	L-1
Main finish elevation is handicap accessible	5	L-1
Provision for on or off site recycling of all vegetative waste	5	L-1
TOTAL POINTS	21	

Water Management Points		
Total square footage of site		11,250.00 sf
Total number of points required for site		200+10%=220
Detail Of Points	**Points Claimed**	
Points 2 per plant 212 plants	424	L-1
TOTAL POINTS	424	

EXHIBIT "A"
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Case No. CPC-2018-7567-DB

REVISIONS	DATE
1.	10.3.18
2.	5.20.19
3.	
4.	
5.	
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9.	

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

VICTORY

PODIUM LEVEL PLANTING PLAN

REGISTERED LANDSCAPE ARCHITECT YAEL LIR 3737 Signature 12-11-18 Renewal Date Date STATE OF CALIFORNIA

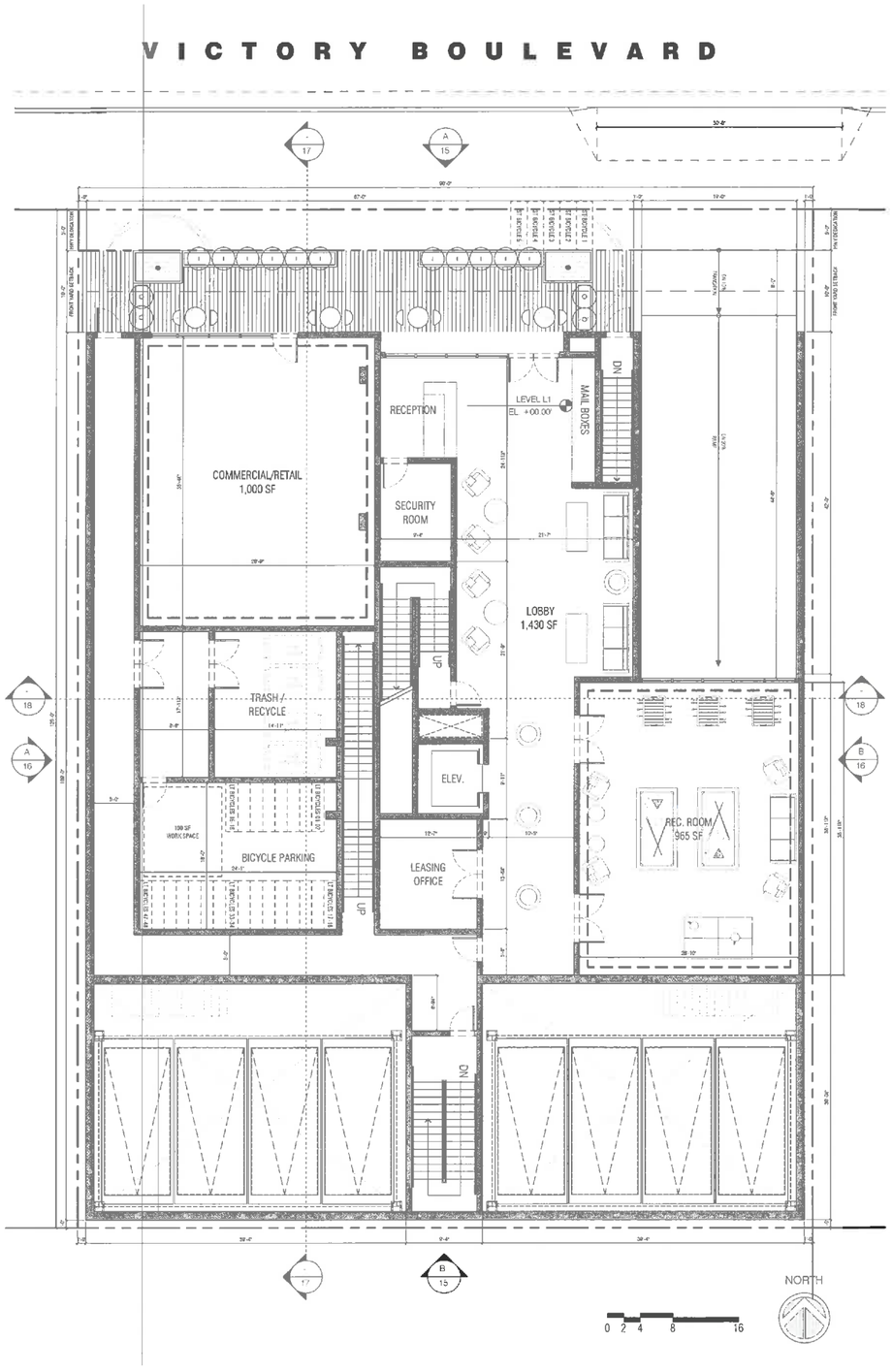
DATE:	MAY 15, 2018
SCALE:	1/8"=1'-0"
JOB NUMBER:	201618
DRAWN BY:	

L-2

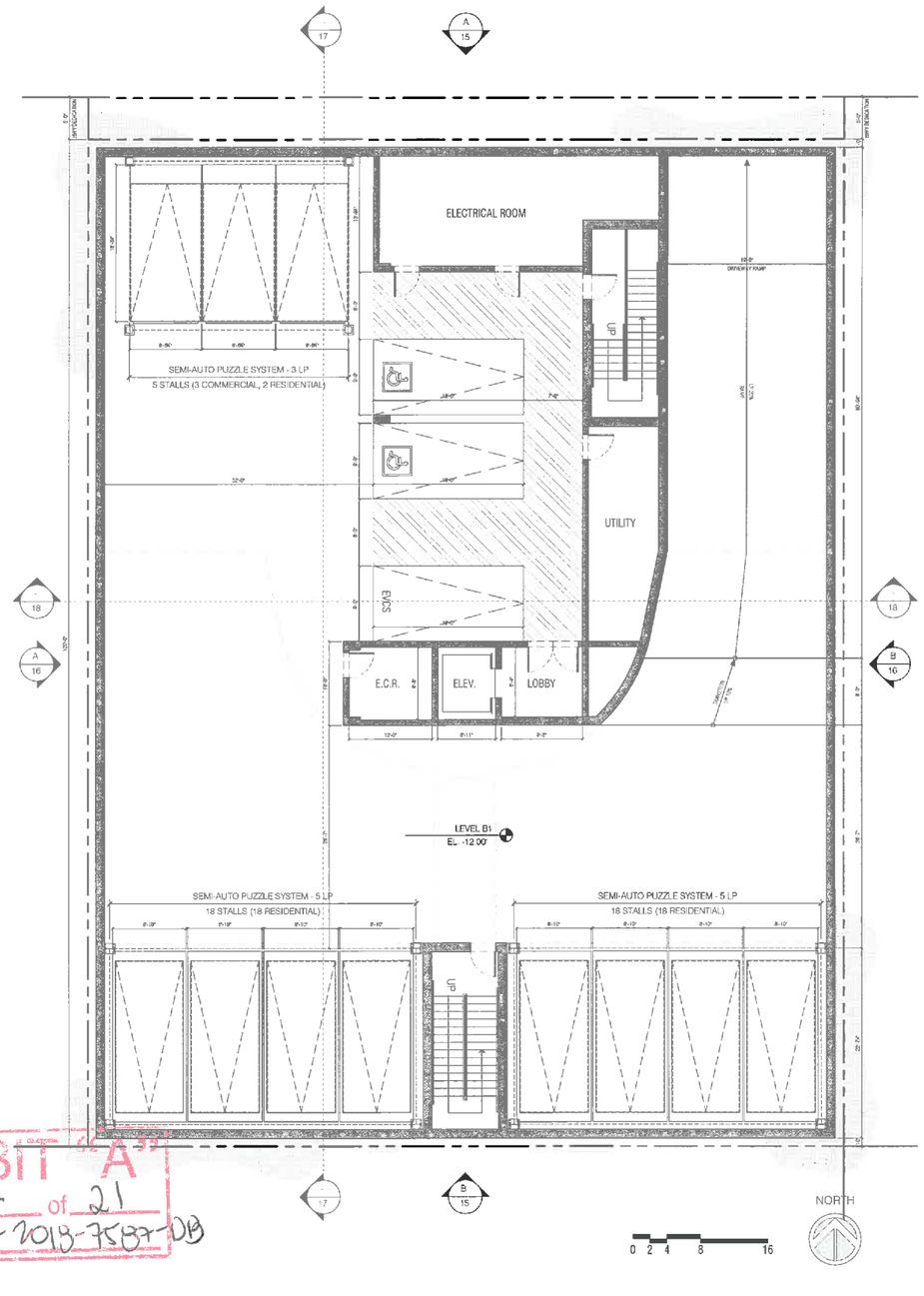
KEVIN TSAI ARCHITECTURE
834 S. BROADWAY, SUITE #1206
LOS ANGELES, CA 90014

13716 VICTORY BOULEVARD
VAN NUYS, CA 91401

VICTORY RESIDENCES
January 24, 2020



GROUND LEVEL FLOOR PLAN - L1



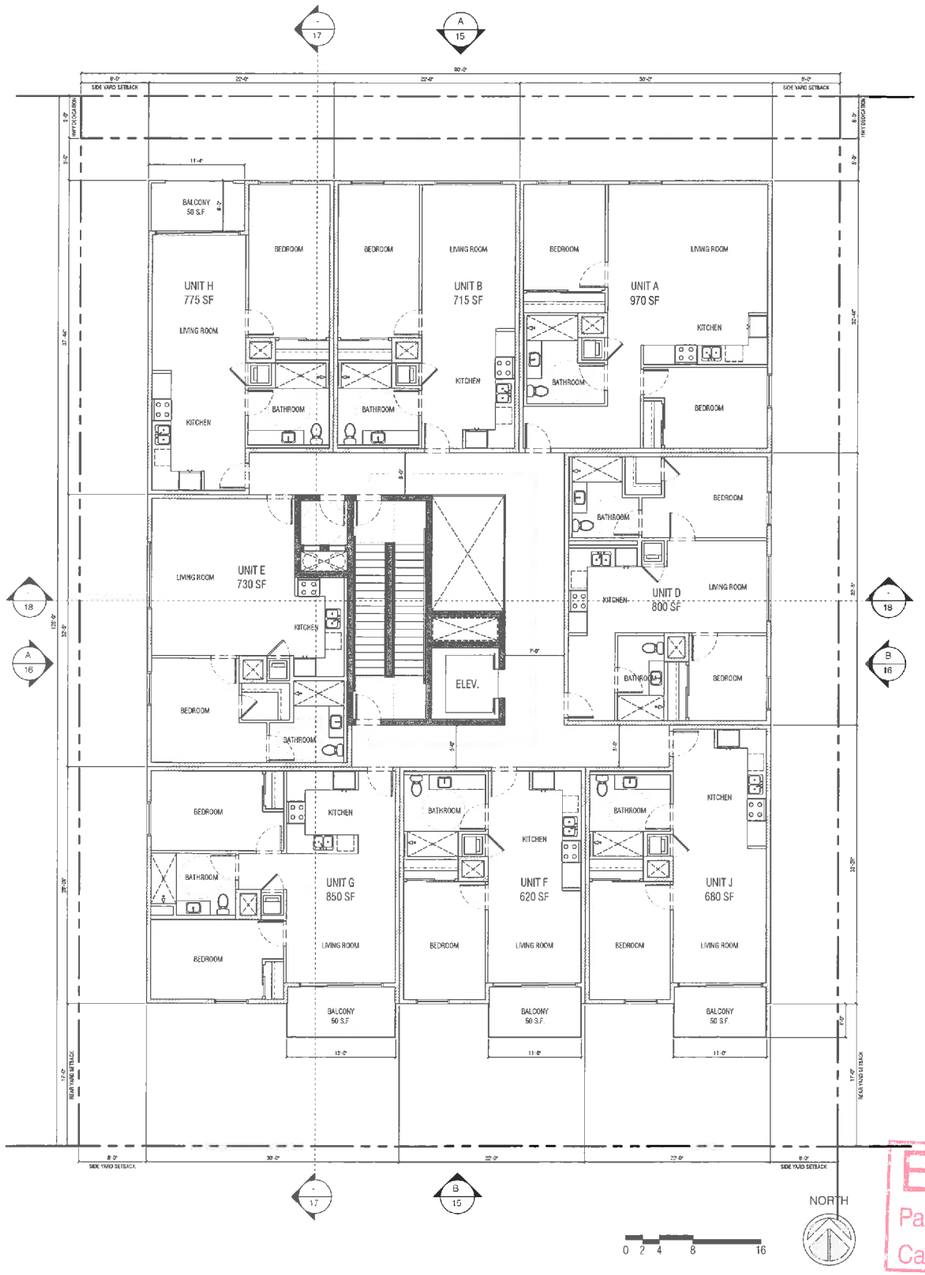
BASEMENT LEVEL FLOOR PLAN - B1

EXHIBIT "A"
Page No. 14 of 21
Case No. CPC-2018-7587-DB

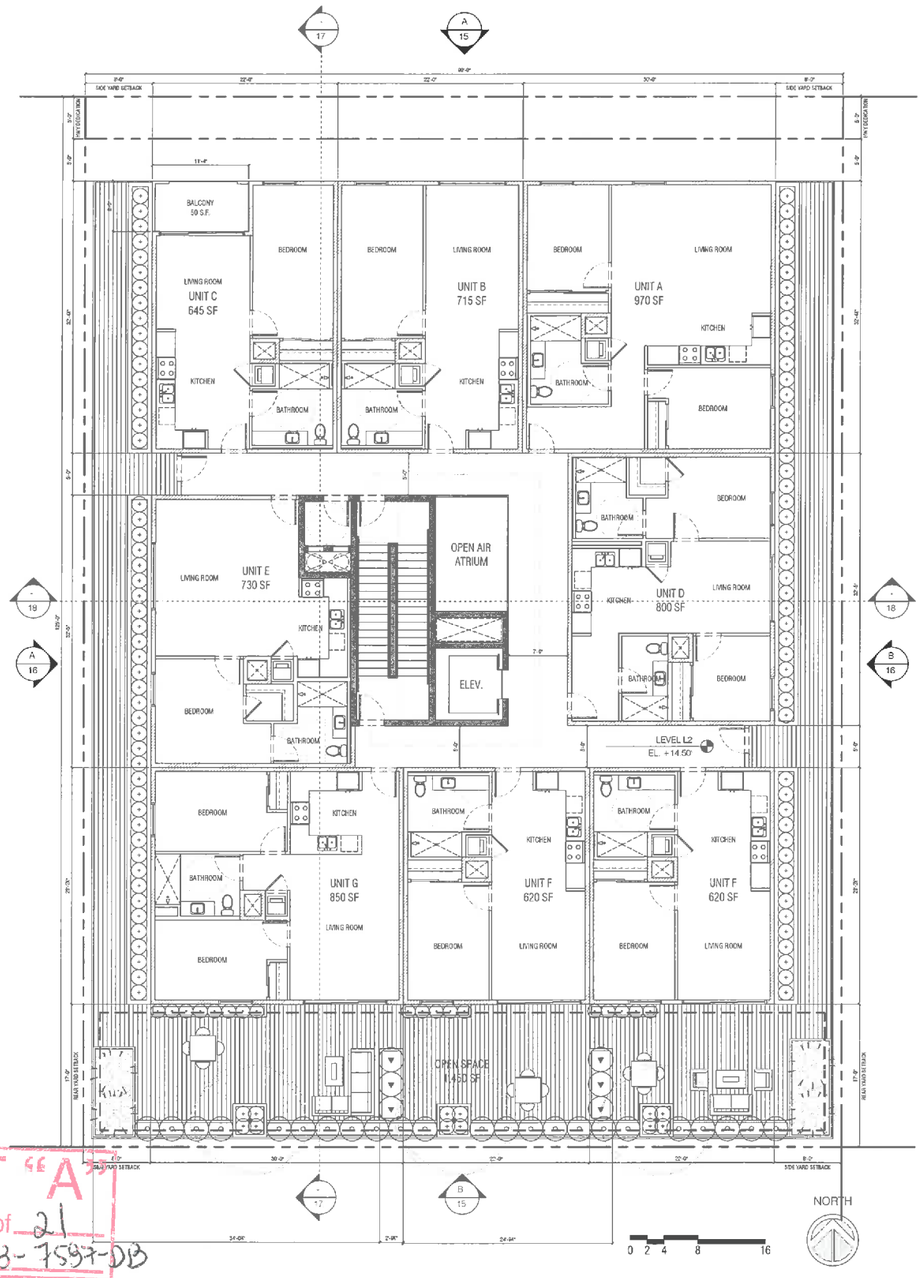
KEVIN TSAI ARCHITECTURE
834 S. BROADWAY, SUITE #1206
LOS ANGELES, CA 90014

13716 VICTORY BOULEVARD
VAN NUYS, CA 91401

VICTORY RESIDENCES
January 24, 2020



TYPICAL RESIDENTIAL FLOOR PLAN - L3



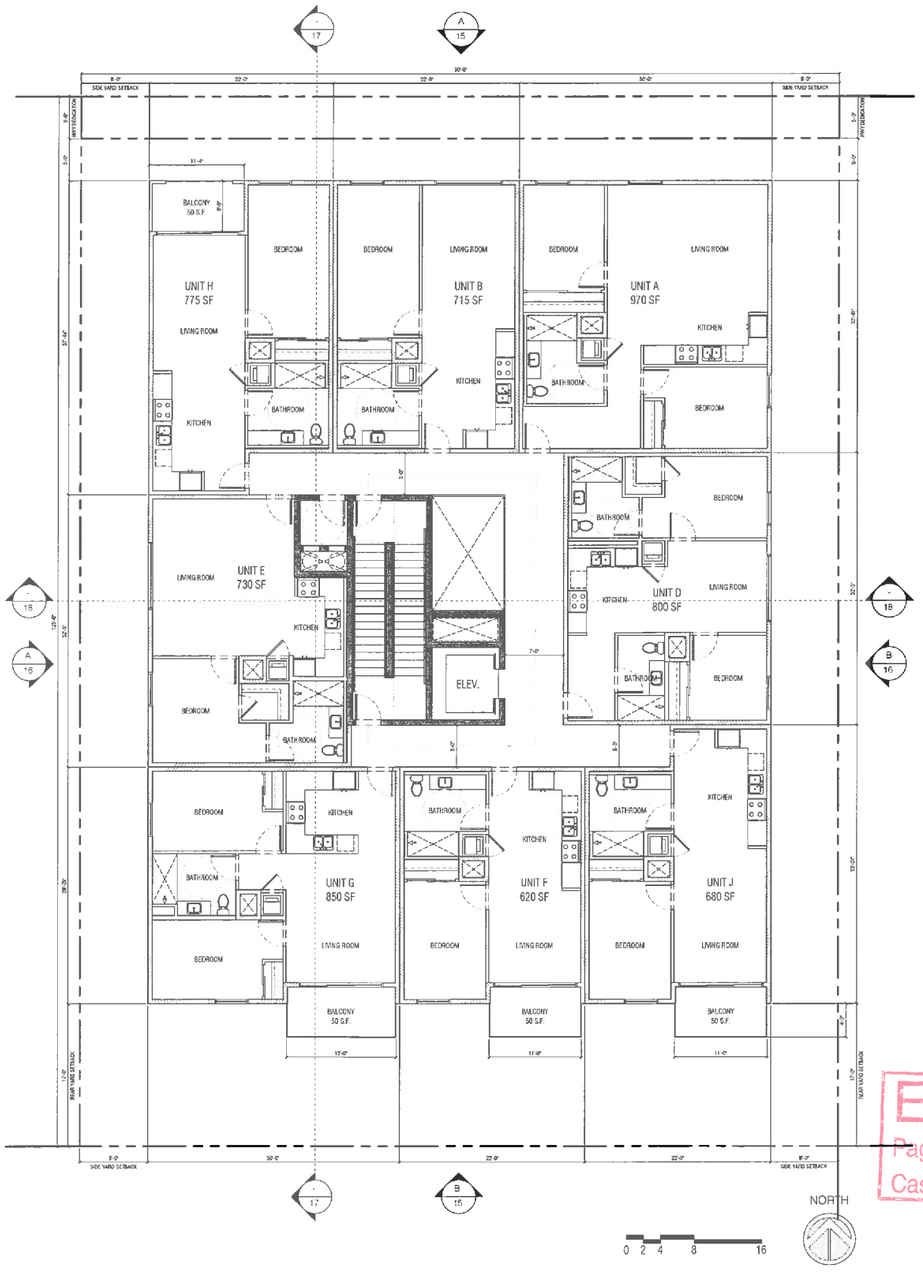
PODIUM LEVEL FLOOR PLAN - L2

EXHIBIT "A"
Page No. 15 of 21
Case No. APC-2018-7597-DB

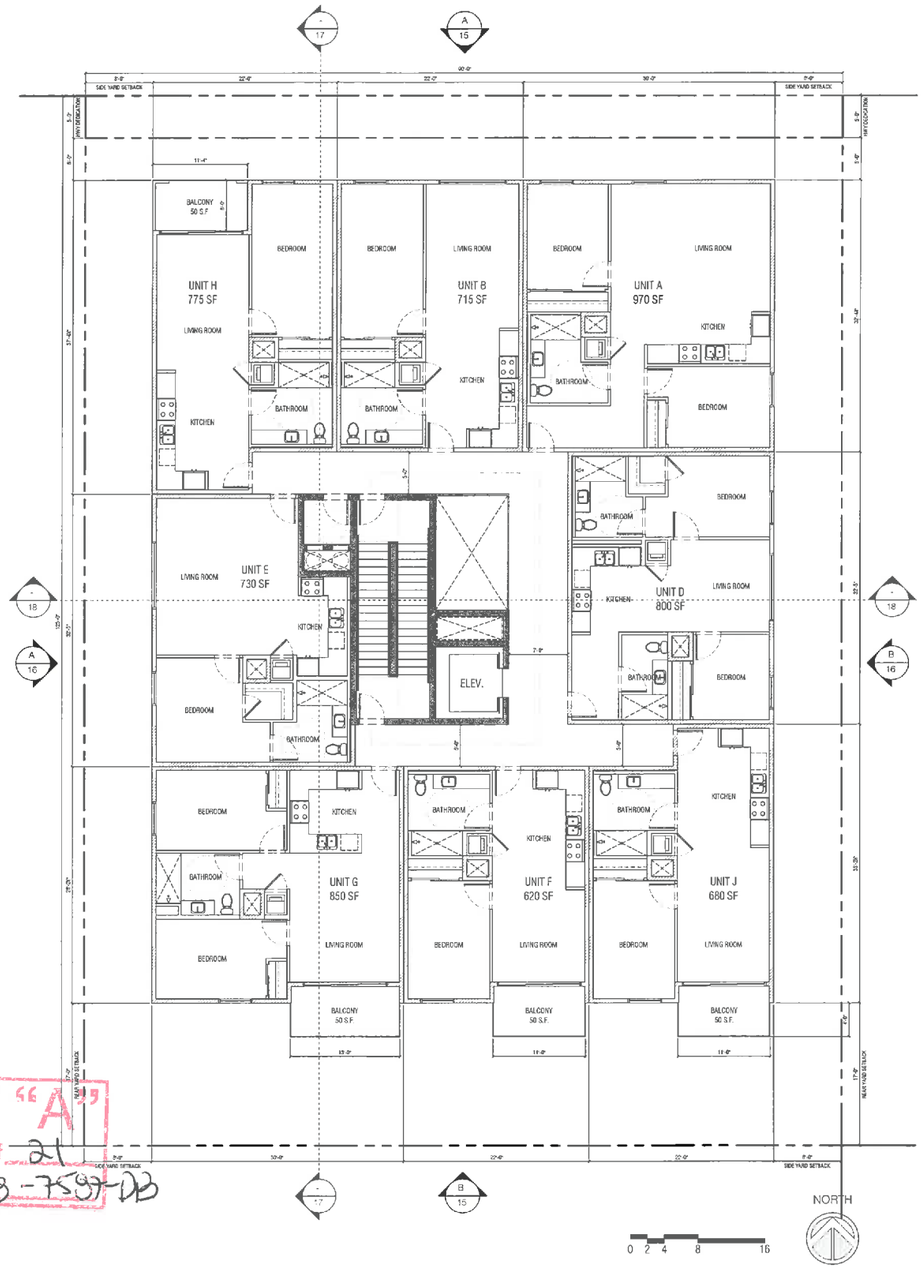
KEVIN TSAI ARCHITECTURE
834 S. BROADWAY, SUITE #1206
LOS ANGELES, CA 90014

13716 VICTORY BOULEVARD
VAN NUYS, CA 91401

VICTORY RESIDENCES
January 24, 2020



TYPICAL RESIDENTIAL FLOOR PLAN - L5



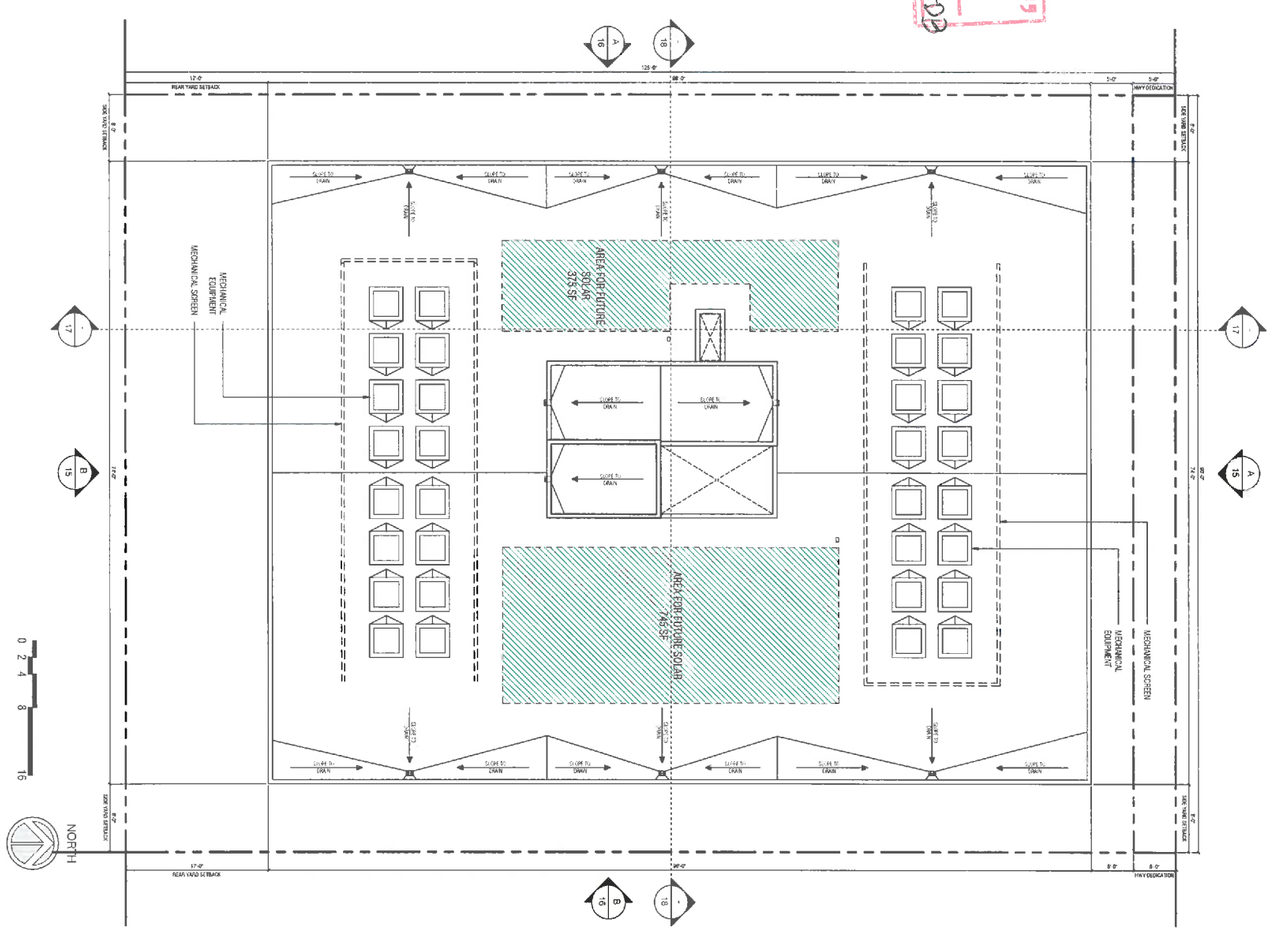
TYPICAL RESIDENTIAL FLOOR PLAN - L4

EXHIBIT "A"
Page No. 16 of 21
Case No. CPC-2019-7507-DB

KEVIN TSAI ARCHITECTURE
834 S. BROADWAY, SUITE #1206
LOS ANGELES, CA 90014

13716 VICTORY BOULEVARD
VAN NUYS, CA 91401

VICTORY RESIDENCES
January 24, 2020



ROOF PLAN

1

Name : White Stucco
Manufacturer : TEXSTON

2

Name : Dark Grey Stucco
Manufacturer : TEXSTON

3

Name : Exterior Wall Tile
Manufacturer : SPEC CERAMICS

4

Name : White Aluminium Railing
Manufacturer : TBD

5

Name : Clear Glass Railing
Manufacturer : TBD

6

Name : Low-E Solar Control Window
Manufacturer : TBD

B. SOUTH ELEVATION

0 2 4 8 16

A. NORTH ELEVATION

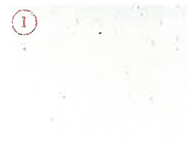
0 2 4 8 16

BUILDING ELEVATIONS

KEVIN TSAI ARCHITECTURE
834 S. BROADWAY, SUITE #1206
LOS ANGELES, CA 90014

13716 VICTORY BOULEVARD
VAN NUYS, CA 91401

VICTORY RESIDENCES
January 24, 2020



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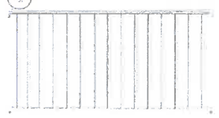
Manufacturer : TEXSTON

Name : Dark Grey Stucco
Manufacturer : TEXSTON

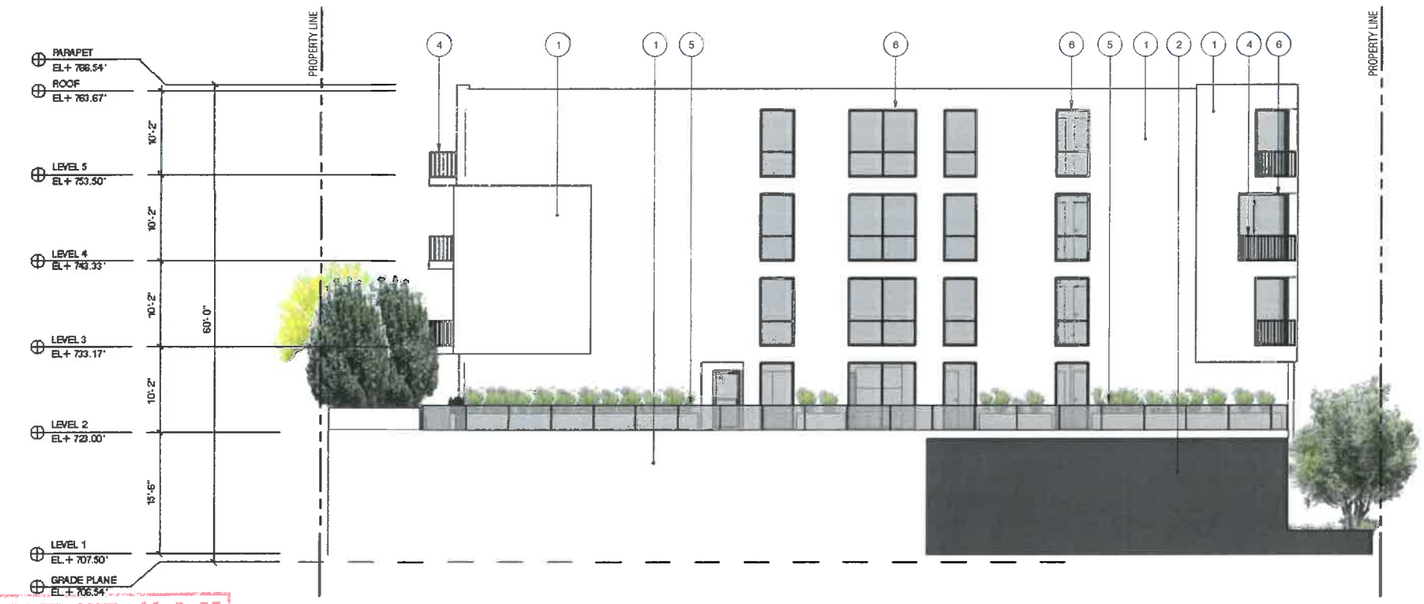
Name : Exterior Wall Tile
Manufacturer : SPEC CERAMICS



Name : White Aluminium Railing
Manufacturer : TBD

Name : Clear Glass Railing
Manufacturer : TBD

Name : Low-E Solar Control Window
Manufacturer : TBD



B. WEST ELEVATION

0 2 4 8 16

EXHIBIT "A"
Page No. 19 of 21
Case No. CPC-2018-7337-DB

A. EAST ELEVATION

0 2 4 8 16

BUILDING ELEVATIONS

KEVIN TSAI ARCHITECTURE
834 S. BROADWAY, SUITE #1206
LOS ANGELES, CA 90014

13716 VICTORY BOULEVARD
VAN NUYS, CA 91401

VICTORY RESIDENCES
January 24, 2020

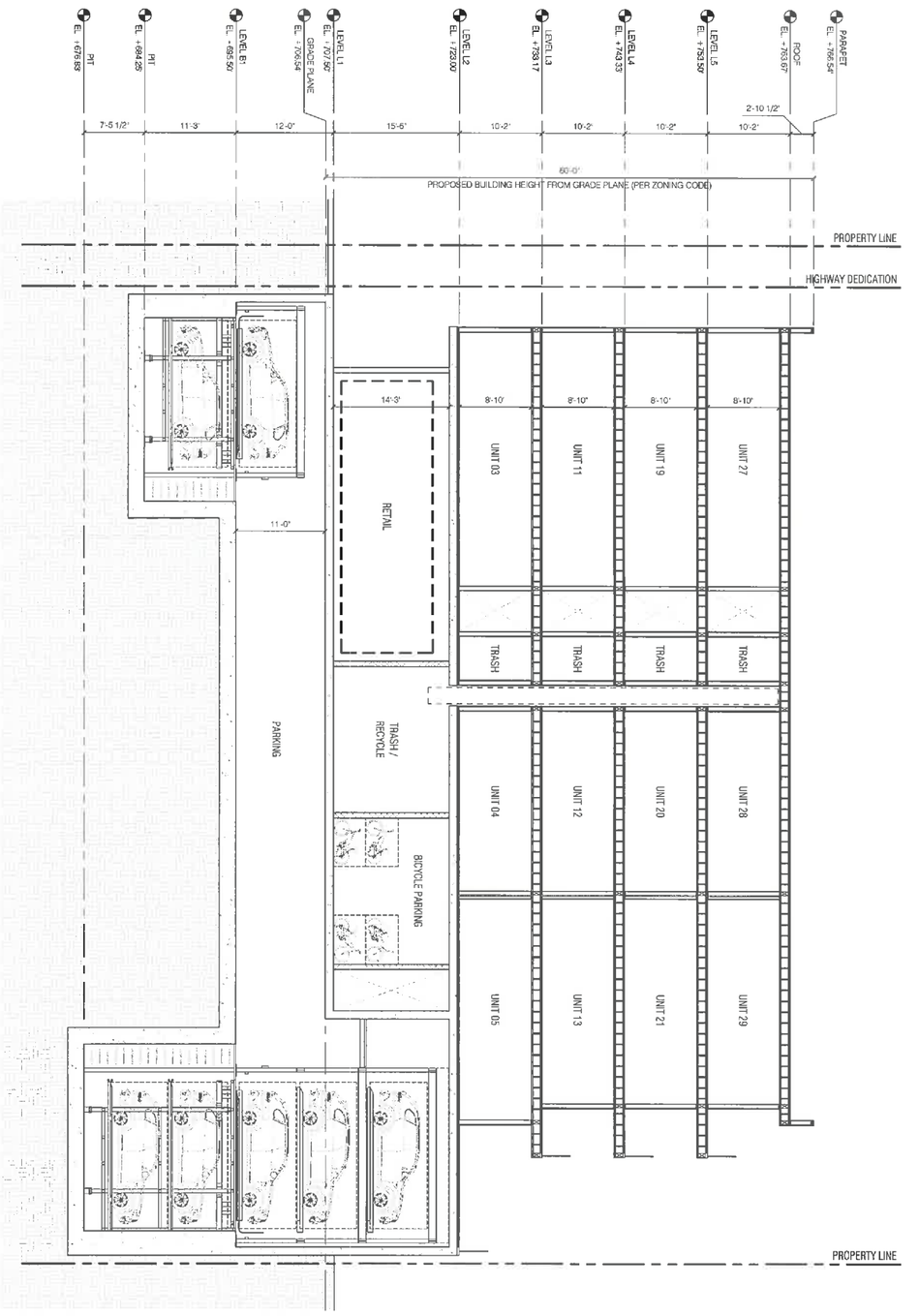


EXHIBIT "A"
Page No. 20 of 21
Case No. APC-2013-7597-DB

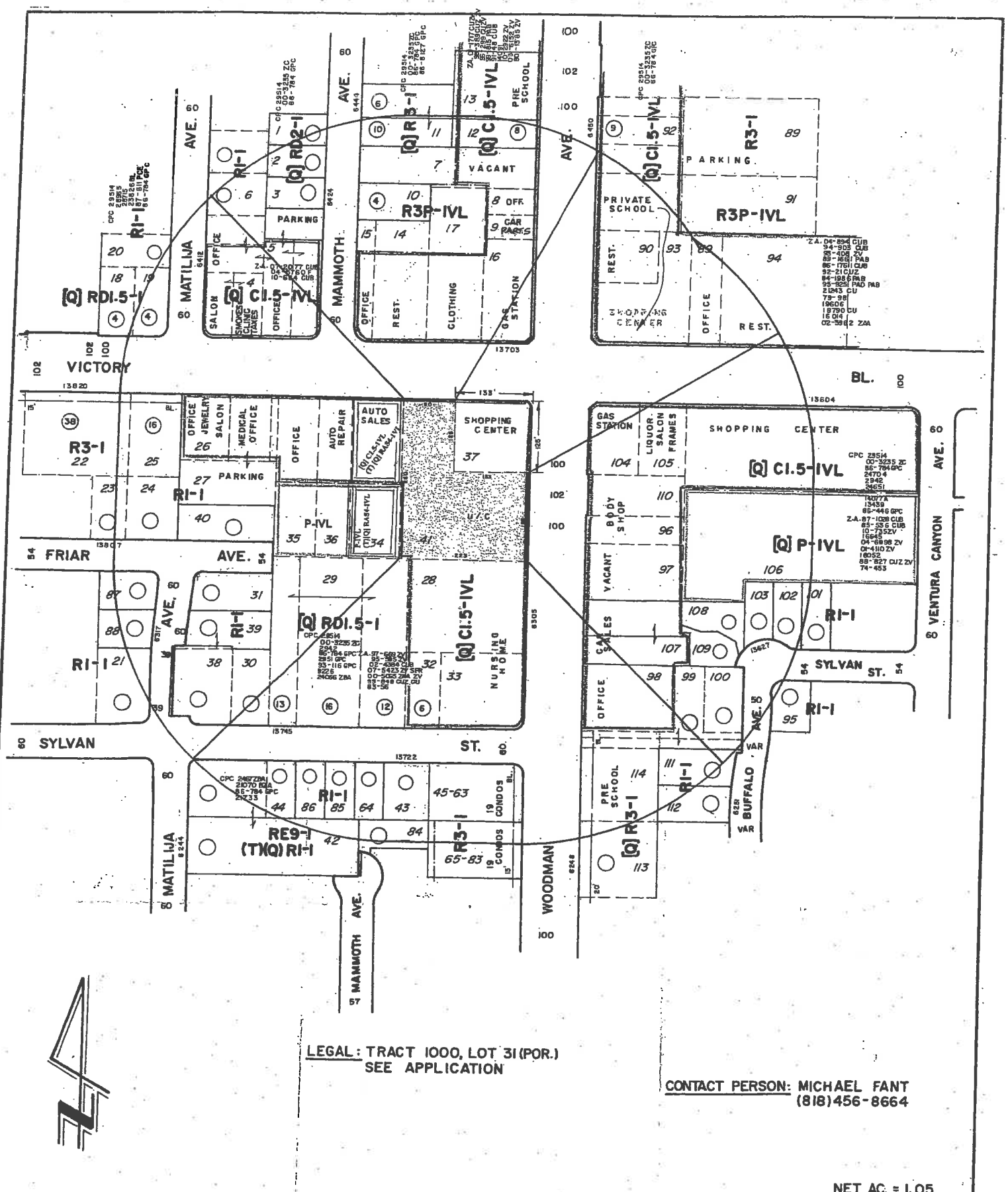
BUILDING SECTION 01

BUILDING SECTION 02

KEVIN TSAI ARCHITECTURE
834 S. BROADWAY, SUITE #1206
LOS ANGELES, CA 90014

13716 VICTORY BOULEVARD
VAN NUYS, CA 91401

VICTORY RESIDENCES
January 24, 2020



LEGAL: TRACT 1000, LOT 31 (POR.)
SEE APPLICATION

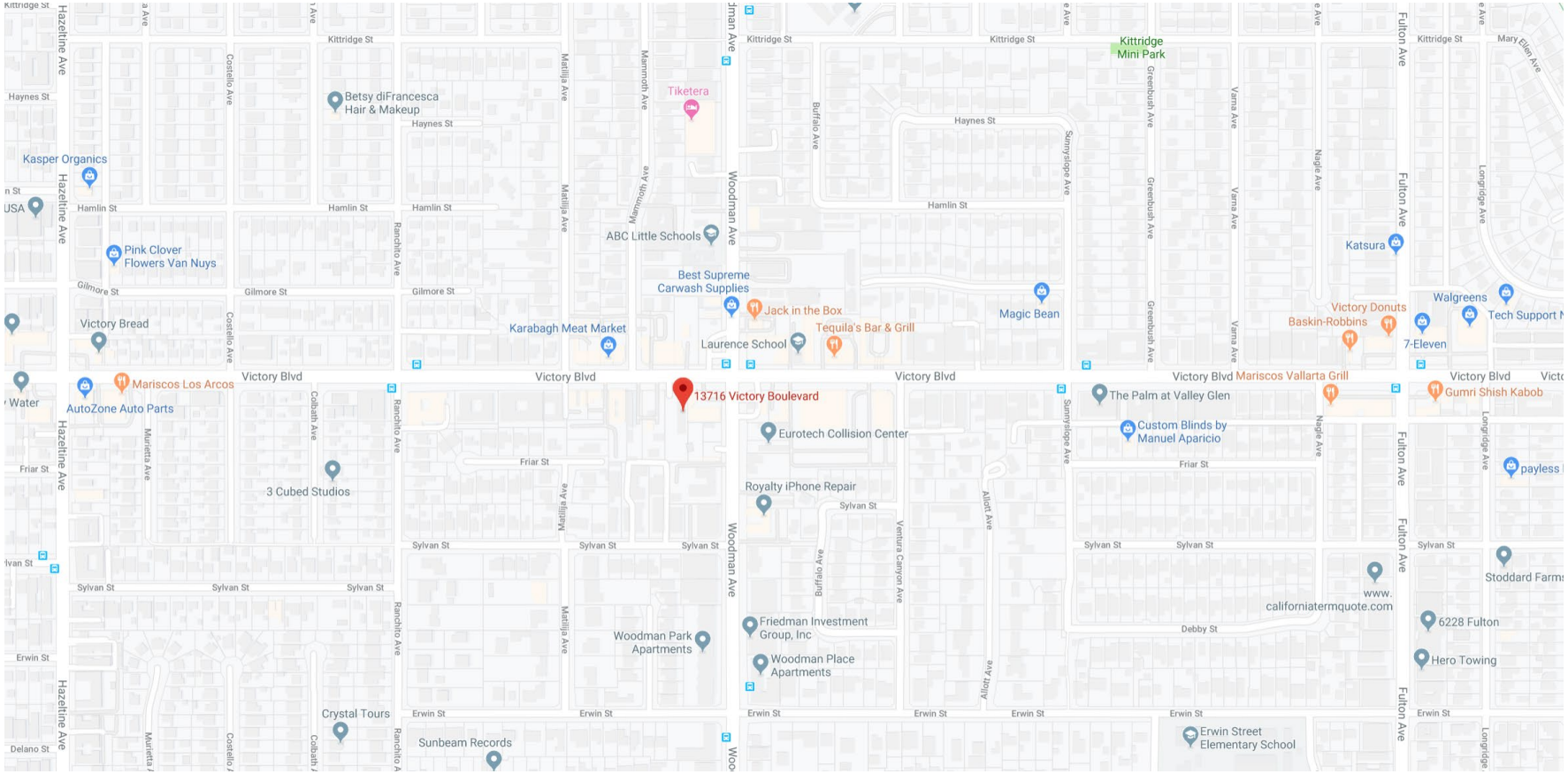
CONTACT PERSON: MICHAEL FANT
(818) 456-8664

NET AC. = 1.05

THOMAS BROS. PAGE: 532 , GRID: 6,7/C	DENSITY BONUS CONTINENTAL MAPPING SERVICE 6315 Van Nuys Boulevard, Van Nuys, CA 91401 (818) 787-1663	CASE NO.: DATE: ~~11-14-18~~ 2-28-2020 SCALE: 1" = 100' USES: FIELD D.M.: 180B157
C.D. 2 C.T. 1282.20 P.A. 150		W.O. CMS 18-7500

EXHIBIT B

Vicinity Map



COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CPC-2018-7587-DB

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2018-7588-CE
PROJECT TITLE	COUNCIL DISTRICT
	2

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
13716-13720 W. Victory Boulevard, Van Nuys, CA 91401

PROJECT DESCRIPTION: ☒ Additional page(s) attached.
See attached.

NAME OF APPLICANT / OWNER:
Villas at Valley Glen Property, LLC.

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Jessica Pakdaman, Rossenheim & Associates, Inc.	(818) 716-2797

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) 15332/ Class 32

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

_____

JUSTIFICATION FOR PROJECT EXEMPTION: ☒ Additional page(s) attached

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Lucerito Martinez	Planning Associate

ENTITLEMENTS APPROVED

FEE:	RECEIPT NO.	REC'D. BY (DCP DSC STAFF NAME)
$ 5,774	0103982518	Norali Martinez Maza

DISTRIBUTION: County Clerk, Agency Record
Rev. 3-27-2019

EXHIBIT C

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2018-7588-CE

JUSTIFICATION FOR PROJECT EXEMPTION:

Class 32 consists of projects characterized as in-fill development meeting the following conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. In addition, none of the following Exceptions can apply to the project: (a) The project and successive projects of the same type in the same place will result in cumulative impacts; (b) There are unusual circumstances creating the reasonable possibility of significant effects; (c) The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within an officially designated scenic highway; (d) The project is located on a site that the Department of Toxic Substances Control and the Secretary of the Environmental Protection have identified, pursuant to Government Code section 65962.5, as being affected by hazardous wastes or clean-up problems; or (e) The project may cause a substantial adverse change in the significance of an historical resource. The project includes the removal of three onsite trees and two street trees.

Project Description:
The construction of a new 30,825 square-foot, five-story, 60-foot high, mixed-use project with 1,000 square feet of commercial area on the ground floor, 32 residential units (four units will be set aside for Very Low Income Households), and one level of subterranean semi-automated parking on an existing vacant lot. The project includes a Density Bonus requesting a 20 percent increase in density and the following: an On-Menu incentive to allow a 20 percent reduction in open space, an Off-Menu Incentive to permit an increase of 15 feet in height/two stories, a Waiver of Development Standards to permit a Floor Area Ratio increase from 1.5:1 to 4.06:1, a Waiver of Development Standards to provide a one-foot easterly side yard instead of the required eight feet, a Waiver of Development Standard to provide a one-foot westerly side yard instead of the required eight feet, and a Waiver of Development Standard to permit a one-foot rear yard instead of the required 17 feet. Three non-significant trees have been removed onsite.

There are five (5) exceptions to this Exemption which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Unusual Circumstances/Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

(a) Cumulative Impacts
There are no significant cumulative impacts associated with the project. There is only one project approved for the construction of a 67-unit apartment building within 500 feet from the site. Therefore, this exception to the Categorical Exemptions does not apply.

(b) Unusual Circumstances/Significant Effect
There are no known unusual circumstances that will create a reasonable possibility that the project will have a significant effect on the environment. The property is adjacent to a corner shopping center to the east, commercial and office uses to the north across from Victory Boulevard, residential uses to the south, and a prior car sales business is being demolished for a new residential apartment to the west of the site. A trip generation report prepared by Jano

Baghdanian & Associates dated November 19, 2018, showed the project would generate a total of 13 AM trips, 18 PM trips and 212 daily trips. The AM and PM trips are below the Los Angeles Department of Transportation (LADOT) Highest peak hour trips of 25 trips for both commercial and residential projects. The report concluded the project will not generate enough trips to require any further traffic analysis. Thus, there will not be significant traffic impacts resulting from the proposed project. The project will not result in significant impacts related to air quality because it falls below interim air threshold established by Department of City Planning (DCP) staff. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. 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 reduce any potential impacts on noise and water to less than significant. Thus, there are no unusual circumstances which may lead to a significant effect on the environment and this exception to the Categorical Exemptions does not apply.

(c) Scenic Highways
Based on a review of the California Scenic Highway Mapping System (http://www.dot.ca.gov/design/lap/livability/scenic-highways/index.html), subject site is not located along an Officially Designated State Scenic Highway. Based on this, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. Therefore, this exception to the categorical exemptions does not apply.

(d) According to Envirostor, the State of California's database of Hazardous Waste Sites, and Geotracker, the State Water Resources Control Board database of regulated facilities, neither the subject site, nor any site within 500 feet from the subject site, is identified as a hazardous waste site.

(e) The subject lot was located on a site previously developed with a carwash built in 1964. The car wash was listed in the Van Nuys-North Sherman Oaks Community Plan Area Individual Resources Report under Survey LA for potential historic consideration, but was not designated as a historic monument. The car wash was demolished in 2016 in order to construct a by-right 49-unit apartment building on a portion of the site. The site had two frontages and its' subdivision into two parcels (parcel A facing Victory Boulevard and Parcel B facing Woodman Avenue) was approved on November 14, 2019 under Case No. AA-2018-3045-PMLA. The 49-unit apartment building constructed by right is located on Parcel B and the project is proposed on Parcel A facing Victory Boulevard which is currently vacant. At the time of the filing of the Density Bonus request, there was no existing potentially historic structure onsite. 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.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions described in this section. The five (5) conditions which the project must meet in order to qualify for the Class 32 Categorical Exemption are as follows: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

a) The site is currently vacant and was previously developed with a car wash. The site is zoned [Q]C1.5-1VL and has a General Plan Land Use Designation of General Commercial and Neighborhood Office Commercial. As a mixed-use project, the project is conformance with the General Plan and Zoning designation.
b) The subject site is wholly within the City of Los Angeles, on site that is approximately 0.24 acres. Lots adjacent to the subject site are developed a corner commercial mini shopping center, commercial buildings to the north across from Victory and residential uses to the west and south.
c) The site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. Three (3) non-significant unprotected trees existed onsite and were removed. 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 reduce any potential impacts on noise and water to less than significant.
d) As a mixed-use project with 32 residential units and 1,000 square feet of commercial uses, the project is below the designated City thresholds that would trigger a traffic Study. A trip generation report prepared by Jano Baghdanian & Associates dated November 19, 2018, showed the project will generate a total of 13 AM trips, 18 PM trips and 212 daily trips. The AM and PM trips were below the Los Angeles Department of Transportation (LADOT) Highest peak hour trips of 25 trips for both commercial and residential projects. The report concluded the project will generate enough trips to require any further traffic analysis. The project will be subject to a Traffic Control/Construction Management Plan and Haul Route Plan that will be reviewed and approved by LADOT. The project will be subject to standard regulatory compliance measures for drainage and does not involve any special noise generators. In addition, a temporary sound wall along the perimeter of the project site will be used. Based on the provisions set forth in LAMC 112.05, impacts associated with construction-related noise levels would not exceed the 75-dBA noise level threshold at 50 feet from the project site. Groundborne vibration impacts were calculated for nearby structures, which occur at varying distances from the Project Site. Protection against damage to adjacent structures is provided by existing law. Both the California Civil Code and the LAMC impose affirmative obligations on excavating landowners to protect against damage to adjacent structures. Civil Code Section 832 requires that excavating owners give notice of the excavation to owners of adjoining lands and buildings, use ordinary care and skill and take reasonable precautions to sustain adjoining land. Civil Code Section 832 imposes additional obligations on owners excavating deeper than nine feet. LAMC Section 91.3307 requires that adjoining public and private property, including without limitation footings and foundations, be protected from damage during construction. Tieback and soldier piles would be employed to protect the buildings during excavation and foundation work. The Proposed Project would require excavating a basement level to a depth of approximately 11 feet at the property line within a 1 foot setback to an existing structure. Tieback and soldier piles would be employed to protect the buildings during excavation and foundation work. For purposes of this analysis it was assumed that heavy construction equipment capable of producing groundborne vibration would not be operated within 10 feet of the property line abutting any structure. the estimated vibration levels would not exceed the threshold for potential for building damage. Moreover, as discussed above, the Applicant will be required to comply with LAMC Section 91.3307 to ensure the structural integrity of adjacent structures is protected. HVAC units and exhaust fans will be required to comply with the regulations under Section 112.02 of the LAMC, 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 by more than five decibels. Thus, the on-site equipment will be designed and located such that they would be appropriately shielded and fitted with noise muffling devices to reduce operational noise levels. With respect to air quality during the construction phases, the Proposed Project would be required to comply with all applicable City, regional, state, and federal regulatory compliance measures from agencies including, but not limited to, the City of Los Angeles, the

Southern California Air Quality Management District (SCAQMD), and the California Code of Regulations. As required by CEQA, the Proposed Project's construction emissions were quantified utilizing the California Emissions Estimator Model (CalEEMod *Version 2016.3.2*), as recommended by the SCAQMD. Construction activities associated with the Project would be undertaken in three main steps: (1) site clearing/grading, (2) building construction, and (3) architectural coatings and finishing. The Proposed Project requires up to 6,300 cubic yards (cy) of soil to be hauled off-site in order to build the foundations, using haul trucks with a 14 cy capacity. All grading and earthwork activities will be conducted in accordance with applicable City, regional, state, and federal regulatory compliance measures. As such, construction of the Proposed Project does not result in the accidental release of hazardous pollutants. Through required implementation of the Green Building Code, the Project Site's location on an infill site, the Proposed Project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs, including SB 32, SB 375, *L.A. Green Building Code*, and CARB's 2017 Scoping Plan aimed at achieving a 40 percent reduction of 1990 GHG emission levels by 2030. As a result, impacts to traffic, air quality, noise, and water quality from the proposed project are anticipated to be less than significant.

e) The project site will be adequately served by all public utilities and services given that the construction of a mixed-use project with 32 residential units and 1,000 square feet of commercial area will be on a site which is currently vacant, but was previously developed with a car wash.

Therefore, it can be found that the project meets the qualifications of the Class 32 Exemption.

April 22, 2020

City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 621
Los Angeles, CA 90012

Re: Rationale Supporting a Class 32 Categorical Exemption for the Victory Residences Project, located at 13716 and 13720 Victory Boulevard.

The following information is being submitted in support of the determination that the proposed 32-unit mixed-use residential and commercial development with 1,000 square feet of ground-floor commercial space, located at 13716 and 13720 Victory Boulevard, Los Angeles, CA 91401, qualifies for a Categorical Exemption as a Class 32 Infill Development Project under the California Environmental Quality Act (CEQA) (P.R.C. 21000-21189.2), and the State CEQA Guidelines (C.C.R. Title 14, Division 6, Chapter 3, 15000-15387).

As presented in the enclosed materials, the Proposed Project meets all of the criteria necessary to qualify for a CEQA Exemption as a Class 32 (Infill Development Project) pursuant to CEQA Guideline Section 15332 and no significant environmental impacts would result from any unusual circumstances. Therefore, no further environmental analysis is warranted. Should you have any questions pertaining to the information presented above, please do not hesitate to contact me.

Sincerely,

PARKER ENVIRONMENTAL CONSULTANTS

Shane Parker, President

cc: Michael Fant, Villas at Valley Glen, LLC.

23822 Valencia Boulevard, Suite 301
Valencia, CA 91355
(661) 257-2282 (tel)
www.parkerenvironmental.com

Attachments:

(1) Figures of the Project Site
Figure 1, Project Location Map
Figure 2, Zoning and General Plan Land Use Designations
Figure 3, Aerial Photograph of the Project Site and Surrounding Land Uses
Figure 4, Photographs of the Project Site
Figure 5, Photographs of the Surrounding Land Uses
Figure 6, Stormwater Information Map
Figure 7, Sewer Information Map
Figure 8, DTSC EnviroStor Map
(2) 13716-13720 W. Victory Boulevard Trip Generation Memorandum, dated November 19, 2018.
(3) Noise and Vibration Calculation Worksheets
(4) Air Quality Emissions Worksheets
(5) Greenhouse Gas Emissions Worksheets
(6) U.S. Fish & Wildlife Service, Information for Planning and Consultation (IPaC) Resource List, October 25, 2018

SUPPORTING ANALYSIS FOR A CLASS 32 EXEMPTION

Understanding of the Proposed Project

Project Location

The Project Site is located at 13716 and 13720 Victory Boulevard, Los Angeles, California 91401. The Project Site encompasses the northern portion of two parcels and includes approximately 11,250 square feet of gross lot area (0.26) and 10,800 square feet of lot area (0.25 acres) after dedications. The Project Site has a buildable lot area of 7,600 square feet. The Applicant is currently constructing a multi-family residential building immediately south of the Project Site. The Project Site presently consists of a vacant undeveloped lot. The Project Site is bound by a mix of commercial and residential uses, and a vacant lot.

Primary regional access to the Project Site is provided by the Hollywood Freeway (SR-170), the Ventura Freeway (US-101), and the San Diego Freeway (I-405). The Hollywood Freeway (US-170) runs in a generally northwest-to-southeast direction approximately 0.8 miles to the east of the Project Site. The Ventura Freeway (US-110) generally runs in an east-west direction approximately 2 miles south of the Project Site. The San Diego Freeway (I-405) runs in an north-south direction approximately 2.5 miles west of the Project Site.

Existing Zoning and Land Use Designation

The Project Site is situated within the Van Nuys – North Sherman Oaks Community Plan ("Community Plan") Area of the City of Los Angeles. The Los Angeles Municipal Code (LAMC) defines the zoning across the Project Site as [Q]C1.5-1VL, with General Plan land use designations of "Neighborhood Office Commercial (See Figure 2, Zoning and General Plan Designations *attached*). The C1.5 zoning designation is identified as a Limited Commercial Zone. The Project Site is located in Height District No. 1VL, which limits development to three stories or 45 feet above grade.

Existing Conditions

The Project Site is occupied with a vacant undeveloped lot surrounded by a chain link fence. The Project Site is temporarily utilized as a construction storage area for the four-story multi-family residential building (currently under construction) immediately south of the Project Site. The Project Site is currently occupied with a temporary construction mobile office trailer, a storage bin, and parking. There is one ingress/egress vehicle driveway to the Project Site along Victory Boulevard. Additionally, there are no protected trees located on the Project Site. (See Figure 3, Aerial Photograph of the Project Site and Figure 4, Photographs of the Project Site *attached*).

Proposed Project

Villas at Valley Glen, LLC (the "Applicant") proposes the construction and development of a five-story mixed-use commercial and residential building with a total of 32 multi-family residential units and 1,000 square feet of commercial space at the ground level ("Proposed Project"). The Proposed Project would include four levels of residential units over one level of commercial/retail space. The Proposed Project's 32 dwelling units would include 20 one-bedroom units and 12 two-bedroom units. The Applicant is proposing to set aside 14 percent of its base density units for families with very low income. The Proposed Project would provide 2,800 square feet of open space located within the podium deck, recreation room, and private balconies. A total of 40 residential parking spaces and 4 commercial parking spaces are proposed. The Proposed Project would provide a total floor area of 30,825 square feet resulting in a floor area ratio (FAR) of 4.05:1.

Entitlement Requests

- A **Density Bonus/Affordable Housing Incentives Determination**, pursuant to LAMC Section 12.22.A.25(c), for a total of 32 residential dwelling units, including 4 dwelling units restricted for Very Low Income Households, one On-Menu Incentive, one Off-Menu Incentive, and four Waivers or Modifications of Development Standards, as follows:

    - An On-Menu Incentive, pursuant to LAMC Section 12.22.A.25(f)(6) and 12.22.A.25(g)(2), for a 20% decrease in the total amount of required open space, to permit approximately 2,800 square feet of open space in lieu of the 3,500 square feet required;
    - An Off-Menu Incentive, pursuant to LAMC Section 12.22.A.25(g)(3), to permit a maximum height of approximately 60 feet (five stories) to the top of the parapet in lieu of the maximum height of 45 feet (three stories) permitted in the C1.5-1VL Zone under LAMC Section 12.21.1.A.1;
    - A Waiver or Modification of Development Standard, pursuant to LAMC Section 12.22.A.25(g)(3), to permit a Floor Area Ratio ("FAR") of approximately 4.05:1 in lieu of the maximum FAR of 1.5:1 permitted under LAMC Section 12.21.1.A.1;
    - A Waiver or Modification of Development Standard, pursuant to LAMC Section 12.22.A.25(g)(3), to permit a westerly side yard of one foot in lieu of the eight-foot side yard required under LAMC Section 12.13.5.B.2;
    - A Waiver or Modification of Development Standard, pursuant to LAMC 12.22.A.25(g)(3), to permit an easterly side yard of one foot in lieu of the eight-foot side yard required under LAMC Section 12.13.5.B.2; and
    - A Waiver or Modification of Development Standard, pursuant to LAMC Section 12.22.A.25(g)(3), to permit a rear yard of one foot in lieu of the 17-foot rear yard required under LAMC Section 12.13.5.B.2.

Surrounding Conditions

The surrounding neighborhood is characterized by a mix of commercial, residential, institutional uses, and surface parking lots (See Figure 3, Aerial Photograph of the Project Site and Figure 5, Photographs of Surrounding Land Uses *attached*).

North: The Project Site is immediately bordered by Victory Boulevard to the north. Further north, past Victory Boulevard, are commercial properties, including restaurants, a gas station, and an office center. These properties are currently zoned [Q]C1.5-1VL with General Plan use designations of Neighborhood Office Commercial.

South: The Project Site is immediately bordered by a four-story multi-family residential building (currently under construction) to the south. Further south, past the construction site of the four-story multi-family residential building is Erikson High School. These properties are currently zoned [Q]C1.5-1VL with General Plan use designations of General Commercial.

East: The Project Site is immediately bordered by a one-story commercial center to the east. These commercial properties include restaurants, a convenience store, and furniture store. Further east, are additional commercial properties fronting Victory Boulevard. These properties are all zoned [Q]C1.5-1VL with General Plan use designations of Neighborhood Office Commercial.

West: A vacant lot borders the Project Site directly to the west. This property is currently zoned (T)[Q]RAS4-1VL and [Q]C1.5-1VL with General Plan use designations of Neighborhood Office Commercial. Further west, are commercial properties, including auto repair shops and medical offices. These properties are [Q]C1.5-1VL with General Plan use designations of Neighborhood Office Commercial.

Evaluation of Class 32 Criteria

The State CEQA Guidelines (Sections 15300 to 15332) include a list of classes of projects, which have been determined to not have a significant effect on the environment. If a project falls within one of these classes, the project is categorially exempt from the provisions of CEQA, and no further environmental review is required. The Class 32 "Infill" Categorical Exemption (CEQA Guideline Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas for projects that meet certain criteria. The class consists of environmentally benign projects that are located on infill lots, are adequately supported by existing public services and infrastructure, and are consistent with the local General Plan and zoning requirements, and do not result in any significant traffic, noise, air quality, or water quality impacts. This class of exemption may apply to residential, commercial, industrial, and/or

mixed-use projects. As supported by the information presented herein, the Proposed Project falls under the Class 32 Exemption.

Exceptions to Categorical Exemptions

In addition to the above qualifying criteria, there are exceptions to the exemptions depending on the nature or location of a project, or unusual circumstances that create the reasonable possibility of significant effects. As provided in CEQA Section 15300.2, for a proposed project to qualify for an exemption to CEQA, the project must be able to demonstrate that it does not fall under the following exceptions:

1. The project and successive projects of the same type in the same place will result in cumulative impacts;
2. There are unusual circumstances creating the reasonable possibility of significant effects;
3. The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within an officially designated scenic highway;
4. The project is located on a site that the Department of Toxic Substances Control and the Secretary of the Environmental Protection have identified, pursuant to Government code section 65962.5, as being affected by hazardous wastes or clean-up problems; or
5. The project may cause a substantial adverse change in the significance of an historical resource.

Cumulative Impacts

As presented in the analysis below, the Proposed Project would not result in any significant traffic, noise, air quality, or water quality impacts. The Proposed Project would be consistent with the use, type, and density of projects that are permitted by right and otherwise anticipated by the zoning code and General Plan, and when viewed in conjunction with other proposed, approved, or reasonably anticipated projects, would not generate impacts that are cumulatively considerable. Thus, the potential for the Proposed Project to result in cumulative impacts is less than significant.

Unusual Circumstances

As noted in the analyses presented herein, the Proposed Project would be consistent with the designated zoning and adhere to all requirements of the LAMC. As such, there are no unusual circumstances that exist in connection with the Proposed Project or surrounding environmental conditions that have the potential to result in a significant environmental impact upon the environment.

Scenic Resources

The Project Site is not bordered by or within the viewshed of any designated scenic highway as identified in the Mobility Element of the City of Los Angeles General Plan. Neither Victory Boulevard nor Woodman Avenue are designated as a scenic highway. Further, there are no protected trees or unique geologic features on-site. The Proposed Project would not damage any scenic resources within an officially designated scenic highway.

Hazardous Materials

Pursuant to Government Code Section 65962.5, the Department of Toxic Substances Control (DTSC) shall compile and update as appropriate, at least annually, a list of all hazardous waste facilities subject to corrective action (pursuant to Section 25187.5 of the Health and Safety Code), all land designated as hazardous waste property or border zone property (pursuant to Section 25220 of the Health and Safety Code), all information received by the DTSC on hazardous waste disposals on public land (pursuant to Section 25242 of the Health and Safety Code), and all site listed pursuant to Section 25356 of the Health and Safety Code. Based on the DTSC EnviroStor Database, the Project Site is not listed for cleanup, permitting, or investigation of any hazardous waste contamination (*see Figure 8 of Attachment 1 to this Categorical Exemption*). Therefore, the Project Site is not located on a site that the DTSC and the Secretary of the EPA have identified, pursuant to Government code section 65962.5, as being affected by hazardous wastes.

Historic Resources

The Project Site consists of a vacant, undeveloped lot. Therefore, there are no historical resources located on the Project Site. As such, the Proposed Project would not involve the demolition of any historical resources; relocation of any buildings or structures; involve the conversion, rehabilitation or alteration of any historical resources; or involve construction that materially impairs the integrity or significance of important resources on the Project Site or in the vicinity. Therefore, the Proposed Project would not result in significant adverse impacts on identified historical resources located on, adjacent to, or in the vicinity of the Project Site.

Class 32 Criteria

A Class 32 Exemption applies to a project characterized as in-fill development meeting the conditions described below:

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

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

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

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

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

Consistent with the State CEQA Guidelines and the Department of City Planning's policies for implementing CEQA, the following assessment provides substantial evidence to support the determination that the Proposed Project meets the above criteria, pursuant to the Class 32 (Infill Development) requirements as set forth in Section 15332 of the State CEQA Guidelines.

a) The Proposed Project is consistent with the applicable general plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.

The Project Site is located within the Van Nuys – North Sherman Oaks Community Plan area.

Zoning Designations

As shown in Figure 2, Zoning and General Plan Land Use Designations (*attached*), the Project Site is zoned [Q]C1.5-1VL, with General Plan land use designations of Neighborhood Office Commercial. As such, the Proposed Project is consistent with the C1.5 zone and the corresponding General Plan land use designations, which allow for the proposed mixed-use residential and commercial development as a use by right. The Proposed Project is appropriate in this location to promote new housing and commercial uses along a commercial corridor. Therefore, the Proposed Project would conform to the allowable land uses pursuant to the LAMC.

Floor Area Ratio / Height

The Project Site is located in Height District 1VL, which limits development to 45 feet and three stories above grade. The Applicant is requesting an Off-Menu Incentive, pursuant to LAMC Section 12.22.A.25(g)(3), to permit a maximum height of approximately 60 feet (five stories) to the top of the parapet in lieu of the maximum height of 45 feet (three stories) permitted. The Proposed Project would be 60 feet above grade and five stories above grade. Therefore, with approval of the Off-Menu Density Bonus incentive, the Proposed Project would be within the allowed height, pursuant to the LAMC.

Development on a C1.5 zone is limited to an FAR of 1.5:1. The Applicant is requesting a Waiver or Modification of Development Standard, pursuant to LAMC Section 12.22.A.25(g)(3), to permit a FAR of

approximately 4.05:1 in lieu of the maximum FAR of 1.5:1. The Proposed Project would provide a total of 30,825 square feet of floor area, which results in an approximate FAR of 4.05:1. With approval of the Waiver or Modification of Development Standard, the Proposed Project would be consistent with the FAR provisions pursuant to the LAMC.

Density

Residential uses proposed on a C1.5 zone are required to provide a minimum lot area per dwelling unit of 400 square feet, which equals a base density of 27 dwelling units for the Project Site. The Proposed Project would set aside 14 percent of the base density (4 units) as restricted for very low income households. Therefore, the Proposed Project would utilize the State Density Bonus Program for a 35 percent density bonus, which results in an allowable density of 37 units. The Project is proposing a density of 32 dwelling units. With approval of the Density Bonus, the Proposed Project's proposed density would be within the allowed density pursuant to the LAMC.

Setbacks

LAMC Section 12.13.5(C) establishes the front, side, and rear yard setbacks of the Proposed Project. The Proposed Project is required to provide a minimum 10-foot front yard setback. The side yards shall adhere to side setbacks required in the C1.5 zone, which require a minimum five feet with one additional foot added for every floor above the second level. Additionally, the rear yard setbacks require a minimum of 15 feet with one additional foot for each story above the third level. As such, the Proposed Project is required to provide a 10-foot front yard setback, 8-foot side yard setbacks, and a 17-foot rear yard setback. The Applicant is requesting Waivers or Modifications of Development Standards, pursuant to LAMC Section 12.22.A.25(g)(3), to permit the following: a westerly side yard of one foot in lieu of the eight-foot side yard required under LAMC Section 12.13.5.B.2; an easterly side yard of one foot in lie of the eight-foot side yard required under LAMC Section 12.13.5.B.2; and a rear yard of one foot in lieu of the 17-foot rear yard required under LAMC Section 12.13.5.B.2. With approval of the Waivers or Modifications of Development Standards, the Proposed Project would be consistent with the LAMC.

Parking

The Proposed Project is utilizing the State Density Bonus Parking Option No. 1. As such, the parking ratio for residential vehicular parking is one space per unit for one-bedroom dwelling units and two spaces per unit for two-bedroom dwelling units. As such, the Proposed Project would be required to provide a total of 44 residential vehicular parking spaces. In accordance with the LAMC Section 12.21A.4, up to 10 percent of required parking spaces may be replaced with required bicycle spaces at a 4:1 ratio. As such, the total residential parking provided is 40 residential vehicular spaces. Pursuant to the LAMC Section 12.21A.4.(c), the Proposed Project is also required to provide one commercial parking space per 250 square feet of

commercial, which equals to four non-residential parking spaces. As such, the Proposed Project would be required to provide a total of 44 vehicular parking spaces. The Proposed Project would provide 44 vehicular parking spaces within the subterranean parking level and ground level. Therefore, the Proposed Project would be consistent with the vehicular parking requirements in the LAMC.

The Proposed Project would provide on-site bicycle parking in accordance with the LAMC Section 12.21.A.16. The Proposed Project would be required to provide 30 long-term bicycle parking spaces and three short-term bicycle parking spaces, for a total of 33 bicycle parking spaces. An additional 16 bicycle spaces are required as a result of the bicycle replacement ratio for residential parking, mentioned above. The proposed Project would provide a total of 49 residential bicycle spaces, including 46 long-term bicycle parking spaces and three short-term bicycle spaces. Also pursuant to the LAMC, the Proposed Project is required to provide commercial bicycle parking spaces. A total of 4 non-residential parking spaces would be provided, including two long-term bicycle spaces and two short-term bicycle spaces. Therefore, the Proposed Project would provide the required number of bicycle parking spaces in accordance with the LAMC.

Open Space

The Proposed Project is required to provide 100 square feet of open space for each residential dwelling unit with less than three habitable rooms (one-bedroom units) and 125 square feet of open space for each residential dwelling unit with three habitable rooms (two-bedroom units). Therefore, the Proposed Project is required to provide 3,500 square feet of open space. Pursuant to the State Density Bonus, a 20 percent reduction of open space is permitted as an On-Menu Incentive, which results in 2,800 square feet of open space required. The Proposed Project would provide approximately 2,800 square feet of open space on-site, which would include a podium deck, recreation room, and private balconies. Additionally, the LAMC requires that the Proposed Project provides common open space of which 25 percent is landscaped. As such, the Proposed Project would be required to landscape 537 square feet of open space. The Proposed Project proposes to provide 883 square feet of landscaped open space. Thus, the Proposed Project would meet the open space requirements of the LAMC.

Van Nuys – North Sherman Oaks Community Plan

The Project Site is located in the Van Nuys – North Sherman Oaks Community Plan area. The Community Plan provides goals and objectives to establish an official guide to the future development of the Van Nuys – North Sherman Oaks Community. The purpose of the plan is to preserve and enhance the positive characteristics of existing residential neighborhoods while providing a variety of housing opportunities with compatible new housing; improve the function, design, and economic vitality of the commercial corridors; Preserve and enhance the positive characteristics of existing uses which providing the foundation for

community identity, such as scale, height, bulk, setbacks and appearance; and planning the remaining commercial and industrial development opportunity sites for needed job producing uses that improves the economic and physical condition of the Van Nuys-North Sherman Oaks Community Plan Area.

The Proposed Project would provide a 32-unit mixed-use residential and commercial development, which would conform to the objectives identified in the Community Plan. A detailed analysis of the consistency of the Proposed Project with the applicable objectives of the Van Nuys – North Sherman Oaks Community Plan is presented in Table 1, below.

Table 1
Project Consistency with Applicable Objectives of the Van Nuys – North Sherman Oaks Community Plan

Objective/Policy	Comments
Objectives	
To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.	Although this policy relates to City goals, the Proposed Project is located in the vicinity of many bus routes, including: Metro Local Lines 154, 158, 164, 165, and DASH-Van Nuys. As such, the Proposed Project places housing in an area highly suitable for transit dependent residents. The Proposed Project promotes the goals of this policy, and is therefore consistent with this objective.
To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.	The Proposed Project would provide a mix of housing options by providing one-bedroom units and two-bedroom units. The "Residential Community Issues" identifies a "scarcity of affordable housing" as a desire from the community. The Applicant is proposing to set aside 14 percent of its base density units for families with very low income. The Proposed Project would be consistent with this objective.
To conserve and strengthen viable commercial development.	The Proposed Project will provide housing on and near commercial corridors where access to public transportation and shopping services is convenient. In addition, the Proposed Project would provide 1,000 square feet of ground-floor commercial space, which would provide new business opportunities in the area. The Proposed Project promotes a more pedestrian-oriented lifestyle that would enhance public convenience and general welfare. Thus, the Proposed Project supports this objective.

Policies	
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.	The Proposed Project includes a five-story 32-unit mixed-use residential and commercial development. The Project Site is located in the vicinity of many bus routes, including: Metro Local Lines 154, 158, 164, 165, and DASH-Van Nuys. The Proposed Project furthers this policy by reserving 14 percent of its base density for families with very low income, which places affordable housing on and near commercial corridors where access to public transportation and shopping services is convenient. As such, the Proposed Project would be consistent with this policy.
Encourage multiple residential development in commercial zones.	The Proposed Project includes a five-story 32-unit mixed-use residential and commercial development. The Project Site is currently zoned [Q]C1.5-1VL with General Plan land use designations of Neighborhood Office Commercial. The Proposed Project would place residents within convenient access to commercial corridors along Victory Boulevard. As such, the Proposed Project would be consistent with this policy.
Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposes.	The Proposed Project would provide needed housing units in the Van Nuys – North Sherman Oaks Community area, as well as provide neighborhood-serving commercial uses. The Proposed Project would create a high quality residential development that would redevelop an underutilized Project Site. The Proposed Project would develop a mixed-use residential and commercial building and improve the visual character of the Project Site in a manner that is consistent with the existing neighborhood. The Proposed Project components would encourage economic segments of the community and maximize the opportunity for individual choice. Thus, the Proposed Project supports this objective. The Proposed Project would provide new multi-family residential dwelling units, and ground floor general commercial space. The vicinity of the Project Site is highly characterized by single-family residential, multi-family residential uses, institutional uses, and commercial land uses. Development of the Proposed Project would be consistent with the existing land uses surrounding the Project Site. Thus, the Proposed Project supports this policy.

Promote greater individual choice in type, quality, price, and location of housing.	The Proposed Project proposes 32 units, 14 percent of which would be reserved for families with very low income. The Proposed Project would diversify the housing options by providing one bedroom, two bedroom, and affordable housing options. The "Residential Community Issues" identifies an opportunity for future developments as the "potential for residential and commercial mixed-use development along commercial corridors." The type, quality, price, and location of housing options would allow for residents to be located on and near commercial corridors where access to public transportation and shopping services is convenient, especially for transit dependent residents. As such, the Proposed Project would be consistent with this policy.
Ensure that new housing opportunities minimize displacement of the residents	The Project Site is currently developed with a vacant lot. As such, the Proposed Project would develop and underutilized parcel and would not displace residents. As such, the Proposed Project would be consistent with this policy.
New commercial uses shall be located in existing established commercial areas or existing shopping centers.	The Project Site is currently zoned [Q]C1.5-1VL with General Plan land use designations of Neighborhood Office Commercial. The Proposed Project would provide 1,000 square feet of ground-floor commercial space in an established commercial corridor. As such, the Proposed Project would be consistent with this policy.
Promote mixed use projects in proximity to transit stations, along transit corridors, and in appropriate commercial areas.	The Proposed Project will provide housing on and near commercial corridors where access to public transportation and shopping services is convenient. In addition, the Proposed Project would provide 1,000 square feet of ground-floor commercial space, which would provide new business opportunities in the area. The Proposed Project promotes a more pedestrian-oriented lifestyle that would enhance public convenience and general welfare. Thus, the Proposed Project supports this policy.
Source: City of Los Angeles, Department of City Planning, Van Nuys – North Sherman Oaks Community Plan, September 9, 1998.	

The Project proposes the construction of a 32-unit mixed-use residential and commercial development with 1,000 square feet of ground-floor commercial space. The Project Site is also situated within easy walking distance to commercial businesses located along Victory Boulevard. The Proposed Project would reserve 14 percent of its base density units for families with very low income and would therefore contribute to the range of housing choices available in the surrounding area and would assure fair distribution of housing in the community. Additionally, the Proposed Project would incorporate commercial uses on the ground floor, which encourages pedestrian activity and development along a commercial corridor. The Proposed Project would ensure that the buildings maintain a safe, clean, and attractive environment during the Project's

construction and operational phases. The Proposed Project would thus be consistent with the applicable objectives of the Community Plan. As such, impacts related to the consistency with the applicable land use and planning policies in the Van Nuys – North Sherman Oaks Community Plan would be less than significant.

As discussed in the preceding paragraphs, the Proposed Project would not conflict with local and regional plans as well as with applicable General Plan land use designation and regulations applicable to the Project Site.

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

As shown in Figure 3, Aerial Photograph of the Project Site (*attached*), the Project Site is located in an urbanized area of the Van Nuys – North Sherman Oaks Community Plan area in the City of Los Angeles and is entirely surrounded by urban land uses. The Project Site encompasses portions of two parcels. The Project Site is identified by the following County of Los Angeles Assessor Parcel Numbers (APN): 2239-006-042. The Project Site's gross lot area is approximately 11,250 square feet (0.26 acres) and approximately 10,800 square feet of lot area (0.25 acres) after dedications. The Project Site is surrounded by a mix of commercial, residential, institutional uses, and a vacant lot. Therefore, the Project Site is less than five acres and surrounded by urban uses.

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

The Project Site is located in a highly urbanized area within the City of Los Angeles. As shown Figure 3, Aerial Photograph of the Project Site, the Project Site and the surrounding area are fully developed with urban infrastructure and do not contain any significant areas of natural open space or areas of significant biological resource value. The Project Site is developed with a vacant lot; and there are no trees located on the Project Site. According to the U.S. Fish and Wildlife Service (USFWS) Threatened & Endangered Species Active Critical Habitat Report, no candidate, sensitive, or special status species identified in local plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or the USFWS have been recorded or exist on the Project Site (*see Attachment 6 to this Categorical Exemption*). Further, no critical habitat was identified in the U.S. Environmental Protection Agency's NEPAssist mapping tool and USFWS's IPaC database. Additionally, the USFWS's IPaC database identified two endangered bird species (the California Condor, *Gymnogyps californianus*; and the Least Bell's Vireo, *Vireo bellii pusillus*) and one threatened bird species (the Coastal California gnatcatcher, *Polioptila californica californica*) that occurs within the broader project locale, but indicated that the Project Site is located outside of the designated critical habitat for these bird species. Therefore, the Proposed Project would have no impact on any sensitive species or habitat. The USFWS's IPaC database also identified one endangered flowering

plant species (Gambel's Watercress, *Rorippa gambellii*) that occurs within the broader project locale, but indicated that no critical habitat has been designated for this species.

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

Traffic

The Project Site has frontage directly on Victory Boulevard, which is designated as a "Boulevard II" under the Mobility Plan 2035 Street Standard Plans. The Project Site is adequality served by several bus routes with peak commute service intervals of 15 minutes or less along major roadways such as Victory Boulevard, Woodman Avenue, Ranchito Avenue, Fulton Avenue and other nearby streets. These bus lines include Metro local lines: 158, 164, 154; and LADOT DASH Van Nuys.

Based on the information provided in the 13716-13720 W. Victory Blvd Trip Generation Memorandum (" Project Trip Generation"), prepared by JB & Associates, dated November 19, 2018, (*see Attachment 2*), the Proposed Project would generate a net increase of 212 daily vehicle trips, including 13 AM peak hour trips and 18 PM peak hour trips. Table 2 below, shows the trip generation from the Proposed Project. Pursuant to LADOT's current *Transportation Impact Study Guidelines* (December 2016), projects that generate fewer than 43 net vehicle trips (or fewer than 25 net vehicle trips if the adjacent intersections operate at LOS E or F) during either the AM or PM peak hours are not required to prepare a traffic impact study, since incremental (project-related) traffic increases below these levels typically would not produce significant impacts to any streets or intersections in the Project vicinity. Therefore, since the net trip generation for the Proposed Project is expected to be less than these thresholds, no traffic impact study is warranted. Therefore, no further analysis of transportation impacts is required, and the Proposed Project would result in a less than significant operational traffic impact.

Table 2
Project Trip Generation Estimates

Land Use / Size	AM Peak Hours Trips			PM Peak Hours Trips			Daily Trips
	In	Out	Total	In	Out	Total	Total
Proposed Project							
Multi-family housing (32 du)	3	9	12	9	5	14	174
Commercial (1,000 sf)	1	0	1	2	2	4	38
Total New Site Trips:	**4**	**9**	**13**	**11**	**7**	**18**	**212**

Notes: du = dwelling unit; sf = square feet
Source: JB & Associates, LLC, 13716-13720 W. Victory Blvd Trip Generation Memorandum, November 19, 2018.

Additionally, all construction traffic impacts would be less than significant with adherence to a Traffic Control/Construction Management Plan and Haul Route Plan that would be reviewed and approved by the Los Angeles Department of Transportation. During construction of the Proposed Project, the construction workers would attempt to park and stage for construction on-site as much as possible. During periods of time where off-site street surfaces are needed, such as during excavation, the Applicant would submit for review and approval a traffic control plan, detailing days, time of day, and safety features. Construction worker vehicles that cannot be accommodated on-site would be provided off-street parking and encouraged to use public transit services and/or shuttle service to the Project Site, if needed. The final parking plan for construction workers would be determined at the time of construction and outlined in the Construction Management Plan. The haul trips would occur outside of the peak hours and during the permissible hauling hours identified in the haul route to be approved by the Department of Building and Safety. The Proposed Project's haul trips and construction worker trips would be a fraction of the operational traffic that would not cause any significant impacts at the studied intersections. Therefore, it is not anticipated that they would contribute to a significant increase in the overall congestion in the Project vicinity. In addition, any truck trips would be limited to the length of time required for the Project's construction. As such, the Proposed Project would result in a less than significant construction traffic impact.

Noise

The Proposed Project would generate less than significant construction noise impacts with the implementation of project design features during the construction phases. For purposes of evaluating the Proposed Project's construction and operational noise impacts, the following regulatory compliance measures, anticipated conditions, and voluntary project design features would be incorporated into the Proposed Project's construction activities. These features and control measures are consistent with the noise management procedures and regulations of the LAMC and Noise Element of the General Plan.

- Construction and demolition shall be restricted to the hours of 7:00 A.M. to 6:00 P.M. Monday through Friday, and 8:00 A.M. to 6:00 P.M. on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with noise shielding and muffling devices.
- The project contractor will erect a temporary noise-attenuating sound barrier along the perimeter of the Project Site. The sound wall will be a minimum of 8 feet in height to block the line-of-site of construction equipment and off site receptors at the ground level. The sound barrier shall include sound absorbing material capable of achieving a minimum of 20-dBA reduction in sound level.

A summary of the construction and operational noise impacts is discussed below. Calculation worksheets are provided in Attachment 3.

Construction Noise

The construction activities associated with the Proposed Project would comply with all applicable code requirements under Section 41.40 of the LAMC. Furthermore, construction activities are prohibited between the hours of 9:00 P.M. and 7:00 A.M. Monday through Friday, and between 6:00 P.M. and 8:00 A.M. on Saturday. Demolition and construction are prohibited on Sundays and federal holidays. The construction activities associated with the Project Site would comply with these LAMC requirements.

The City of Los Angeles Building Regulations Ordinance No. 178,048 requires a construction site notice to be posted on site that includes the 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. This notice is required to 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.

With respect to demonstrating compliance with LAMC Section 112.05, Table 3, provides the estimated construction noise levels at the nearby sensitive receptors based on distance attenuation and sound attenuation resulting from the use of noise shielding devices and the installation of a temporary sound wall along the perimeter of the Project Site. As indicated in Table 3, the Proposed Project's construction activities would be not exceed 75 dBA at a distance of 50 feet from the Project Site and would not exceed 2.2 dBA above ambient noise levels at any of the eight identified sensitive receptors. Construction noise can be readily controlled through sound attenuation features that are proposed by the Applicant and would be implemented as conditions of approval. Thus, based on the provisions set forth in LAMC 112.05, impacts associated with construction-related noise levels would not exceed the 75-dBA noise level threshold at 50 feet from the Project Site. As such, temporary construction-related noise impacts would be considered less than significant in accordance with City requirements and standards.

Groundborne Vibration Impacts

Excavation and earthwork activities for the Proposed Project have the potential to generate low levels of groundborne vibration. For purposes of assessing potential groundborne vibration impacts with respect to structural damage, the adjacent properties were identified as having structures in close enough proximity to the Project Site to warrant analysis. Groundborne vibration impacts were calculated for nearby structures, which occur at varying distances from the Project Site.

Protection against damage to adjacent structures is provided by existing law. Both the California Civil Code and the Los Angeles Municipal Code ("LAMC") impose affirmative obligations on excavating landowners to protect against damage to adjacent structures. Civil Code Section 832 requires that excavating owners give notice of the excavation to owners of adjoining lands and buildings, use ordinary care and skill and take reasonable precautions to sustain adjoining land. Civil Code Section 832 imposes additional obligations on owners excavating deeper than nine feet. LAMC Section 91.3307 requires that adjoining public and private property, including without limitation footings and foundations, be protected from damage during construction.

Table 3
Estimated Exterior Construction Noise at Nearest Sensitive Receptors

Sensitive Receptor [a]	Distance to Project Site (feet)	Existing Ambient Noise Levels (dBA L_{eq})	Construction Noise Levels Without Mitigation (dBA L_{eq})	Construction Noise Levels With Mitigation (dBA L_{eq})	Noise Level Increase with Mitigation (dBA L_{eq})
1. Multi-family building immediately bordering the Project Site (under construction)	<50	72.3	66.0	73.2	0.9
2. Erikson High School, located at 6305 Woodman Avenue	190	72.3	49.4	72.3	0.0
3. Multi-family buildings north of Sylvan Street	200	57.5	49.0	58.1	0.6
4. Children's Circle Nursery School, located at 6328 Woodman Avenue	285	72.3	45.9	72.3	0.0
5. Multi-family buildings north of Victory Boulevard	320	57.5	44.9	57.7	0.2
6. Laurence School, located at 13639 Victory Boulevard	390	69.8	48.2	69.8	0.0
7. Multi-family buildings west of the Project Site, fronting Victory Boulevard	395	71.9	43.0	71.9	0.0
8. Multi-family building north of Victory Boulevard, west of Woodman Avenue	480	69.8	41.4	69.8	0.0

Notes:
[a] *See Figure 9, Noise Monitoring and Sensitive Receptor Location Map, in Attachment 3 of this Categorical Exemption.*
Source: Calculations based on Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, May 2006. It should be noted that the peak noise level increase at the nearby sensitive receptors during project construction represents the highest composite noise level that would be generated periodically during a worst-case construction activity and does not represent continuous noise levels occurring throughout the construction day or period.
See Attachment 3 of this Categorical Exemption for noise calculation worksheets.

Tieback and soldier piles would be employed to protect the buildings during excavation and foundation work. The Proposed Project would require excavating a basement level to a depth of approximately 11 feet at the property line within a 1 foot setback to an existing structure. Tieback and soldier piles would be employed to protect the buildings during excavation and foundation work. For purposes of this analysis it was assumed that heavy construction equipment capable of producing groundborne vibration would not be operated within 10 feet of the property line abutting any structure. As shown in Table 4, Estimated Structural Vibration Damage Levels at Nearest Structures, construction activities would have the potential to generate an approximate PPV of up to 0.21 PPV (in/sec) at a distance of 10 feet. Thus, the estimated vibration levels would not exceed the threshold for potential for building damage. Moreover, as discussed above, the Applicant would be required to comply with LAMC Section 91.3307 to ensure the structural integrity of adjacent structures is protected. Therefore, groundborne vibration impacts would be less than significant.

Table 4
Estimated Structural Vibration Damage Levels at Nearest Structures

No.	Sensitive Land Use	Distance from Project Site (ft)	Estimated Vibration Levels (PPV in/sec)	Threshold of Significance	Significant Impact?
1	Multi-family residential building (under construction) immediately bordering the Project Site to the south	10	0.21	0.3	No
2	Commercial building immediately bordering the Project Site to the east	10	0.21	0.3	No
Source: Calculation based on Caltrans, Transportation and Construction Vibration Guidance Manual, September 2013. Parker Environmental Consultants, 2020.					

Operation

As part of the Proposed Project, new mechanical equipment, HVAC units, and exhaust fans would be installed on the roof of the new proposed structures. Although the operation of this equipment would have the potential to generate noise impacts, the design and placement of HVAC units and exhaust fans would be required to comply with the regulations under Section 112.02 of the LAMC, 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 by more than five decibels. Thus, the on-site equipment would be designed and located such that they would be appropriately shielded and fitted with noise muffling devices to reduce operational noise levels. Thus, operational noise impacts from HVAC equipment would be less than significant.

With respect to traffic noise impacts, in order for a new noise source to be audible, there would need to be a 3 dBA or greater CNEL noise increase. According to the *L.A. CEQA Thresholds Guide*, the traffic volume on any given roadway would need to double in order for a 3-dBA increase in ambient noise to occur. Based on trip generation table provided by JB & Associates, the Proposed Project would result in an approximate net increase of 212 daily vehicle trips, including 13 AM peak hour trips and 18 PM peak hour trips. The generation of 212 trips are not anticipated to double the amount of peak hour traffic volumes along Victory Boulevard. As such, increased mobile source noise from the Proposed Project's increase in traffic would be less than 3 dBA, and operational noise impacts due to roadway noise would be less than significant.

Air Quality

Construction Emissions

With respect to air quality during the construction phases, the Proposed Project would be required to comply with all applicable City, regional, state, and federal regulatory compliance measures from agencies including, but not limited to, the City of Los Angeles, the Southern California Air Quality Management District (SCAQMD), and the California Code of Regulations. As required by CEQA, the Proposed Project's construction emissions were quantified utilizing the California Emissions Estimator Model (CalEEMod *Version 2016.3.2*), as recommended by the SCAQMD. Table 5, Estimated Peak Daily Construction Emissions, identifies daily emissions that are estimated to occur on peak construction days for each phase of the Proposed Project's construction.

This analysis assumes a Project construction schedule of approximately 18 months, with final buildout occurring in 2020. Construction activities associated with the Project would be undertaken in three main steps: (1) site clearing/grading, (2) building construction, and (3) architectural coatings and finishing. The Proposed Project would require up to 6,300 cubic yards (cy) of soil to be hauled off-site in order to build the foundations, using haul trucks with a 14 cy capacity.

As shown in Table 5, construction-related daily emissions associated with the Proposed Project would not exceed any regional SCAQMD significance thresholds for criteria pollutants during the construction phases. These calculations assume that appropriate dust control measures would be implemented as part of the Proposed Project during each phase of development, as required and regulated by SCAQMD. As such, construction-related emissions associated with the Proposed Project are not expected to exceed significance thresholds for criteria pollutants and hazardous substances. Further, all grading and earthwork activities would be conducted in accordance with applicable City, regional, state, and federal regulatory compliance measures. As such, construction of the Proposed Project would not result in the accidental release of hazardous pollutants. Therefore, temporary constructed-related air quality impacts related to criteria pollutants and hazardous substances would be considered less than significant.

Operational Emissions

Since the Project Site is currently vacant, it can be assumed that no air quality emissions are generated at the Project Site. The Proposed Project would result in the development and operation of a five-story 32-unit mixed-use residential and commercial development with 1,000 square feet of ground-floor commercial space. The Proposed Project would generate both stationary and mobile emissions, including the consumption of electricity and natural gas, landscape maintenance, and vehicles traveling to and from the Project Site. Such emissions are typical of a mixed-use residential and commercial development such as the Proposed Project. The analysis of daily operational emissions associated with the Proposed Project has been prepared utilizing CalEEMod (*Version 2016.3.2*) recommended by the SCAQMD. The results of these calculations are presented in Table 6, Proposed Project Estimated Daily Operational Emissions, below. As shown in Table 6, the operational emissions generated by the Proposed Project would not exceed the regional thresholds of significance set by the SCAQMD. Therefore, impacts associated with regional operational emissions from the Proposed Project would be less than significant.

Table 5
Estimated Peak Daily Construction Emissions

	Emissions in Pounds per Day					
Emission Source	**ROG**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Grading / Excavation						
On-Site Fugitive Dust	--	--	--	--	0.35	0.19
On-Site Off-Road (Diesel Equipment)	0.95	8.60	7.69	0.01	0.54	0.51
Off-Site Hauling/Vendor/Worker Trips	0.30	8.28	2.12	0.02	0.69	0.21
Total Emissions	***1.250***	***16.88***	***9.81***	***0.03***	***1.58***	***0.91***
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Building Construction						
On-Site Off-Road Diesel Equipment	2.02	18.22	15.72	0.03	1.11	1.06
Off-Site Hauling/Vendor/Worker Trips	0.18	0.80	1.40	<0.01	0.38	0.11
Total Emissions	***2.20***	***19.02***	***17.12***	***0.04***	***1.49***	***1.17***
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Architectural Coating						
On-Site Architectural Coating	4.55	--	--	--	0.00	0.00
On-Site Off-Road Diesel Equipment	0.63	5.16	5.13	<0.01	0.35	0.34
Off-Site Hauling/Vendor/Worker Trips	0.03	0.02	0.22	<0.01	0.07	0.02
Total Emissions	***5.21***	***5.18***	***5.35***	***0.02***	***0.42***	***0.36***
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Note: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust and Rule 1113 – Architectural Coatings. Calculation sheets are provided in Attachment 4 to this Categorical Exemption.
Parker Environmental Consultants, 2018.

Table 6
Proposed Project Estimated Daily Regional Operational Emissions

Emissions Source	Emissions in Pounds per Day					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Summertime (Smog Season) Emissions						
Area Sources	0.81	0.56	2.88	<0.01	0.06	0.06
Energy Sources	0.01	0.09	0.04	<0.01	<0.01	<0.01
Mobile Sources	0.43	2.16	5.73	0.02	1.54	0.43
Stationary Sources	0.82	3.67	2.09	<0.01	0.12	0.12
Total Project Site Emissions:	**2.07**	**6.48**	**10.74**	**0.05**	**1.73**	**0.62**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Potentially Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Wintertime (Non-Smog Season) Emissions						
Area Sources	0.81	0.56	2.88	<0.01	0.06	0.06
Energy Sources	0.01	0.09	0.04	<0.01	<0.01	<0.01
Mobile Sources	0.41	2.21	5.37	0.02	1.54	0.43
Stationary Sources	0.82	3.67	2.09	<0.01	0.12	0.12
Total Project Site Emissions:	**2.05**	**6.53**	**10.38**	**0.05**	**1.733**	**0.62**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Potentially Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod 2016.3.2, Calculation worksheets are provided in Attachment 4.

Greenhouse Gas Emissions

Construction

Greenhouse gas (GHG) emissions were calculated using CalEEMod (*Version 2016.3.2*). Construction of the Proposed Project would emit GHG emissions through the combustion of fossil fuels by heavy-duty construction equipment and through vehicle trips generated by construction workers traveling to and from the Project Site. Emissions of GHGs were calculated for each year of construction of the Proposed Project and the results of this analysis are presented in Table 7, Proposed Project Construction-Related Greenhouse Gas Emissions. As shown in Table 7, the total GHG emissions from construction activities related to the Proposed Project would be approximately 514 metric tons with the greatest annual emissions occurring in 2020.

Table 7
Proposed Project Construction-Related Greenhouse Gas Emissions

Year	CO_2e Emissions (Metric Tons per Year)
2019	221.83
2020	291.76
Total Construction GHG Emissions	**513.59**

Source: CalEEMod Version 2016.3.2; Calculation data and results are provided in Attachment 5 to this Categorical Exemption.

Operation

Since the Project Site is currently vacant, it can be assumed that no GHG emissions are generated at the Project Site. The GHG emissions resulting from operation of the Proposed Project, which involves the usage of on-road mobile vehicles, electricity, natural gas, water, landscape equipment and generation of solid waste and wastewater, were calculated under two separate scenarios in order to illustrate the effectiveness of the Proposed Project's compliance with the *L.A. Green Building Code* and other project design features that would be effective in reducing GHG emissions, such as the Project Site being an infill lot, its proximity to transit and walking distance to a major employment center. As shown in Table 8, below, the net increase in GHG emissions generated by the Proposed Project under the "Base Project Without GHG Reduction Features" would be 511.10 CO_2e MTY, and the "Proposed Project" scenario would result in a net increase of 503.26 CO_2e MTY. The Proposed Project's structural and operational features such as low-flow plumbing fixtures and implementing an operational recycling program during the life of the Proposed Project would reduce the Project's GHG emissions. When considering the fact that the Proposed Project is an infill development and is recycling land, which is encouraged through the state, regional and local plans and policies (i.e., SB 32, SB 375, and SCAG's 2016 RTP/SCS growth strategy), the Proposed Project would realize a two percent reduction in GHG emissions as compared to a base project of the same size without GHG reduction features. The percent reduction calculated above is not a quantitative threshold of significance, but shows the efficacy of the Proposed Project's compliance with the various regulations, plans, and policies that have been adopted with the intent of reducing GHG emissions in furtherance of the State's GHG reduction targets under SB 32.

Table 8
Proposed Project Operational Greenhouse Gas Emissions

Emissions Source	Estimated Project Generated CO_2e Emissions (Metric Tons per Year)		
	Base Project Without GHG Reduction Features	Proposed Project	Percent Reduction [a]
Area	8.28	8.28	0%
Energy	150.08	150.08	0%
Mobile (Motor Vehicles)	297.11	297.11	0%
Stationary	2.29	2.29	0%
Waste	7.87	3.94	50%
Water	28.35	24.44	14%
Construction Emissions [b]	17.12	17.12	--
Proposed Project Total:	**511.10**	**503.26**	**2%**

Notes:
[a] *The Percent Reduction is not a quantitative threshold of significance, but shows the efficacy of the Project's compliance with the various regulations, plans and policies that have been adopted with the intent of reducing GHG emissions.*
[b] *The total construction GHG emissions were amortized over 30 years and added to the operation of the Project.*
Calculation data and results provided in Attachment 5 to this Categorical Exemption.

Through required implementation of the Green Building Code, the Project Site's location on an infill site, the Proposed Project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs, including SB 32, SB 375, *L.A. Green Building Code*, and CARB's 2017 Scoping Plan aimed at achieving a 40 percent reduction of 1990 GHG emission levels by 2030.

The following Project characteristics or Project Design Features have been identified that would result in a reduction in greenhouse gas emissions and thus are supportive of the State's 2017 Scoping Plan:

Infill Development. The Project Site is located on an infill site that was previously developed with commercial land uses and is located within a Transit Priority Area. The Proposed Project is also located in an area that is adequately served by existing infrastructure and would not require the extension of utilities or roads to accommodate the proposed development.

Energy Conservation. The Proposed Project must adhere to Title 24 2016 standards and include ENERGY-STAR appliances.

Solid Waste Reduction Efforts. California Green Building Code Section 4.408.1, imposes mandatory measures for residential projects that require developers to recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section

4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Diversion efforts would be accomplished through source reduction, recycling, and composting. Finally, the Proposed Project is required by the California Solid Waste Reuse and Recycling Access Act of 1991 to provide adequate storage areas for collection and storage of recyclable waste materials. As such, a 65 percent reduction of a Project's waste stream to the local landfill would reduce methane emissions and thus lower the Project's contribution to global GHG emissions.

Water Conservation. As mandated by the 2017 Los Angeles Green Building Code, the Proposed Project would be required to provide a schedule of plumbing fixtures and fixture fittings that implement water use reduction by complying with one of the following: (1) a 20% reduction in the building's "water use baseline" as demonstrated in Table 4.303.4.1 of Section 4.303.4 of the Los Angeles Plumbing Code; or (2) comply with the maximum flow rates shown in Table 4.303.4.2 of the Plumbing Code's Section 4.303.4. The Proposed Project's water budget for landscape irrigation use shall conform to the California Department of Water's Resources' Model Water Efficient Landscape Ordinance (MWELO). Such landscape water reduction methods include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. It must also provide irrigation design and controllers that are weather- or soil moisture-based and automatically adjust in response to weather conditions and plants' needs.

As demonstrated above, the Proposed Project's characteristics and design features, coupled with compliance with mandatory regulatory measures would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs, including SB 32, SB 375, *L.A. Green Building Code*, and CARB's 2017 Scoping Plan. Therefore, the Proposed Project's generation of GHG emissions would not conflict with any applicable plan, policy or regulation for the purposes of reducing the emissions of greenhouse gases.

Water Quality

Hazards and Hazardous Materials

Based on the Department of Toxic Substances Control EnviroStor Database, the Project Site is not listed for cleanup, permitting, or investigation of any hazardous waste contamination. Therefore, the Proposed Project would not handle, dispose, or store any hazardous materials during the Proposed Project's construction activities. Additionally, the Proposed Project would not exacerbate any hazardous conditions on the Project Site that could affect groundwater conditions. The Proposed Project, once operational, would not use hazardous materials other than modest amounts of typical cleaning supplies and solvents used for housekeeping and janitorial purposes that are typically associated with the operation of the Proposed Project and the use of these substances would comply with State Health Codes and Regulations. As such, the

Proposed Project does not include potential sources of contaminants that could potentially degrade water quality.

Stormwater

Due to the Project Site being vacant and undeveloped, nearly 100 percent of the Project Site is pervious. Stormwater currently percolates into the groundwater table beneath the Project Site. Therefore, development of the Proposed Project would increase surface water flows to the surrounding stormwater drains. With respect to water quality from stormwater, surface water runoff from the Project Site would flow west along Victory Boulevard and be directed to a storm drain inlet on Victory Boulevard (See Figure 6, Stormwater Information Map *attached*).

A Storm Water Pollution Prevention Plan (SWPPP) would be required to mitigate the effects of erosion and the inherent potential for sedimentation and other pollutants entering the stormwater system. The SWPPP would identify Best Management Practices (BMPs) for erosion control and other measures to meet the NPDES requirements for stormwater quality. Implementation of the BMPs identified in the SWPPP and compliance with the NPDES and City discharge requirements would ensure that the construction of the Proposed Project would not violate any water quality standards or discharge requirements, or otherwise substantially degrade water quality during construction.

Additionally, the Proposed Project would be required to demonstrate compliance with Low Impact Development (LID) Ordinance standards and retain and treat the first ¾-inch of rainfall in a 24-hour period or the rainfall from an 85th percentile 24-hour runoff event, whichever is greater. To ensure that all stormwater related BMPs are constructed and / or installed in accordance with the approved LID Plan, the City of Los Angeles requires a Stormwater Observation Report to be submitted to the City prior to the issuance of the Certificate of Occupancy. Compliance with the LID Ordinance would ensure that the Proposed Project would not adversely affect water quality or significantly contribute to site runoff during the operation of the Proposed Project. Therefore, the Proposed Project would result in less than significant impacts to the existing stormwater infrastructure serving the Project Site.

e) The Project Site can be adequately served by all required utilities and public services.

Water

The Project Site is located within the service area of the Los Angeles Department of Water and Power (LADWP) for potable water service. The LADWP's 2015 Urban Water Management Plan (UWMP) projects the City of Los Angeles will have a reliable water supply of approximately 611,800 acre-feet per year (AFY) and 675,700 AFY in 2020 and 2040, respectively, based on growth projections of the 2012 RTP/SCS. Thus, projects that are consistent with the underlying zoning and allowable density requirements

of the LAMC and General Plan, are inherently consistent with the future water demands established in the 2015 UWMP. The Proposed Project would consistent with the underlying land use and allowable density of the Project Site. Based on the sewer generation factors provided by the Bureau of Sanitation and assuming all water usage converts to wastewater, it is estimated that the Proposed Project's net increase in water demand would be approximately 5,850 gallons per day, or approximately 6.6 AFY. Articles 4 and 9 of Chapter IX of the LAMC establish citywide water efficiency standards and require water-saving systems and technologies in buildings and landscapes to conserve and reduce water usage. Pursuant to Section 99.04.303.4 of the LAMC, the Proposed Project would be required to incorporate water conservation plumbing fixtures capable of achieving a 20% reduction in overall use of potable water. Compliance with the LA Green Building Code would further reduce the Proposed Project's operational water demands. Because the Proposed Project is consistent with the zoning and General Plan land use designations, and the Proposed Project's population/housing growth would be within SCAG's growth forecast, the Proposed Project's increased water demand has already been accounted for in the 2015 UWMP and impacts upon water demand would be less than significant.

Sewer

The Project Site is served by existing 9-inch sewer pipes located along Victory Boulevard, adjacent to the northern property line of the Project Site. (Refer to Figure 7, Sewer Information Map *attached*). Wastewater from the Proposed Project would be treated by the Hyperion Water Reclamation Plant (HWRP), which treats an average daily flow of 275 million gallons per day (mgd) on an average dry weather day and with a maximum daily flow of 450 mgd. This equals a remaining capacity of 175 mgd of wastewater able to be treated at the HWRP. Based on standard sewer flow rates published by the Bureau of Sanitation, the Proposed Project's sewer generation is expected to be 5,850 gallons per day. Pursuant to City policy, the Bureau of Sanitation will check the gauging of the sewer lines and make the appropriate decisions on how best to connect to the local sewer lines at the time of construction. The Applicant would be required to submit a Sewer Capacity Availability Request (SCAR) to verify the anticipated sewer flows and points of connection and to assess the condition and capacity of the sewer lines receiving additional sewer flows from the Proposed Project. If the public sewer has insufficient capacity to accommodate the Proposed Project's wastewater flows, the Applicant would be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connect permit would be made at the time. The installation of a secondary line, if needed, would require minimal trenching and pipeline installation and would not result in any adverse environmental impacts. Ultimately, the sewage flow would be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the Proposed Project. Therefore, the Proposed Project's impacts upon the City's sewer system would be less than significant.

Solid Waste

Solid waste generated by the Proposed Project would be directed to the Sunshine Canyon Landfill and the Chiquita Canyon Landfill, which serve existing land uses within the City. The Sunshine Canyon Landfill is jointly operated by the City and the County, has a remaining capacity of 62.1 million tons with an estimated remaining operational life of 21 years. An expansion of the Chiquita Canyon Landfill to add a capacity of 48,114,000 tons (a 45-year life expectancy based on 2015 average daily disposal of 3,446 tons per day or 15 years based on maximum permitted rate of disposal of 10,000 tons per day) was approved in April 2017. Based on the gross building area of 30,825 square feet and one level of subterranean parking, the Proposed Project is anticipated to generate approximately 86 tons of construction and demolition debris before source reduction and recycling efforts. Under the requirements of the hauler's AB 939 Compliance Permit from the Bureau of Sanitation, all construction and demolition debris would be delivered to a Certified Construction and Demolition Waste Processing Facility. The California Green Building Standards Code prescribes mandatory measures for residential projects to recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste. Implementation of regulatory measures would effectively achieve a 65 percent reduction in the Proposed Project's solid waste disposal needs upon area landfills. Assuming a 65 percent reduction in construction and demolition debris, the total amount of construction and demolition debris to be disposed of at area landfills is estimated to be approximately 30 tons. Operation of the Proposed Project is expected to generate approximately 423 pounds of solid waste per day or approximately 77 tons per year. The amount of solid waste generated by the Proposed Project is estimated to be well within the available capacities of area landfills.

Fire Services

With respect to fire protection services, the Los Angeles Fire Department Station No. 39, located at 14415 Sylvan Street, currently serves the Project Site. This fire station is located approximately 1.0 mile (driving distance) west of the Project Site. The City of Los Angeles Fire Department (LAFD) considers fire protection services for a project adequate if a project is within the maximum response distance for the land use proposed. Pursuant to Section 57.507.3.3 of the LAMC, the maximum response distance between residential land uses and a LAFD fire station that houses an engine or truck company is 1.5 miles. Based on the response distance criteria specified in LAMC 57.507.3.3 and the relatively short distance from Fire Station No. 39 to the Project Site, fire protection response would be considered adequate. Pursuant to LAMC Section 57.507.3.1, the required fire flow for a high-density residential development, such as the Proposed Project, is 4,000 gpm from four adjacent fire hydrants flowing simultaneously. The Proposed Project would be required to maintain appropriate fire flow and access pursuant to the Los Angeles Fire Code. The required fire flow for the Proposed Project would be confirmed in consultation with the LAFD during the plan check approval process. Implementation of the Proposed Project is not expected to significantly impact fire protection services in the Project area.

Police Services

The Project Site is located in the Van Nuys Division of the Los Angeles Police Department's Valley Bureau. The Van Nuys Community Police Station, located at 6240 Sylmar Avenue, serves the Van Nuys Community and the Project Site. This police station is located approximately 1.0 mile (driving distance) west of the Project Site. The Project Site is located within Reporting District 937. The LAPD published the "Design Out Crime: Crime Prevention Through Environmental Design Guidelines" ("Design out Crime Guidelines"), which introduced ways to deter crime through the design of buildings and public open spaces. The Design Out Crime Guidelines provides recommendations on the location and design of common areas and walking paths, lighting, fencing, and landscaping, among others. The Proposed Project would be subject to Site Plan Review and would be reviewed by the LAPD for compliance with the recommended site design guidelines to improve public safety. Furthermore, the presence of residents on the Project Site would also serve to deter crime. Thus, implementation of the Proposed Project would not significantly impact police protection services in the Project area.

Los Angeles Unified School District

The Project Site is located within the service area of the Los Angeles Unified School District (LAUSD). The Project Site is currently served by one elementary school, one middle school, and one high school. The following schools serve the Project Site:

1) Erwin Elementary School, located at 13400 Erwin Street, approximately 0.6 mile southeast of the Project Site;
2) Robert A. Millikan Affiliated Charter and Performing Arts Middle School, located at 5041 Sunnyslope Avenue, approximately 1.9 mile south of the Project Site; and
3) Ulysses S. Grant Senior High School, located at 13000 Oxnard Street, approximately 1.6 mile southeast of the Project Site.

The Project Applicant would be required to pay all applicable developer fees to the LAUSD to offset the Proposed Project's demands upon local schools. Prior to issuance of a building permit, the General Manager of the City of Los Angeles, Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with California Government Code Section 65995. Pursuant to Government Code Section 65995, payment of development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation." With the payment of a School Development Fee, the Proposed Project's potential impact upon public school services would be less than significant.

Parks

The Project Site is served by 10 parks and recreation facilities, which are owned and maintained by the City of Los Angeles Recreation and Parks Department. Parks and recreation facilities within a two-mile radius of the Project Site include: Kittridge Mini Park, Hartland Mini Park, Fulton Avenue Park, Van Nuys Recreation Center, Valley Glen Community Park, Delano Park, Van Nuys – Sherman Oaks Park and Recreation Center, Laurel Grove Park, Valley Plaza Park and Recreation Center, and Whitsett Sports Field. In addition, the Proposed Project would provide a total of 2,800 square feet of open space that would be available exclusively to serve Project residents and their guests, which would reduce the Project's demand upon public parks and recreational facilities. The Proposed Project's demand for open space would be met through a combination of (1) on-site open space proposed within the Project Site, (2) payment of applicable taxes in accordance with LAMC Section 21.10.3(a)(1), and (3) the availability of existing park and recreation facilities within the area. Development of the Proposed Project is not expected to significantly impact park and recreation facilities in the Project area.

Libraries

The LAPL branch currently serving the Project Site is:

1) Van Nuys Branch Library, located at 6250 Sylmar Avenue, approximately 1.0 mile west of the Project Site.

Existing library services are expected to adequately serve the needs of future occupants of the Proposed Project. As stated in the 2015-2020 Strategic Plan, LAPL is committed to increasing the number of people who use library services and the number of library cardholders. Because the Proposed Project is consistent with the allowable density and uses allowed under the current zoning and General Plan designations, the Proposed Project would not substantially increase demands upon library services, as compared to the use projections in the LAPL's 2015-2020 Strategic Plan. Therefore, the Proposed Project's impacts upon library services would be considered less than significant.

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ATTACHMENT 1

Figures of the Project Site

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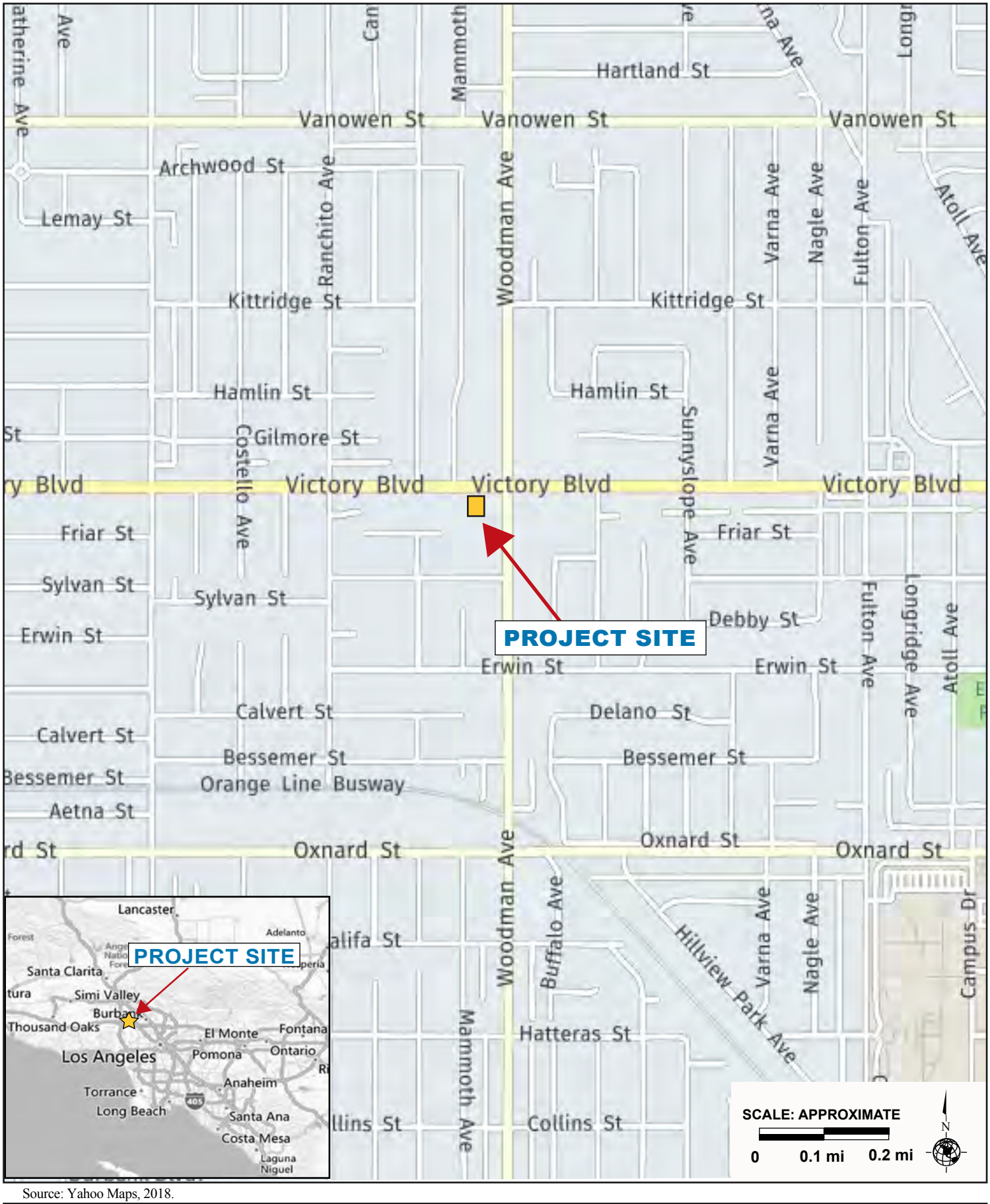

Source: Yahoo Maps, 2018.

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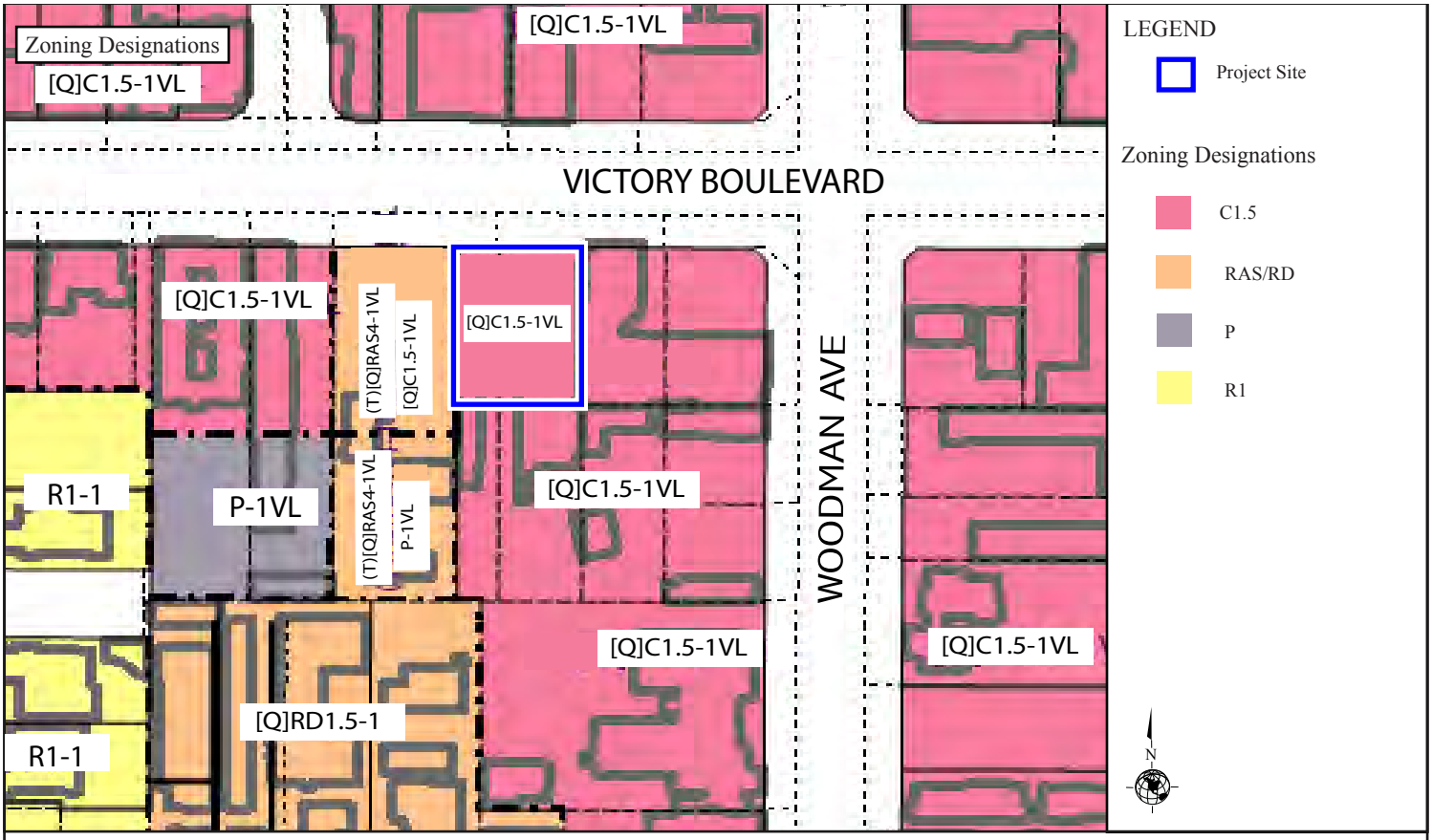
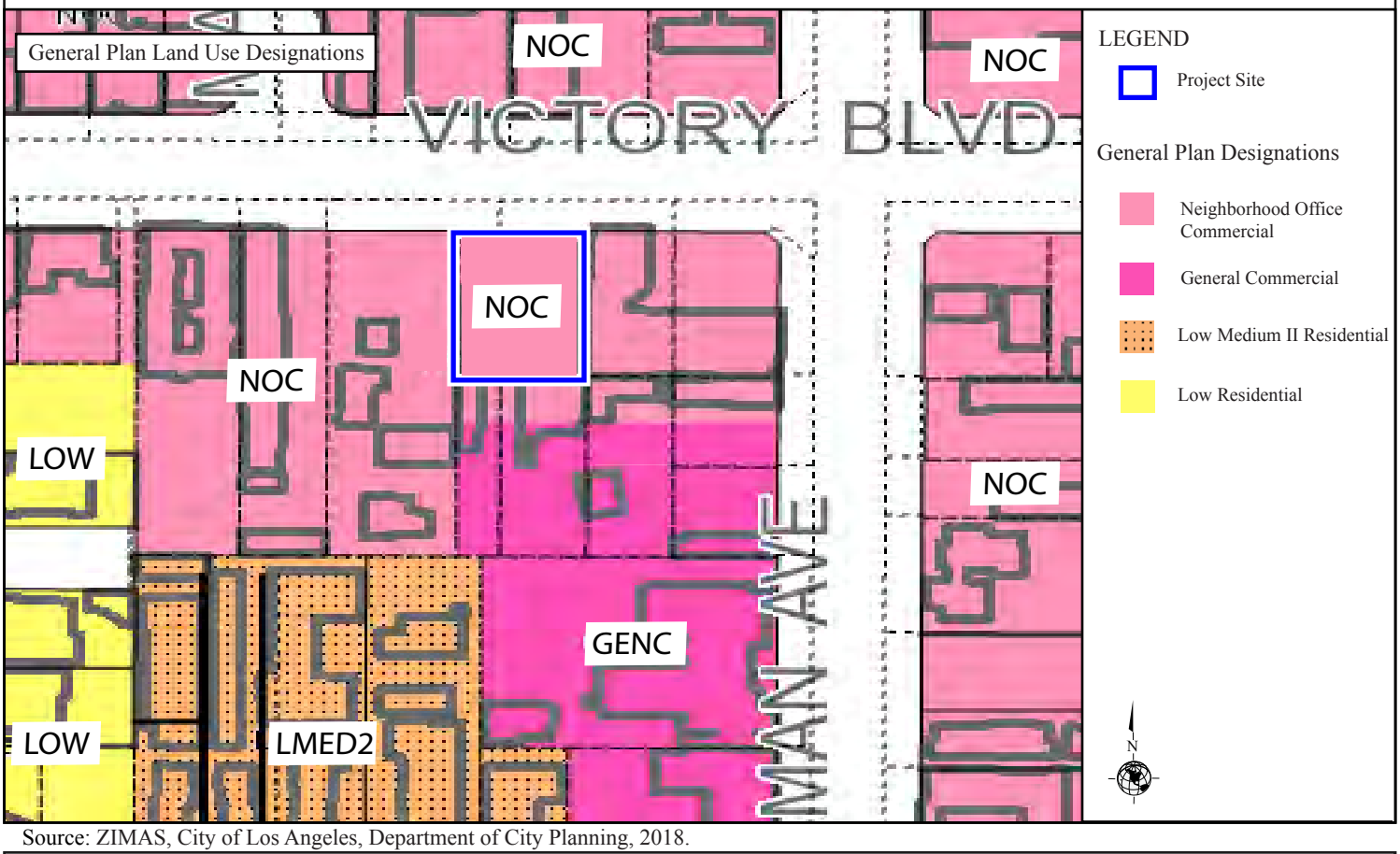
Figure 1
Project Location Map





Source: ZIMAS, City of Los Angeles, Department of City Planning, 2018.

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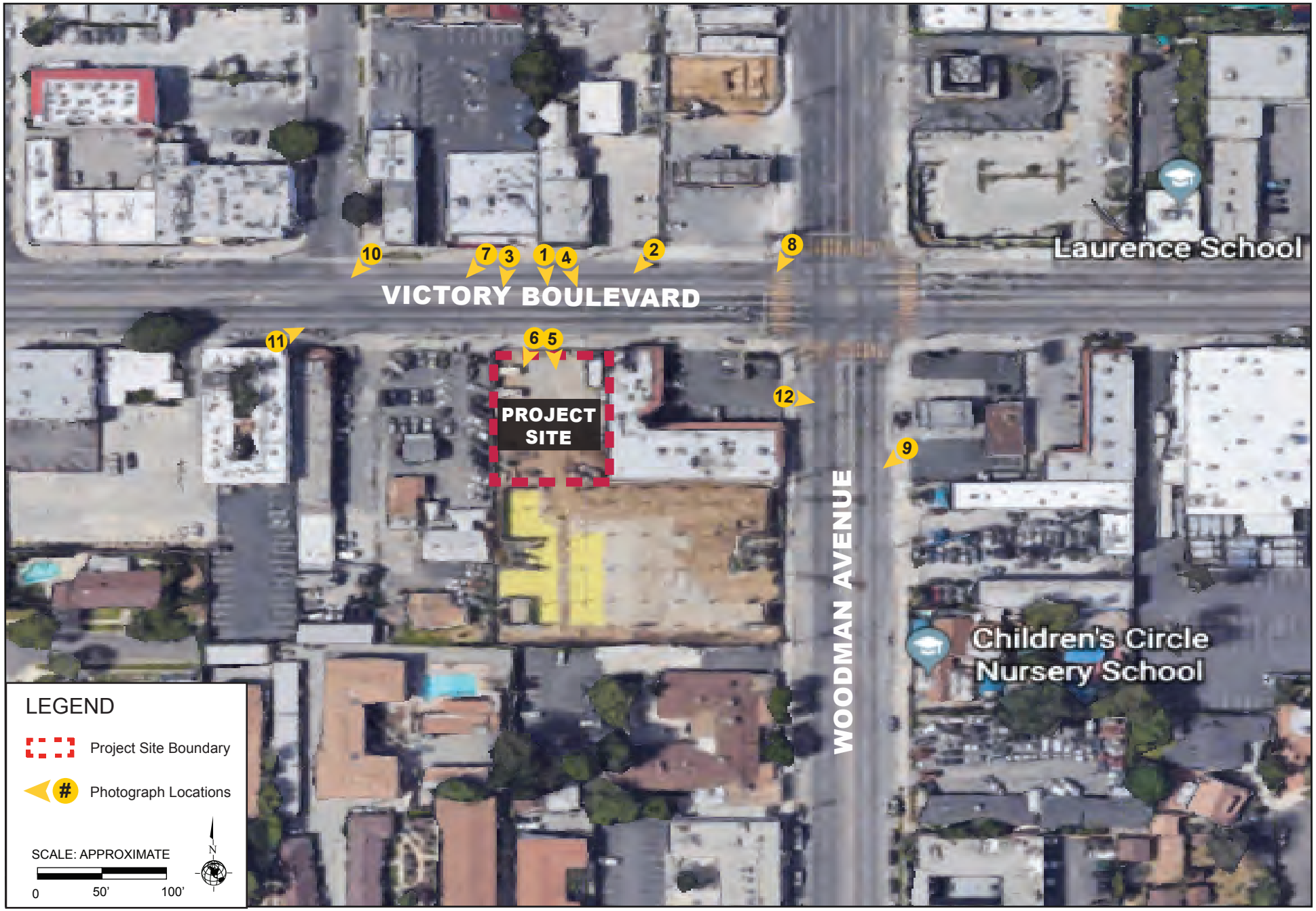
Figure 2
Zoning and General Plan Land Use Designations



Source: Google Earth, Aerial View, 2018.

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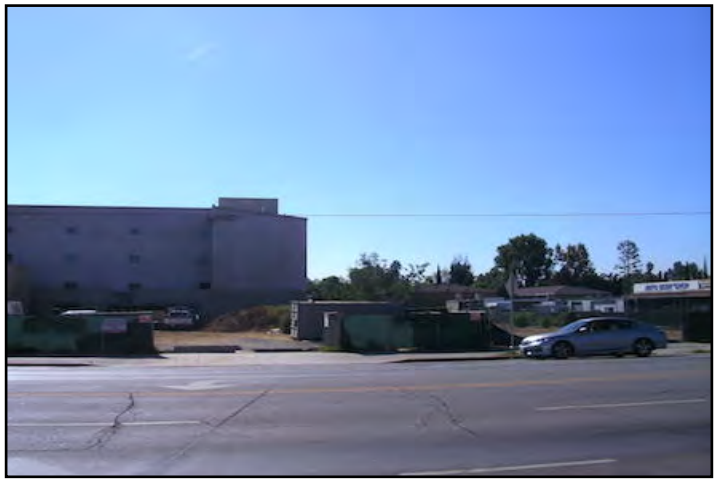
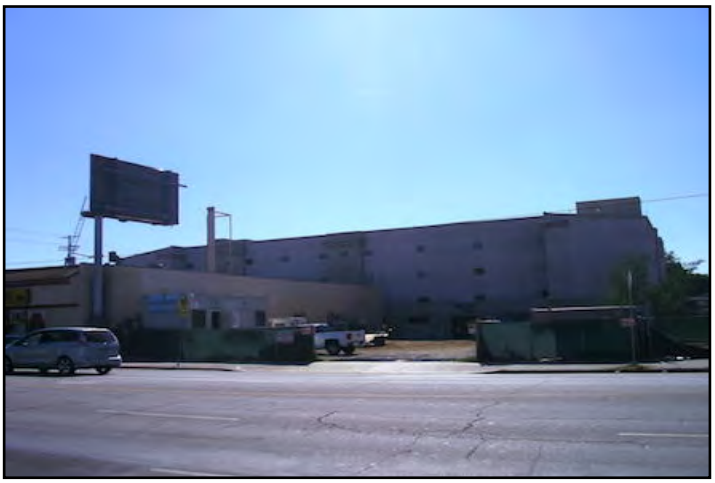
Figure 3
Aerial Photograph of the Project Site and Surrounding Land Uses

View 1: From the north side of Victory Boulevard, looking south at the Project Site.

View 2: From the north side of Victory Boulevard, looking southwest at the Project Site.



View 3: From the north side of Victory Boulevard, looking south at the western border of the Project Site.



View 4: From the north side of Victory Boulevard, looking southeast at the eastern border of the Project Site.

View 5: From the south side of Victory Boulevard, looking south at the Project Site.

View 6: From the south side of Victory Boulevard, looking southwest at the western portion of the Project Site.

Source: Parker Environmental Consultants, October 24, 2018.

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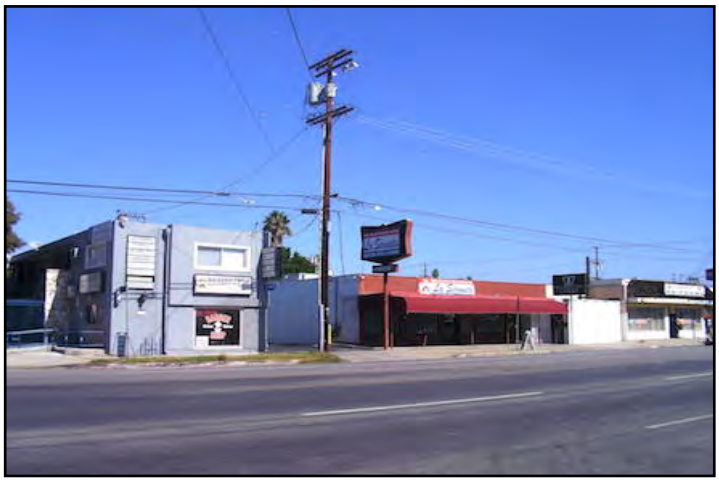
Figure 4
Photographs of the Project Site
Views 1-6

View 7: From the north side of Victory Boulevard, looking at the properties to the west of the Project Site.

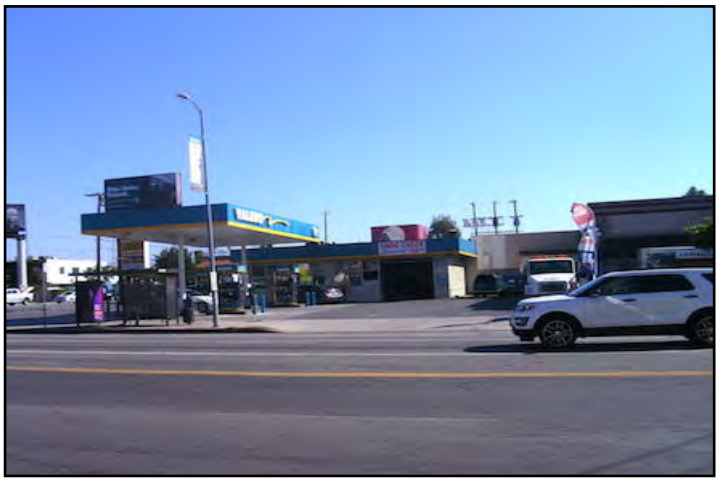
View 8: From the northwest intersection of Victory Boulevard and Woodman Avenue, looking southwest at the properties immediately east of the Project Site.

View 9: From the east side of Woodman Avenue, looking southwest at the residential building immediately south of the Project Site.

View 10: From the north side of Victory Boulevard, looking southwest at the commercial buildings to the west of the Project Site.



View 11: From the south side of Victory Boulevard, looking northeast at the properties north of the Project Site.



View 12: From the west side of Woodman Avenue, looking east at the property east of the Project Site.

Source: Parker Environmental Consultants, October 24, 2018.

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Figure 5
Photographs of Surrounding Land Uses
Views 7-12

Figure 6
Stormwater Information Map

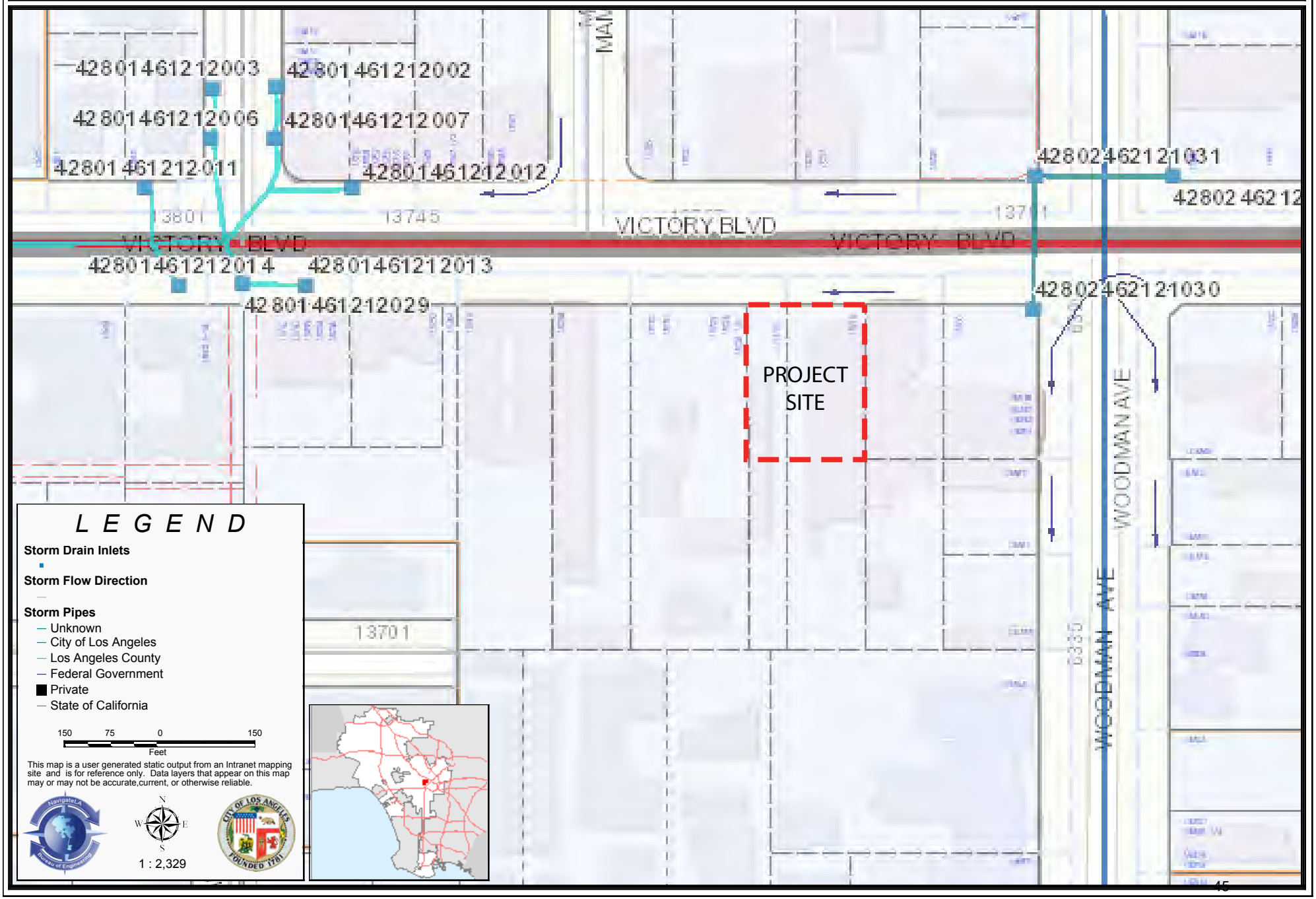


Figure 7
Sewer Information Map

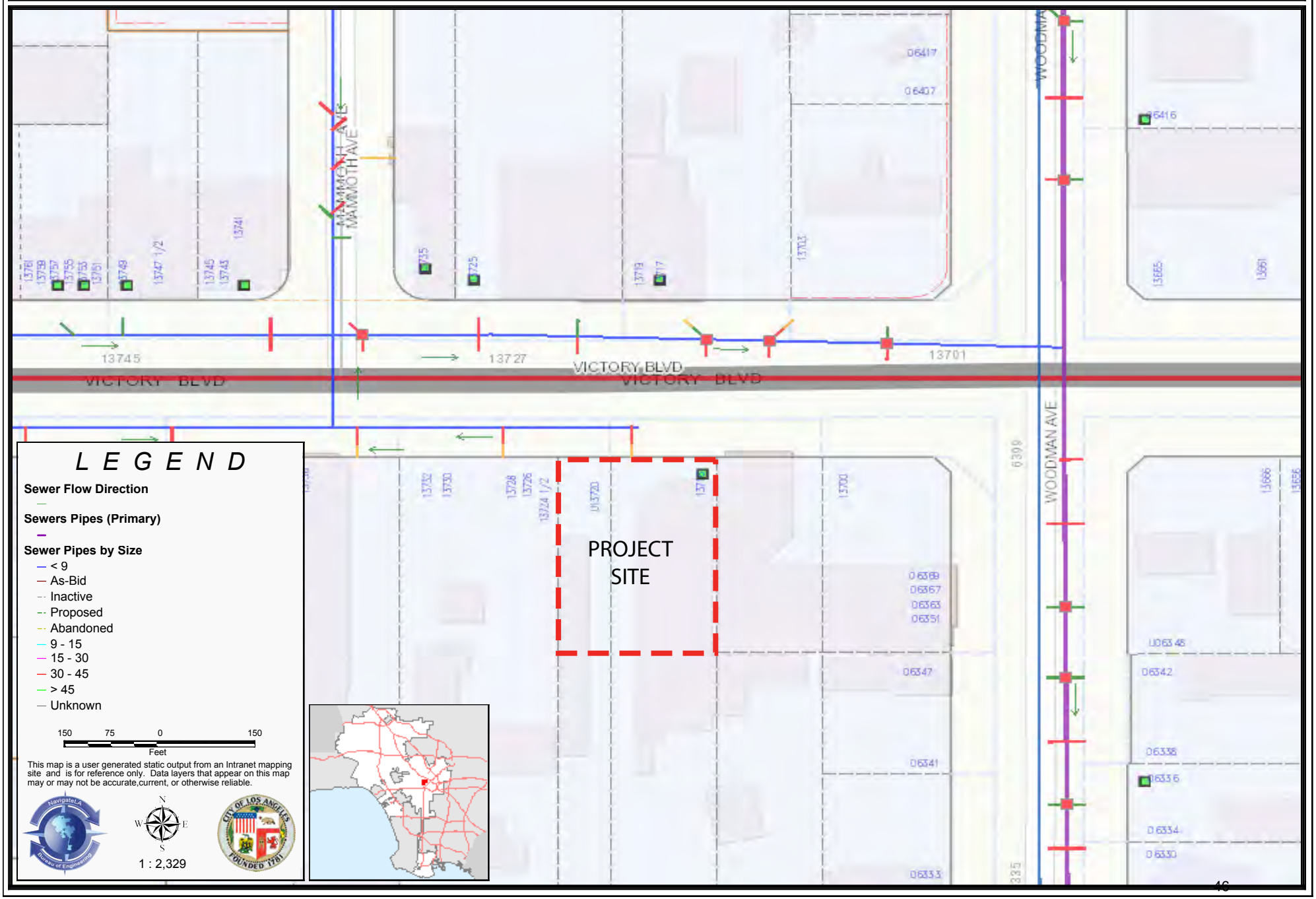
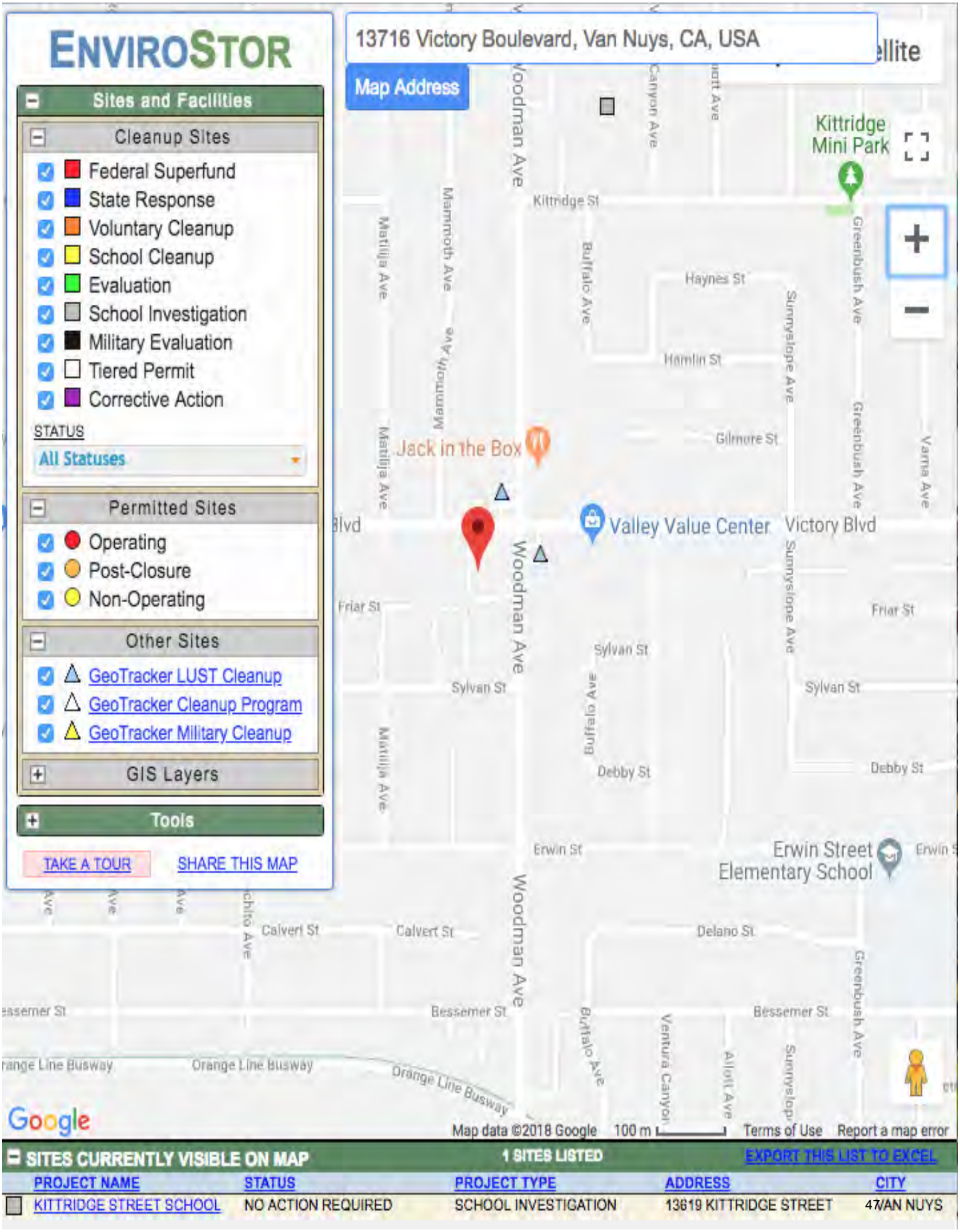


Figure 8: DTSC EnviroStor Map



ATTACHMENT 2

13716 – 13720 W. Victory Boulevard
Trip Generation Memorandum
November 19, 2018

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To: Shane Parker, Parker Environmental Consultants

From: Jano Baghdanian, P.E.,T.E.,PTOE

Date: November 19, 2018

Subject: 13716-13720 W. Victory Blvd Trip Generation Memorandum

---

JB & Associates is pleased to present the 13716-13720 W. Victory Blvd ("the Project") Trip Generation Memorandum. The purpose of this letter is to document the proposed trip generation methodology & forecast the vehicular trips generated by the proposed Project.

Project Overview

The Project site is located on Victory Boulevard, just west of Woodman Avenue, in the City of Los Angeles. The Project site was previously developed with a car wash however, that land use is no longer active as it was demolished in 2017. The proposed Project would include the construction of the following:

- 32 Residential Apartment Units (in a 5 story structure)
- 1,000 Sqft of Retail/Commercial Space

Project Trip Generation

Trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual 10th Edition* were used in this analysis. The following ITE land use codes were used for the analysis:

- Land Use Code 221: Multi-Family Housing (Mid-Rise)
- Land Use Code: 820: Shopping Center

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Table 1 summarizes the trip generation findings.

TABLE 1: PROJECT TRIP GENERATION [1]

Land Use (ITE Code)	Size	Units	AM Peak Hour Trips				PM Peak Hour Trips				Daily Trips	
			Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total
New Project Land Use Added												
Apartments (221)	32	DU	0.36	12	3	9	0.44	14	9	5	5.44	174
Retail (820)	1	TSF	0.94	1	1	0	3.81	4	2	2	37.75	38
Total Trip Generation				**13**	**4**	**9**	-	**18**	**11**	**7**	-	**212**

1. Source: ITE "Trip Generation Manual", 10th Edition

As shown in the table above, the Project generates a total of 13 AM trips, 18 PM trips, and 212 daily trips. Per the LADOT *Transportation Impact Study Guidelines*, the Project will not generate enough trips to require any further traffic analysis.

Jano Baghdanian, P.E.,T.E,PTOE

President, JB & Associates, LLC

Traffic, Transportation and Parking Consultants

ATTACHMENT 3

Noise and Vibration Calculation Worksheets

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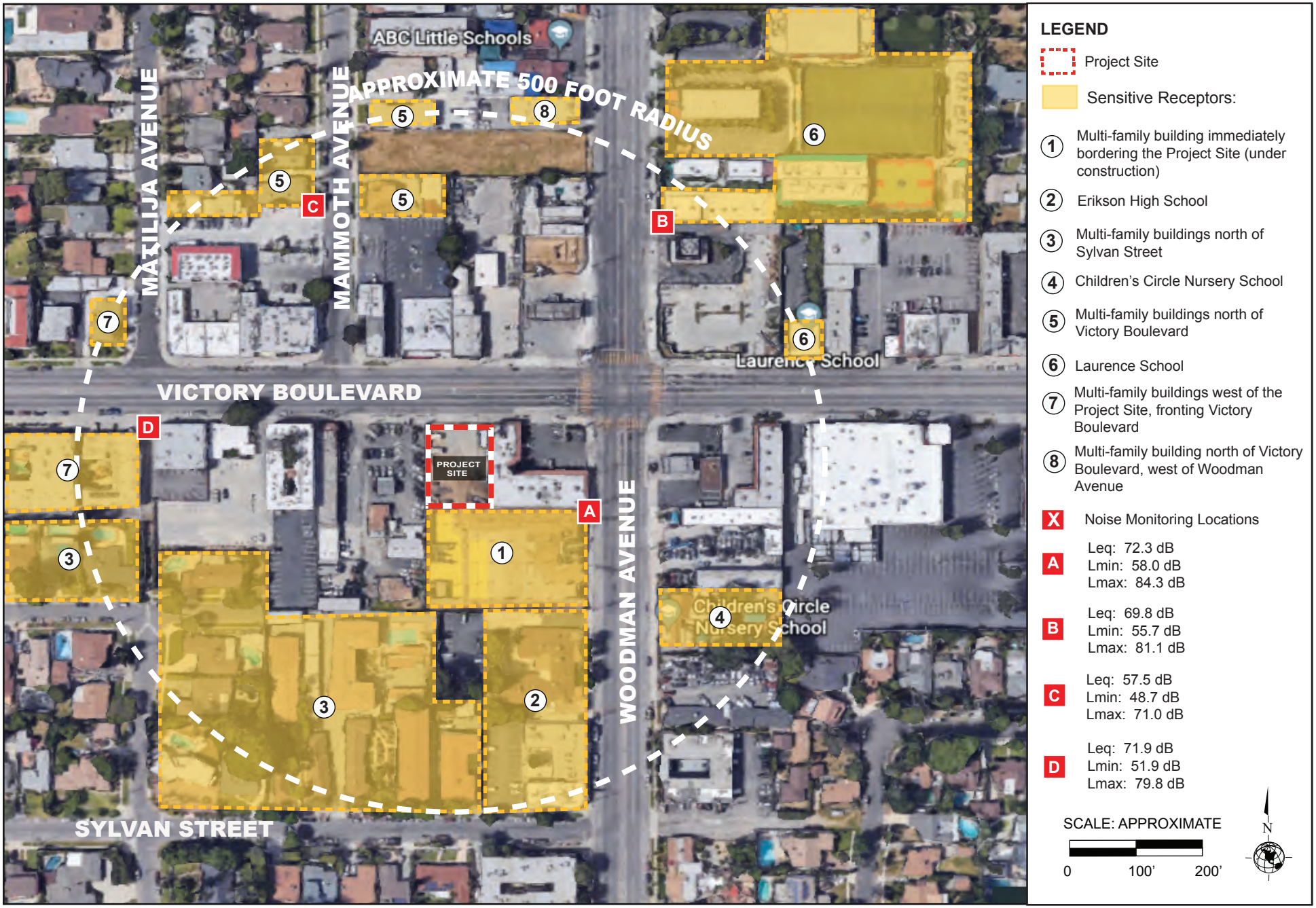

Source: Google Earth, Aerial View, 2018.

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Figure 9
Noise Monitoring and Sensitive Receptors

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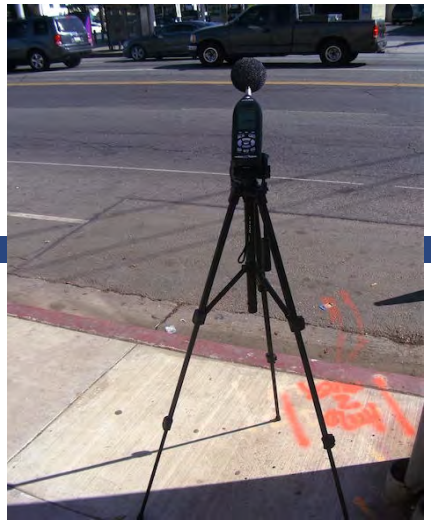
Summary

File Name on Meter	831_Data.123
Serial Number	0003748
Model	Model 831
Firmware Version	2.311
User	Adrianna Gjonaj
Job Description	Victory Residences Project

Location A: On the west side of Woodman Avenue, south of Victory Boulevard
Noise Sources: Heavy vehicle traffic, light pedestrain traffic, buses, delivery trucks, construction workers talking



Measurement

Description	
Start	2018-10-24 10:53:29
Stop	2018-10-24 11:08:29
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2018-10-24 10:45:20
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRM831
Microphone Correction	Off
Integration Method	Linear
Gain	0.0 dB
Overload	142.5 dB

	A	C	Z
Under Range Peak	74.9	71.9	**76.9** dB
Under Range Limit	**26.0**	26.2	31.5 dB
Noise Floor	16.9	17.1	22.2 dB

Results

L_{Aeq}	72.3 dB	
LAE	101.9 dB	
EA	1.715 mPa^2h	
$LZ_{peak\ (max)}$	2018-10-24 10:59:44	109.4 dB
LAS_{max}	2018-10-24 10:59:45	84.3 dB
LAS_{min}	2018-10-24 11:08:17	58.0 dB
SEA	-99.9 dB	
LAS > 65.0 dB (Exceedance Counts / Duration)	17	765.8 s
LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ_{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ_{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ_{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

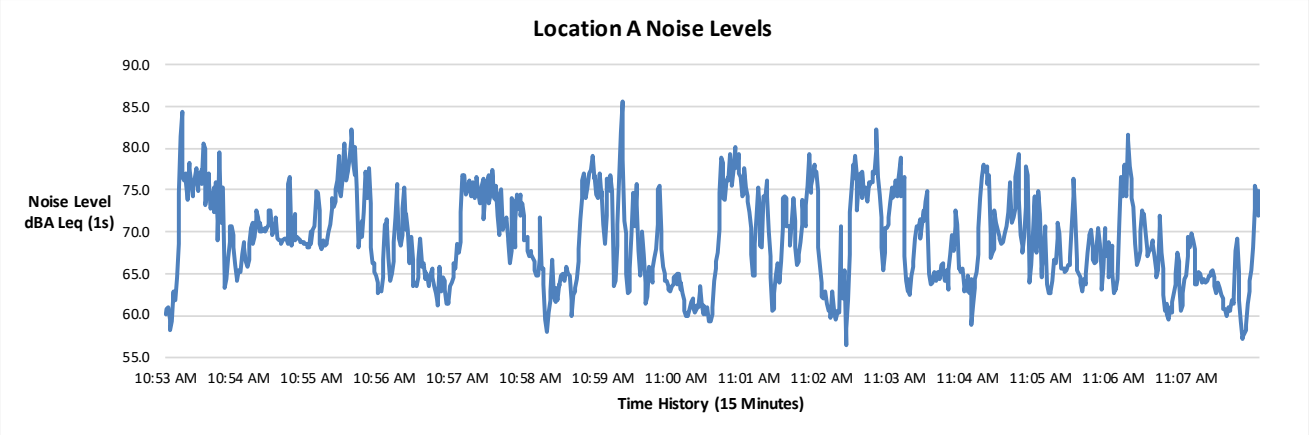
Community Noise	**Ldn**	**LDay 07:00-22:00**	**Lden**	**LDay 07:00-19:00**
	72.3	72.3	72.3	72.3

LC_{eq}	80.6 dB
LA_{eq}	72.3 dB
LC_{eq} - LA_{eq}	8.2 dB
LAI_{eq}	74.1 dB
LA_{eq}	72.3 dB
LAI_{eq} - LA_{eq}	1.8 dB

	A	
	dB	Time Stamp
L_{eq}	72.3	
$L_{S(max)}$	84.3	2018/10/24 10:59:45
$L_{F(max)}$	86.5	2018/10/24 10:59:44
$L_{I(max)}$	87.7	2018/10/24 10:59:44
$L_{S(min)}$	58.0	2018/10/24 11:08:17
$L_{F(min)}$	56.0	2018/10/24 11:02:49
$L_{I(min)}$	57.2	2018/10/24 11:08:16
$L_{Peak(max)}$	97.8	2018/10/24 10:54:14

# Overloads	0	
Overload Duration	0.0	s

Statistics		
LAS5.00	77.4	dB
LAS10.00	76.4	dB
LAS33.30	71.8	dB
LAS50.00	69.1	dB
LAS66.60	66.3	dB
LAS90.00	62.6	dB



PARKER ENVIRONMENTAL CONSULTANTS

Summary

File Name on Meter	831_Data.124
Serial Number	0003748
Model	Model 831
Firmware Version	2.311
User	Adrianna Gjonaj
Job Description	Victory Residences Project

Location B: On the east side of Woodman Avenue, north of Victory Boulevard
Noise Sources: Heavy vehicle traffic, light pedestrian traffic

Measurement

Description	
Start	2018-10-24 11:16:18
Stop	2018-10-24 11:31:18
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2018-10-24 10:45:20
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRM831
Microphone Correction	Off
Integration Method	Linear
Gain	0.0 dB
Overload	142.5 dB

	A	C	Z
Under Range Peak	74.9	71.9	**76.9** dB
Under Range Limit	**26.0**	26.2	31.5 dB
Noise Floor	16.9	17.1	22.2 dB

Results

LAeq	69.8 dB	
LAE	99.4 dB	
EA	960.819 µPa²h	
LZpeak (max)	2018-10-24 11:21:34	105.4 dB
LASmax	2018-10-24 11:29:11	81.1 dB
LASmin	2018-10-24 11:26:21	55.7 dB
SEA	-99.9 dB	
LAS > 65.0 dB (Exceedance Counts / Duration)	28	667.4 s
LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZpeak > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZpeak > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZpeak > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

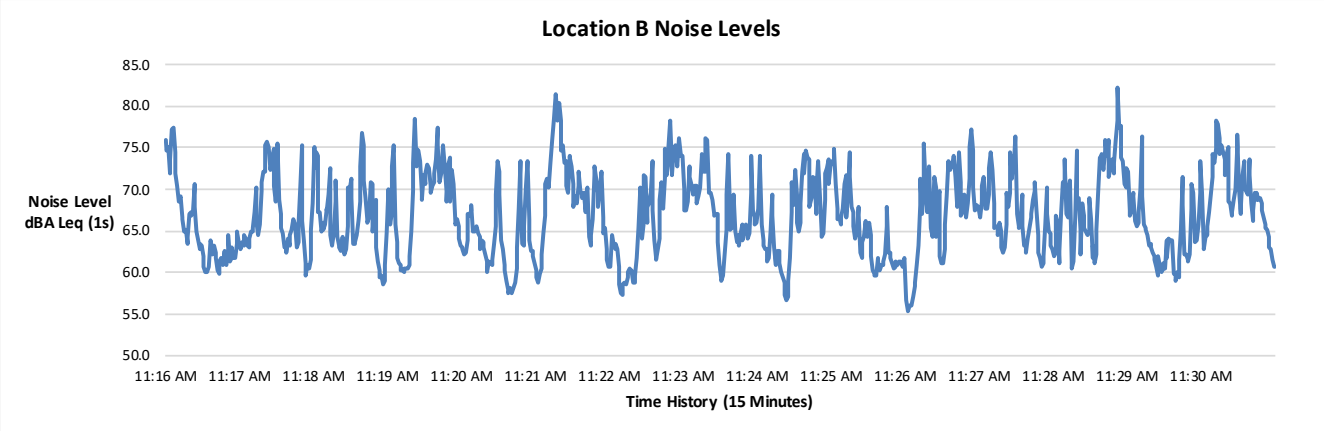
Community Noise	**Ldn**	**LDay 07:00-22:00**	**Lden**	**LDay 07:00-19:00**
	69.8	69.8	69.8	69.8

LCeq	78.5 dB
LAeq	69.8 dB
LCeq - LAeq	8.7 dB
LAleq	71.3 dB
LAeq	69.8 dB
LAleq - LAeq	1.5 dB

	A	
	dB	Time Stamp
L_{eq}	69.8	
$L_{S(max)}$	81.1	2018/10/24 11:29:11
$L_{F(max)}$	83.2	2018/10/24 11:29:10
$L_{I(max)}$	84.1	2018/10/24 11:29:10
$L_{S(min)}$	55.7	2018/10/24 11:26:21
$L_{F(min)}$	54.9	2018/10/24 11:26:21
$L_{I(min)}$	55.7	2018/10/24 11:26:21
$L_{Peak(max)}$	96.3	2018/10/24 11:30:31

# Overloads	0	
Overload Duration	0.0	s

Statistics		
LAS5.00	74.9	dB
LAS10.00	73.6	dB
LAS33.30	69.6	dB
LAS50.00	67.3	dB
LAS66.60	64.7	dB
LAS90.00	61.0	dB



PARKER ENVIRONMENTAL CONSULTANTS

Summary

File Name on Meter	831_Data.125
Serial Number	0003748
Model	Model 831
Firmware Version	2.311
User	Adrianna Gjonaj
Job Description	Victory Residences Project

Location C: On the west side of Mammoth Avenue, north of Victory Boulevard

Noise Sources: Light vehicl traffic, light pedestrian traffic, dog barking, car alarm

Measurement

Description	
Start	2018-10-24 11:37:40
Stop	2018-10-24 11:52:40
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2018-10-24 10:45:20
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRM831
Microphone Correction	Off
Integration Method	Linear
Gain	0.0 dB
Overload	142.5 dB

	A	**C**	**Z**
Under Range Peak	74.9	71.9	**76.9** dB
Under Range Limit	**26.0**	26.2	31.5 dB
Noise Floor	16.9	17.1	22.2 dB

Results

LAeq	57.5 dB	
LAE	87.1 dB	
EA	56.578 µPa²h	
LZpeak (max)	2018-10-24 11:46:27	98.7 dB
LASmax	2018-10-24 11:50:47	71.0 dB
LASmin	2018-10-24 11:42:16	48.7 dB
SEA	-99.9 dB	
LAS > 65.0 dB (Exceedance Counts / Duration)	5	27.7 s
LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZpeak > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZpeak > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZpeak > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

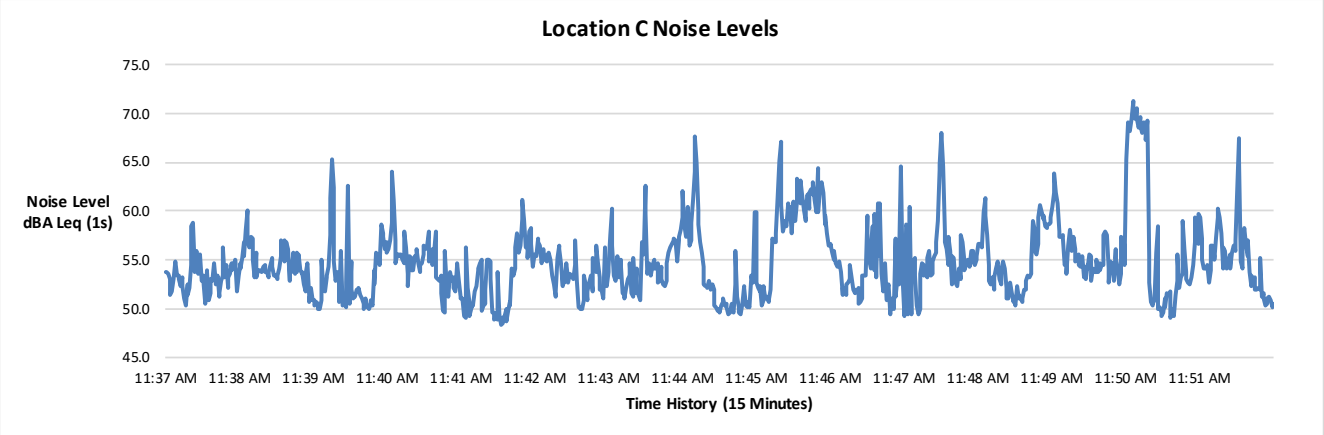
Community Noise	**Ldn**	**LDay 07:00-22:00**	**Lden**	**LDay 07:00-19:00**
	57.5	57.5	57.5	57.5

LCeq	68.5 dB
LAeq	57.5 dB
LCeq - LAeq	10.9 dB
LAleq	60.7 dB
LAeq	57.5 dB
LAleq - LAeq	3.1 dB

	A	
	dB	Time Stamp
L_{eq}	57.5	
$L_{S(max)}$	71.0	2018/10/24 11:50:47
$L_{F(max)}$	73.5	2018/10/24 11:50:47
$L_{I(max)}$	75.1	2018/10/24 11:46:29
$L_{S(min)}$	48.7	2018/10/24 11:42:16
$L_{F(min)}$	47.9	2018/10/24 11:42:13
$L_{I(min)}$	48.2	2018/10/24 11:42:16
$L_{Peak(max)}$	95.5	2018/10/24 11:40:09

# Overloads	0	
Overload Duration	0.0	s

Statistics		
LAS5.00	62.1	dB
LAS10.00	59.8	dB
LAS33.30	55.6	dB
LAS50.00	54.4	dB
LAS66.60	53.3	dB
LAS90.00	51.0	dB



PARKER ENVIRONMENTAL CONSULTANTS

Summary

File Name on Meter	831_Data.126
Serial Number	0003748
Model	Model 831
Firmware Version	2.311
User	Adrianna Gjonaj
Job Description	Victory Residences Project

Location D: On the south side of Victory Boulevard, west of the Project Site
Noise Sources: Heavy vehicle traffic, light pedestrian traffic

Measurement

Description	
Start	2018-10-24 12:02:45
Stop	2018-10-24 12:17:45
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2018-10-24 10:45:20
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRM831
Microphone Correction	Off
Integration Method	Linear
Gain	0.0 dB
Overload	142.5 dB

	A	C	Z
Under Range Peak	74.9	71.9	**76.9** dB
Under Range Limit	**26.0**	26.2	31.5 dB
Noise Floor	16.9	17.1	22.2 dB

Results

L_{Aeq}	71.9 dB		
LAE	101.5 dB		
EA	1.560 mPa²h		
$LZ_{peak\ (max)}$	2018-10-24 12:17:39	101.4 dB	
LAS_{max}	2018-10-24 12:03:04	79.8 dB	
LAS_{min}	2018-10-24 12:12:56	51.9 dB	
SEA	-99.9 dB		
LAS > 65.0 dB (Exceedance Counts / Duration)	25	755.2 s	
LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s	
LZ_{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s	
LZ_{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s	
LZ_{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s	

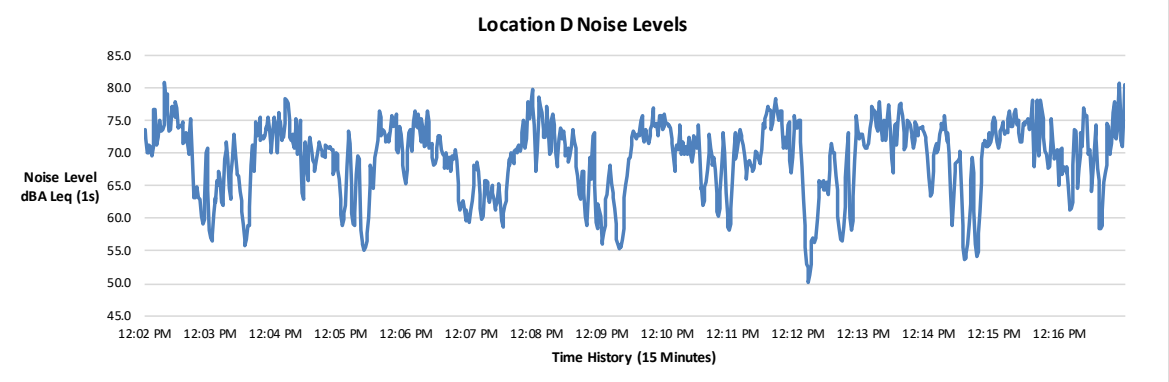
Community Noise	**Ldn**	**LDay 07:00-22:00**	**Lden**	**LDay 07:00-19:00**
	71.9	71.9	71.9	71.9

LC_{eq}	76.8 dB
LA_{eq}	71.9 dB
LC_{eq} - LA_{eq}	4.9 dB
LAI_{eq}	73.1 dB
LA_{eq}	71.9 dB
LAI_{eq} - LA_{eq}	1.2 dB

	A	
	dB	Time Stamp
L_{eq}	71.9	
$L_{S(max)}$	79.8	2018/10/24 12:03:04
$L_{F(max)}$	83.0	2018/10/24 12:03:04
$L_{I(max)}$	84.5	2018/10/24 12:03:04
$L_{S(min)}$	51.9	2018/10/24 12:12:56
$L_{F(min)}$	49.9	2018/10/24 12:12:55
$L_{I(min)}$	50.6	2018/10/24 12:12:55
$L_{Peak(max)}$	97.6	2018/10/24 12:17:40

# Overloads	0
Overload Duration	0.0 s

Statistics	
LAS5.00	76.3 dB
LAS10.00	75.2 dB
LAS33.30	72.7 dB
LAS50.00	70.9 dB
LAS66.60	68.5 dB
LAS90.00	61.7 dB



Construction Noise Worksheets

Project: Victory Residences
Date: October 24, 2018
Analyst: Adrianna Gjonaj

Ambient Noise Levels

Sensitive Receptor	Noise Levels (dBA) 15-Minute Leq
1	72.3
2	72.3
3	57.5
4	72.3
5	57.5
6	69.8
7	71.9
8	69.8

Sensitive Receptor	Distance to Construction (feet)	Construction Noise at 50 feet with Mufflers				
		Ground Clearing	Grading/ Excavation	Foundations	Structural	Finishing
		82	86	77	83	86
1	50	82.0	86.0	77.0	83.0	86.0
2	190	70.4	74.4	65.4	71.4	74.4
3	200	70.0	74.0	65.0	71.0	74.0
4	285	66.9	70.9	61.9	67.9	70.9
5	320	65.9	69.9	60.9	66.9	69.9
6	390	64.2	68.2	59.2	65.2	68.2
7	395	64.0	68.0	59.0	65.0	68.0
8	480	62.4	66.4	57.4	63.4	66.4

Noise Levels with Project Design Features				
Sensitive Receptor	Distance to Construction (feet)	Exterior Construction Noise Level with Attenuation [a][b]	Construction Noise Level + Ambient Noise	Increase Above Ambient
1	50	66.0	73.2	0.9
2	190	49.4	72.3	0.0
3	200	49.0	58.1	0.6
4	285	45.9	72.3	0.0
5	320	44.9	57.7	0.2
6	390	48.2	69.8	0.0
7	395	43.0	71.9	0.0
8	480	41.4	69.8	0.0

[a] Sensitive receptors with structures breaking line of site to Project Site incorporate a 5-dBA noise attenuation (SR 2,3,4,5,7,8)
[b] Project Design Features with noise control measures would reduce noise by aproximately 20-dBA

Calculations of estimated noise levels were are based on Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, May 2006.

Project: Victory Residences
Date: April 21, 2020
Analyst: Adrianna Gjonaj

Sensitive Receptor	Construction Equipment	Distance to Construction (feet)	PPV at 25 Feet (Inches/Second)	Maximum Vibration Levels during Construction
1	Loaded trucks	10	0.076	0.21
	Jackhammer	10	0.035	0.10
	Small Bulldozer	10	0.003	0.01
2	Loaded trucks	10	0.076	0.21
	Jackhammer	10	0.035	0.10
	Small Bulldozer	10	0.003	0.01

Source: California Department of Transportation, Transportation and Construction Vibration Guidance Manual, Sept 2013.

*The peak vibration levels at the nearby sensitive receptors during project construction represents the highest instantaneous vibration level that would be generated periodically during a worst-case construction activity and does not represent continuous vibration levels occurring throughout the construction day or period. Note: heavier equipment were not included (large bulldozer, caisson drilling), since the Project Site is only 0.25 acres and would not involve caisson drilling.

ATTACHMENT 4

Air Quality Modeling Worksheets

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Victory Residences

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	32.00	Dwelling Unit	0.71	29,825.00	92
General Office Building	1.00	1000sqft	0.00	1,000.00	0
Enclosed Parking with Elevator	44.00	Space	0.00	15,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	12			**Operational Year**	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Data based on Site Plan dated October 17, 2018

Construction Phase - Based on approximate 18-month construction timeline

Off-road Equipment - Equipment use on worst-case day

Off-road Equipment - Equipment use on worst-case day

Grading - Estimated 6,300 cy soil export for site clearing/grading

Trips and VMT - Assumes 14 cy haul truck capacity and average 30-mile distance to disposal site

Vehicle Trips - Trip rates based on Trip Generation Assessment

Woodstoves - No woodstoves proposed

Stationary Sources - Emergency Generators and Fire Pumps -

Construction Off-road Equipment Mitigation -

Area Mitigation -

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	44.00
tblConstructionPhase	NumDays	100.00	315.00
tblConstructionPhase	NumDays	2.00	43.00
tblConstructionPhase	PhaseEndDate	11/20/2019	12/15/2020
tblConstructionPhase	PhaseEndDate	11/6/2019	10/14/2020
tblConstructionPhase	PhaseEndDate	6/19/2019	7/31/2019
tblConstructionPhase	PhaseStartDate	11/14/2019	10/15/2020
tblConstructionPhase	PhaseStartDate	6/20/2019	8/1/2019
tblConstructionPhase	PhaseStartDate	6/18/2019	6/3/2019
tblFireplaces	NumberGas	27.20	32.00
tblFireplaces	NumberWood	1.60	0.00

tblGrading	AcresOfGrading	0.00	0.71
tblGrading	MaterialExported	0.00	6,300.00
tblLandUse	LandUseSquareFeet	32,000.00	29,825.00
tblLandUse	LandUseSquareFeet	17,600.00	15,600.00
tblLandUse	LotAcreage	0.84	0.71
tblLandUse	LotAcreage	0.02	0.00
tblLandUse	LotAcreage	0.40	0.00
tblOffRoadEquipment	LoadFactor	0.20	0.20
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentType		Pumps
tblOffRoadEquipment	OffRoadEquipmentType		Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Generator Sets
tblStationaryGeneratorsPumpsEF	CH4_EF	0.07	0.07
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	2.2477e-003
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	1,000.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.50
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	6.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	30.00
tblTripsAndVMT	HaulingTripNumber	788.00	900.00
tblVehicleTrips	ST_TR	6.39	5.23
tblVehicleTrips	ST_TR	2.46	8.42
tblVehicleTrips	SU_TR	5.86	4.79
tblVehicleTrips	SU_TR	1.05	3.59
tblVehicleTrips	WD_TR	6.65	5.44
tblVehicleTrips	WD_TR	11.03	37.75
tblWoodstoves	NumberCatalytic	1.60	0.00

tblWoodstoves	NumberNoncatalytic	1.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.1998	19.0237	17.1233	0.0362	1.4470	1.1172	2.0187	0.5981	1.0684	1.1684	0.0000	3,770.5979	3,770.5979	0.4727	0.0000	3,780.3514
2020	5.2117	17.3756	16.8009	0.0307	0.3737	0.9711	1.3448	0.1000	0.9290	1.0290	0.0000	2,931.0970	2,931.0970	0.4621	0.0000	2,942.6489
Maximum	**5.2117**	**19.0237**	**17.1233**	**0.0362**	**1.4470**	**1.1172**	**2.0187**	**0.5981**	**1.0684**	**1.1684**	**0.0000**	**3,770.5979**	**3,770.5979**	**0.4727**	**0.0000**	**3,780.3514**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.1998	19.0237	17.1233	0.0362	1.0143	1.1172	1.5859	0.3681	1.0684	1.1684	0.0000	3,770.5979	3,770.5979	0.4727	0.0000	3,780.3514
2020	5.2117	17.3756	16.8009	0.0307	0.3737	0.9711	1.3448	0.1000	0.9290	1.0290	0.0000	2,931.0970	2,931.0970	0.4621	0.0000	2,942.6489
Maximum	**5.2117**	**19.0237**	**17.1233**	**0.0362**	**1.0143**	**1.1172**	**1.5859**	**0.3681**	**1.0684**	**1.1684**	**0.0000**	**3,770.5979**	**3,770.5979**	**0.4727**	**0.0000**	**3,780.3514**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**23.77**	**0.00**	**12.87**	**32.95**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8139	0.5615	2.8793	3.5300e-003		0.0575	0.0575		0.0575	0.0575	0.0000	682.4106	682.4106	0.0177	0.0124	686.5540
Energy	0.0107	0.0915	0.0401	5.8000e-004		7.3800e-003	7.3800e-003		7.3800e-003	7.3800e-003		116.5872	116.5872	2.2300e-003	2.1400e-003	117.2800
Mobile	0.4074	2.2061	5.3666	0.0185	1.5234	0.0192	1.5427	0.4076	0.0180	0.4257		1,883.5886	1,883.5886	0.0982		1,886.0443
Stationary	0.8204	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**2.0524**	**6.5284**	**10.3782**	**0.0266**	**1.5234**	**0.2048**	**1.7282**	**0.4076**	**0.2036**	**0.6113**	**0.0000**	**3,102.3434**	**3,102.3434**	**0.1770**	**0.0146**	**3,111.1067**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8139	0.5615	2.8793	3.5300e-003		0.0575	0.0575		0.0575	0.0575	0.0000	682.4106	682.4106	0.0177	0.0124	686.5540
Energy	0.0107	0.0915	0.0401	5.8000e-004		7.3800e-003	7.3800e-003		7.3800e-003	7.3800e-003		116.5872	116.5872	2.2300e-003	2.1400e-003	117.2800
Mobile	0.4074	2.2061	5.3666	0.0185	1.5234	0.0192	1.5427	0.4076	0.0180	0.4257		1,883.5886	1,883.5886	0.0982		1,886.0443
Stationary	0.8204	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**2.0524**	**6.5284**	**10.3782**	**0.0266**	**1.5234**	**0.2048**	**1.7282**	**0.4076**	**0.2036**	**0.6113**	**0.0000**	**3,102.3434**	**3,102.3434**	**0.1770**	**0.0146**	**3,111.1067**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	6/3/2019	7/31/2019	5	43	
2	Building Construction	Building Construction	8/1/2019	10/14/2020	5	315	
3	Architectural Coating	Architectural Coating	10/15/2020	12/15/2020	5	44	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.71

Acres of Paving: 0

Residential Indoor: 60,396; Residential Outdoor: 20,132; Non-Residential Indoor: 1,500; Non-Residential Outdoor: 500; Striped Parking Area: 936 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Building Construction	Cement and Mortar Mixers	2	8.00	9	0.56
Building Construction	Pumps	2	8.00	84	0.74
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Architectural Coating	Forklifts	2	8.00	89	0.20
Architectural Coating	Generator Sets	1	2.00	84	0.74
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	4	10.00	0.00	900.00	14.70	6.90	30.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	30.00	6.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	4	6.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7868	0.0000	0.7868	0.4182	0.0000	0.4182			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125		1,159.6570	1,159.6570	0.2211		1,165.1847
Total	**0.9530**	**8.6039**	**7.6917**	**0.0120**	**0.7868**	**0.5371**	**1.3239**	**0.4182**	**0.5125**	**0.9307**		**1,159.6570**	**1,159.6570**	**0.2211**		**1,165.1847**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2430	8.2446	1.7171	0.0232	0.5484	0.0337	0.5821	0.1503	0.0322	0.1825		2,500.4753	2,500.4753	0.1656		2,504.6149
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0533	0.0373	0.4054	1.1100e-003	0.1118	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0305		110.4656	110.4656	3.4500e-003		110.5519
Total	**0.2963**	**8.2820**	**2.1225**	**0.0243**	**0.6602**	**0.0346**	**0.6947**	**0.1799**	**0.0330**	**0.2129**		**2,610.9409**	**2,610.9409**	**0.1690**		**2,615.1668**

3.2 Grading - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3541	0.0000	0.3541	0.1882	0.0000	0.1882			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125	0.0000	1,159.6570	1,159.6570	0.2211		1,165.1847
Total	**0.9530**	**8.6039**	**7.6917**	**0.0120**	**0.3541**	**0.5371**	**0.8912**	**0.1882**	**0.5125**	**0.7007**	**0.0000**	**1,159.6570**	**1,159.6570**	**0.2211**		**1,165.1847**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2430	8.2446	1.7171	0.0232	0.5484	0.0337	0.5821	0.1503	0.0322	0.1825		2,500.4753	2,500.4753	0.1656		2,504.6149
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0533	0.0373	0.4054	1.1100e-003	0.1118	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0305		110.4656	110.4656	3.4500e-003		110.5519
Total	**0.2963**	**8.2820**	**2.1225**	**0.0243**	**0.6602**	**0.0346**	**0.6947**	**0.1799**	**0.0330**	**0.2129**		**2,610.9409**	**2,610.9409**	**0.1690**		**2,615.1668**

3.3 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0157	18.2247	15.7223	0.0260		1.1100	1.1100		1.0615	1.0615		2,474.7714	2,474.7714	0.4506		2,486.0362
Total	**2.0157**	**18.2247**	**15.7223**	**0.0260**		**1.1100**	**1.1100**		**1.0615**	**1.0615**		**2,474.7714**	**2,474.7714**	**0.4506**		**2,486.0362**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0242	0.6870	0.1848	1.5100e-003	0.0384	4.6200e-003	0.0430	0.0111	4.4200e-003	0.0155		160.9898	160.9898	0.0118		161.2844
Worker	0.1600	0.1120	1.2162	3.3300e-003	0.3353	2.6100e-003	0.3379	0.0889	2.4000e-003	0.0913		331.3967	331.3967	0.0104		331.6556
Total	**0.1841**	**0.7990**	**1.4010**	**4.8400e-003**	**0.3737**	**7.2300e-003**	**0.3810**	**0.1000**	**6.8200e-003**	**0.1068**		**492.3865**	**492.3865**	**0.0221**		**492.9399**

3.3 Building Construction - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0157	18.2247	15.7223	0.0260		1.1100	1.1100		1.0615	1.0615	0.0000	2,474.7714	2,474.7714	0.4506		2,486.0362
Total	**2.0157**	**18.2247**	**15.7223**	**0.0260**		**1.1100**	**1.1100**		**1.0615**	**1.0615**	**0.0000**	**2,474.7714**	**2,474.7714**	**0.4506**		**2,486.0362**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0242	0.6870	0.1848	1.5100e-003	0.0384	4.6200e-003	0.0430	0.0111	4.4200e-003	0.0155		160.9898	160.9898	0.0118		161.2844
Worker	0.1600	0.1120	1.2162	3.3300e-003	0.3353	2.6100e-003	0.3379	0.0889	2.4000e-003	0.0913		331.3967	331.3967	0.0104		331.6556
Total	**0.1841**	**0.7990**	**1.4010**	**4.8400e-003**	**0.3737**	**7.2300e-003**	**0.3810**	**0.1000**	**6.8200e-003**	**0.1068**		**492.3865**	**492.3865**	**0.0221**		**492.9399**

3.3 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8256	16.6468	15.5295	0.0260		0.9654	0.9654		0.9236	0.9236		2,450.0799	2,450.0799	0.4418		2,461.1240
Total	**1.8256**	**16.6468**	**15.5295**	**0.0260**		**0.9654**	**0.9654**		**0.9236**	**0.9236**		**2,450.0799**	**2,450.0799**	**0.4418**		**2,461.1240**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0206	0.6290	0.1672	1.5000e-003	0.0384	3.1700e-003	0.0416	0.0111	3.0300e-003	0.0141		159.9077	159.9077	0.0111		160.1853
Worker	0.1480	0.0999	1.1043	3.2200e-003	0.3353	2.5400e-003	0.3379	0.0889	2.3400e-003	0.0913		321.1095	321.1095	9.2100e-003		321.3397
Total	**0.1687**	**0.7289**	**1.2714**	**4.7200e-003**	**0.3737**	**5.7100e-003**	**0.3794**	**0.1000**	**5.3700e-003**	**0.1054**		**481.0172**	**481.0172**	**0.0203**		**481.5250**

3.3 Building Construction - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8256	16.6468	15.5295	0.0260		0.9654	0.9654		0.9236	0.9236	0.0000	2,450.0799	2,450.0799	0.4418		2,461.1239
Total	**1.8256**	**16.6468**	**15.5295**	**0.0260**		**0.9654**	**0.9654**		**0.9236**	**0.9236**	**0.0000**	**2,450.0799**	**2,450.0799**	**0.4418**		**2,461.1239**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0206	0.6290	0.1672	1.5000e-003	0.0384	3.1700e-003	0.0416	0.0111	3.0300e-003	0.0141		159.9077	159.9077	0.0111		160.1853
Worker	0.1480	0.0999	1.1043	3.2200e-003	0.3353	2.5400e-003	0.3379	0.0889	2.3400e-003	0.0913		321.1095	321.1095	9.2100e-003		321.3397
Total	**0.1687**	**0.7289**	**1.2714**	**4.7200e-003**	**0.3737**	**5.7100e-003**	**0.3794**	**0.1000**	**5.3700e-003**	**0.1054**		**481.0172**	**481.0172**	**0.0203**		**481.5250**

3.4 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	4.5507					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.6314	5.1615	5.1301	7.6900e-003		0.3543	0.3543		0.3388	0.3388		734.7487	734.7487	0.1268		737.9185
Total	**5.1821**	**5.1615**	**5.1301**	**7.6900e-003**		**0.3543**	**0.3543**		**0.3388**	**0.3388**		**734.7487**	**734.7487**	**0.1268**		**737.9185**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0296	0.0200	0.2209	6.4000e-004	0.0671	5.1000e-004	0.0676	0.0178	4.7000e-004	0.0183		64.2219	64.2219	1.8400e-003		64.2679
Total	**0.0296**	**0.0200**	**0.2209**	**6.4000e-004**	**0.0671**	**5.1000e-004**	**0.0676**	**0.0178**	**4.7000e-004**	**0.0183**		**64.2219**	**64.2219**	**1.8400e-003**		**64.2679**

3.4 Architectural Coating - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	4.5507					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.6314	5.1615	5.1301	7.6900e-003		0.3543	0.3543		0.3388	0.3388	0.0000	734.7487	734.7487	0.1268		737.9185
Total	**5.1821**	**5.1615**	**5.1301**	**7.6900e-003**		**0.3543**	**0.3543**		**0.3388**	**0.3388**	**0.0000**	**734.7487**	**734.7487**	**0.1268**		**737.9185**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0296	0.0200	0.2209	6.4000e-004	0.0671	5.1000e-004	0.0676	0.0178	4.7000e-004	0.0183		64.2219	64.2219	1.8400e-003		64.2679
Total	**0.0296**	**0.0200**	**0.2209**	**6.4000e-004**	**0.0671**	**5.1000e-004**	**0.0676**	**0.0178**	**4.7000e-004**	**0.0183**		**64.2219**	**64.2219**	**1.8400e-003**		**64.2679**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.4074	2.2061	5.3666	0.0185	1.5234	0.0192	1.5427	0.4076	0.0180	0.4257		1,883.5886	1,883.5886	0.0982		1,886.0443
Unmitigated	0.4074	2.2061	5.3666	0.0185	1.5234	0.0192	1.5427	0.4076	0.0180	0.4257		1,883.5886	1,883.5886	0.0982		1,886.0443

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	174.08	167.36	153.28	581,424	581,424
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	37.75	8.42	3.59	92,392	92,392
Total	211.83	175.78	156.87	673,815	673,815

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
Enclosed Parking with Elevator	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
General Office Building	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0107	0.0915	0.0401	5.8000e-004		7.3800e-003	7.3800e-003		7.3800e-003	7.3800e-003		116.5872	116.5872	2.2300e-003	2.1400e-003	117.2800
NaturalGas Unmitigated	0.0107	0.0915	0.0401	5.8000e-004		7.3800e-003	7.3800e-003		7.3800e-003	7.3800e-003		116.5872	116.5872	2.2300e-003	2.1400e-003	117.2800

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	962.471	0.0104	0.0887	0.0377	5.7000e-004		7.1700e-003	7.1700e-003		7.1700e-003	7.1700e-003		113.2318	113.2318	2.1700e-003	2.0800e-003	113.9047
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	28.5205	3.1000e-004	2.8000e-003	2.3500e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004		3.3554	3.3554	6.0000e-005	6.0000e-005	3.3753
Total		**0.0107**	**0.0915**	**0.0401**	**5.9000e-004**		**7.3800e-003**	**7.3800e-003**		**7.3800e-003**	**7.3800e-003**		**116.5872**	**116.5872**	**2.2300e-003**	**2.1400e-003**	**117.2800**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	0.962471	0.0104	0.0887	0.0377	5.7000e-004		7.1700e-003	7.1700e-003		7.1700e-003	7.1700e-003		113.2318	113.2318	2.1700e-003	2.0800e-003	113.9047
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.0285205	3.1000e-004	2.8000e-003	2.3500e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004		3.3554	3.3554	6.0000e-005	6.0000e-005	3.3753
Total		**0.0107**	**0.0915**	**0.0401**	**5.9000e-004**		**7.3800e-003**	**7.3800e-003**		**7.3800e-003**	**7.3800e-003**		**116.5872**	**116.5872**	**2.2300e-003**	**2.1400e-003**	**117.2800**

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.8139	0.5615	2.8793	3.5300e-003		0.0575	0.0575		0.0575	0.0575	0.0000	682.4106	682.4106	0.0177	0.0124	686.5540
Unmitigated	0.8139	0.5615	2.8793	3.5300e-003		0.0575	0.0575		0.0575	0.0575	0.0000	682.4106	682.4106	0.0177	0.0124	686.5540

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0549					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6159					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0621	0.5308	0.2259	3.3900e-003		0.0429	0.0429		0.0429	0.0429	0.0000	677.6471	677.6471	0.0130	0.0124	681.6740
Landscaping	0.0811	0.0307	2.6534	1.4000e-004		0.0146	0.0146		0.0146	0.0146		4.7635	4.7635	4.6600e-003		4.8801
Total	**0.8139**	**0.5615**	**2.8793**	**3.5300e-003**		**0.0575**	**0.0575**		**0.0575**	**0.0575**	**0.0000**	**682.4106**	**682.4106**	**0.0177**	**0.0124**	**686.5541**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0549					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6159					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0621	0.5308	0.2259	3.3900e-003		0.0429	0.0429		0.0429	0.0429	0.0000	677.6471	677.6471	0.0130	0.0124	681.6740
Landscaping	0.0811	0.0307	2.6534	1.4000e-004		0.0146	0.0146		0.0146	0.0146		4.7635	4.7635	4.6600e-003		4.8801
Total	**0.8139**	**0.5615**	**2.8793**	**3.5300e-003**		**0.0575**	**0.0575**		**0.0575**	**0.0575**	**0.0000**	**682.4106**	**682.4106**	**0.0177**	**0.0124**	**686.5541**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.5	6	1000	0.73	Diesel

Boilers

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

User Defined Equipment

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (750 - 9999 HP)	0.8204	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**0.8204**	**3.6694**	**2.0922**	**3.9400e-003**		**0.1207**	**0.1207**		**0.1207**	**0.1207**		**419.7571**	**419.7571**	**0.0589**		**421.2283**

11.0 Vegetation

Victory Residences

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	32.00	Dwelling Unit	0.71	29,825.00	92
General Office Building	1.00	1000sqft	0.00	1,000.00	0
Enclosed Parking with Elevator	44.00	Space	0.00	15,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	12			**Operational Year**	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Victory Residences - South Coast AQMD Air District, Summer

Project Characteristics -

Land Use - Project Data based on Site Plan dated October 17, 2018

Construction Phase - Based on approximate 18-month construction timeline

Off-road Equipment - Equipment use on worst-case day

Off-road Equipment - Equipment use on worst-case day

Grading - Estimated 6,300 cy soil export for site clearing/grading

Trips and VMT - Assumes 14 cy haul truck capacity and average 30-mile distance to disposal site

Vehicle Trips - Trip rates based on Trip Generation Assessment

Woodstoves - No woodstoves proposed

Stationary Sources - Emergency Generators and Fire Pumps -

Construction Off-road Equipment Mitigation -

Area Mitigation -

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	44.00
tblConstructionPhase	NumDays	100.00	315.00
tblConstructionPhase	NumDays	2.00	43.00
tblConstructionPhase	PhaseEndDate	11/20/2019	12/15/2020
tblConstructionPhase	PhaseEndDate	11/6/2019	10/14/2020
tblConstructionPhase	PhaseEndDate	6/19/2019	7/31/2019
tblConstructionPhase	PhaseStartDate	11/14/2019	10/15/2020
tblConstructionPhase	PhaseStartDate	6/20/2019	8/1/2019
tblConstructionPhase	PhaseStartDate	6/18/2019	6/3/2019
tblFireplaces	NumberGas	27.20	32.00
tblFireplaces	NumberWood	1.60	0.00

tblGrading	AcresOfGrading	0.00	0.71
tblGrading	MaterialExported	0.00	6,300.00
tblLandUse	LandUseSquareFeet	32,000.00	29,825.00
tblLandUse	LandUseSquareFeet	17,600.00	15,600.00
tblLandUse	LotAcreage	0.84	0.71
tblLandUse	LotAcreage	0.02	0.00
tblLandUse	LotAcreage	0.40	0.00
tblOffRoadEquipment	LoadFactor	0.20	0.20
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentType		Pumps
tblOffRoadEquipment	OffRoadEquipmentType		Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Generator Sets
tblStationaryGeneratorsPumpsEF	CH4_EF	0.07	0.07
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	2.2477e-003
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	1,000.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.50
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	6.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	30.00
tblTripsAndVMT	HaulingTripNumber	788.00	900.00
tblVehicleTrips	ST_TR	6.39	5.23
tblVehicleTrips	ST_TR	2.46	8.42
tblVehicleTrips	SU_TR	5.86	4.79
tblVehicleTrips	SU_TR	1.05	3.59
tblVehicleTrips	WD_TR	6.65	5.44
tblVehicleTrips	WD_TR	11.03	37.75
tblWoodstoves	NumberCatalytic	1.60	0.00

tblWoodstoves	NumberNoncatalytic	1.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.1858	19.0135	17.2363	0.0366	1.4470	1.1171	2.0182	0.5981	1.0683	1.1683	0.0000	3,810.3952	3,810.3952	0.4726	0.0000	3,820.0183
2020	5.2093	17.3676	16.9059	0.0310	0.3737	0.9711	1.3448	0.1000	0.9289	1.0289	0.0000	2,958.0742	2,958.0742	0.4620	0.0000	2,969.6235
Maximum	**5.2093**	**19.0135**	**17.2363**	**0.0366**	**1.4470**	**1.1171**	**2.0182**	**0.5981**	**1.0683**	**1.1683**	**0.0000**	**3,810.3952**	**3,810.3952**	**0.4726**	**0.0000**	**3,820.0183**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.1858	19.0135	17.2363	0.0366	1.0143	1.1171	1.5855	0.3681	1.0683	1.1683	0.0000	3,810.3952	3,810.3952	0.4726	0.0000	3,820.0183
2020	5.2093	17.3676	16.9059	0.0310	0.3737	0.9711	1.3448	0.1000	0.9289	1.0289	0.0000	2,958.0742	2,958.0742	0.4620	0.0000	2,969.6235
Maximum	**5.2093**	**19.0135**	**17.2363**	**0.0366**	**1.0143**	**1.1171**	**1.5855**	**0.3681**	**1.0683**	**1.1683**	**0.0000**	**3,810.3952**	**3,810.3952**	**0.4726**	**0.0000**	**3,820.0183**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**23.77**	**0.00**	**12.87**	**32.95**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8139	0.5615	2.8793	3.5300e-003		0.0575	0.0575		0.0575	0.0575	0.0000	682.4106	682.4106	0.0177	0.0124	686.5540
Energy	0.0107	0.0915	0.0401	5.8000e-004		7.3800e-003	7.3800e-003		7.3800e-003	7.3800e-003		116.5872	116.5872	2.2300e-003	2.1400e-003	117.2800
Mobile	0.4274	2.1560	5.7291	0.0196	1.5234	0.0191	1.5425	0.4076	0.0179	0.4256		1,989.6840	1,989.6840	0.0985		1,992.1475
Stationary	0.8204	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**2.0724**	**6.4784**	**10.7407**	**0.0276**	**1.5234**	**0.2047**	**1.7281**	**0.4076**	**0.2035**	**0.6112**	**0.0000**	**3,208.4388**	**3,208.4388**	**0.1773**	**0.0146**	**3,217.2099**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8139	0.5615	2.8793	3.5300e-003		0.0575	0.0575		0.0575	0.0575	0.0000	682.4106	682.4106	0.0177	0.0124	686.5540
Energy	0.0107	0.0915	0.0401	5.8000e-004		7.3800e-003	7.3800e-003		7.3800e-003	7.3800e-003		116.5872	116.5872	2.2300e-003	2.1400e-003	117.2800
Mobile	0.4274	2.1560	5.7291	0.0196	1.5234	0.0191	1.5425	0.4076	0.0179	0.4256		1,989.6840	1,989.6840	0.0985		1,992.1475
Stationary	0.8204	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**2.0724**	**6.4784**	**10.7407**	**0.0276**	**1.5234**	**0.2047**	**1.7281**	**0.4076**	**0.2035**	**0.6112**	**0.0000**	**3,208.4388**	**3,208.4388**	**0.1773**	**0.0146**	**3,217.2099**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	6/3/2019	7/31/2019	5	43	
2	Building Construction	Building Construction	8/1/2019	10/14/2020	5	315	
3	Architectural Coating	Architectural Coating	10/15/2020	12/15/2020	5	44	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.71

Acres of Paving: 0

Residential Indoor: 60,396; Residential Outdoor: 20,132; Non-Residential Indoor: 1,500; Non-Residential Outdoor: 500; Striped Parking Area: 936 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Building Construction	Cement and Mortar Mixers	2	8.00	9	0.56
Building Construction	Pumps	2	8.00	84	0.74
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Architectural Coating	Forklifts	2	8.00	89	0.20
Architectural Coating	Generator Sets	1	2.00	84	0.74
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	4	10.00	0.00	900.00	14.70	6.90	30.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	30.00	6.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	4	6.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7868	0.0000	0.7868	0.4182	0.0000	0.4182			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125		1,159.6570	1,159.6570	0.2211		1,165.1847
Total	**0.9530**	**8.6039**	**7.6917**	**0.0120**	**0.7868**	**0.5371**	**1.3239**	**0.4182**	**0.5125**	**0.9307**		**1,159.6570**	**1,159.6570**	**0.2211**		**1,165.1847**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2379	8.0788	1.6244	0.0235	0.5484	0.0333	0.5817	0.1503	0.0318	0.1821		2,532.6393	2,532.6393	0.1601		2,536.6424
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0490	0.0341	0.4493	1.1900e-003	0.1118	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0305		118.0989	118.0989	3.6900e-003		118.1912
Total	**0.2869**	**8.1128**	**2.0738**	**0.0246**	**0.6602**	**0.0341**	**0.6943**	**0.1799**	**0.0326**	**0.2125**		**2,650.7382**	**2,650.7382**	**0.1638**		**2,654.8337**

3.2 Grading - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3541	0.0000	0.3541	0.1882	0.0000	0.1882			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125	0.0000	1,159.6570	1,159.6570	0.2211		1,165.1847
Total	**0.9530**	**8.6039**	**7.6917**	**0.0120**	**0.3541**	**0.5371**	**0.8912**	**0.1882**	**0.5125**	**0.7007**	**0.0000**	**1,159.6570**	**1,159.6570**	**0.2211**		**1,165.1847**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2379	8.0788	1.6244	0.0235	0.5484	0.0333	0.5817	0.1503	0.0318	0.1821		2,532.6393	2,532.6393	0.1601		2,536.6424
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0490	0.0341	0.4493	1.1900e-003	0.1118	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0305		118.0989	118.0989	3.6900e-003		118.1912
Total	**0.2869**	**8.1128**	**2.0738**	**0.0246**	**0.6602**	**0.0341**	**0.6943**	**0.1799**	**0.0326**	**0.2125**		**2,650.7382**	**2,650.7382**	**0.1638**		**2,654.8337**

3.3 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0157	18.2247	15.7223	0.0260		1.1100	1.1100		1.0615	1.0615		2,474.7714	2,474.7714	0.4506		2,486.0362
Total	**2.0157**	**18.2247**	**15.7223**	**0.0260**		**1.1100**	**1.1100**		**1.0615**	**1.0615**		**2,474.7714**	**2,474.7714**	**0.4506**		**2,486.0362**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0231	0.6865	0.1660	1.5600e-003	0.0384	4.5500e-003	0.0430	0.0111	4.3500e-003	0.0154		165.7318	165.7318	0.0110		166.0060
Worker	0.1469	0.1022	1.3480	3.5600e-003	0.3353	2.6100e-003	0.3379	0.0889	2.4000e-003	0.0913		354.2967	354.2967	0.0111		354.5737
Total	**0.1701**	**0.7888**	**1.5140**	**5.1200e-003**	**0.3737**	**7.1600e-003**	**0.3809**	**0.1000**	**6.7500e-003**	**0.1068**		**520.0285**	**520.0285**	**0.0221**		**520.5797**

3.3 Building Construction - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0157	18.2247	15.7223	0.0260		1.1100	1.1100		1.0615	1.0615	0.0000	2,474.7714	2,474.7714	0.4506		2,486.0362
Total	**2.0157**	**18.2247**	**15.7223**	**0.0260**		**1.1100**	**1.1100**		**1.0615**	**1.0615**	**0.0000**	**2,474.7714**	**2,474.7714**	**0.4506**		**2,486.0362**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0231	0.6865	0.1660	1.5600e-003	0.0384	4.5500e-003	0.0430	0.0111	4.3500e-003	0.0154		165.7318	165.7318	0.0110		166.0060
Worker	0.1469	0.1022	1.3480	3.5600e-003	0.3353	2.6100e-003	0.3379	0.0889	2.4000e-003	0.0913		354.2967	354.2967	0.0111		354.5737
Total	**0.1701**	**0.7888**	**1.5140**	**5.1200e-003**	**0.3737**	**7.1600e-003**	**0.3809**	**0.1000**	**6.7500e-003**	**0.1068**		**520.0285**	**520.0285**	**0.0221**		**520.5797**

3.3 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8256	16.6468	15.5295	0.0260		0.9654	0.9654		0.9236	0.9236		2,450.0799	2,450.0799	0.4418		2,461.1240
Total	**1.8256**	**16.6468**	**15.5295**	**0.0260**		**0.9654**	**0.9654**		**0.9236**	**0.9236**		**2,450.0799**	**2,450.0799**	**0.4418**		**2,461.1240**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0197	0.6296	0.1499	1.5400e-003	0.0384	3.1200e-003	0.0415	0.0111	2.9800e-003	0.0140		164.6691	164.6691	0.0103		164.9275
Worker	0.1357	0.0912	1.2265	3.4500e-003	0.3353	2.5400e-003	0.3379	0.0889	2.3400e-003	0.0913		343.3252	343.3252	9.8700e-003		343.5720
Total	**0.1554**	**0.7209**	**1.3764**	**4.9900e-003**	**0.3737**	**5.6600e-003**	**0.3794**	**0.1000**	**5.3200e-003**	**0.1053**		**507.9943**	**507.9943**	**0.0202**		**508.4996**

3.3 Building Construction - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8256	16.6468	15.5295	0.0260		0.9654	0.9654		0.9236	0.9236	0.0000	2,450.0799	2,450.0799	0.4418		2,461.1239
Total	**1.8256**	**16.6468**	**15.5295**	**0.0260**		**0.9654**	**0.9654**		**0.9236**	**0.9236**	**0.0000**	**2,450.0799**	**2,450.0799**	**0.4418**		**2,461.1239**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0197	0.6296	0.1499	1.5400e-003	0.0384	3.1200e-003	0.0415	0.0111	2.9800e-003	0.0140		164.6691	164.6691	0.0103		164.9275
Worker	0.1357	0.0912	1.2265	3.4500e-003	0.3353	2.5400e-003	0.3379	0.0889	2.3400e-003	0.0913		343.3252	343.3252	9.8700e-003		343.5720
Total	**0.1554**	**0.7209**	**1.3764**	**4.9900e-003**	**0.3737**	**5.6600e-003**	**0.3794**	**0.1000**	**5.3200e-003**	**0.1053**		**507.9943**	**507.9943**	**0.0202**		**508.4996**

3.4 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	4.5507					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.6314	5.1615	5.1301	7.6900e-003		0.3543	0.3543		0.3388	0.3388		734.7487	734.7487	0.1268		737.9185
Total	**5.1821**	**5.1615**	**5.1301**	**7.6900e-003**		**0.3543**	**0.3543**		**0.3388**	**0.3388**		**734.7487**	**734.7487**	**0.1268**		**737.9185**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0272	0.0183	0.2453	6.9000e-004	0.0671	5.1000e-004	0.0676	0.0178	4.7000e-004	0.0183		68.6651	68.6651	1.9700e-003		68.7144
Total	**0.0272**	**0.0183**	**0.2453**	**6.9000e-004**	**0.0671**	**5.1000e-004**	**0.0676**	**0.0178**	**4.7000e-004**	**0.0183**		**68.6651**	**68.6651**	**1.9700e-003**		**68.7144**

3.4 Architectural Coating - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	4.5507					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.6314	5.1615	5.1301	7.6900e-003		0.3543	0.3543		0.3388	0.3388	0.0000	734.7487	734.7487	0.1268		737.9185
Total	**5.1821**	**5.1615**	**5.1301**	**7.6900e-003**		**0.3543**	**0.3543**		**0.3388**	**0.3388**	**0.0000**	**734.7487**	**734.7487**	**0.1268**		**737.9185**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0272	0.0183	0.2453	6.9000e-004	0.0671	5.1000e-004	0.0676	0.0178	4.7000e-004	0.0183		68.6651	68.6651	1.9700e-003		68.7144
Total	**0.0272**	**0.0183**	**0.2453**	**6.9000e-004**	**0.0671**	**5.1000e-004**	**0.0676**	**0.0178**	**4.7000e-004**	**0.0183**		**68.6651**	**68.6651**	**1.9700e-003**		**68.7144**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.4274	2.1560	5.7291	0.0196	1.5234	0.0191	1.5425	0.4076	0.0179	0.4256		1,989.6840	1,989.6840	0.0985		1,992.1475
Unmitigated	0.4274	2.1560	5.7291	0.0196	1.5234	0.0191	1.5425	0.4076	0.0179	0.4256		1,989.6840	1,989.6840	0.0985		1,992.1475

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	174.08	167.36	153.28	581,424	581,424
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	37.75	8.42	3.59	92,392	92,392
Total	211.83	175.78	156.87	673,815	673,815

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
Enclosed Parking with Elevator	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
General Office Building	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0107	0.0915	0.0401	5.8000e-004		7.3800e-003	7.3800e-003		7.3800e-003	7.3800e-003		116.5872	116.5872	2.2300e-003	2.1400e-003	117.2800
NaturalGas Unmitigated	0.0107	0.0915	0.0401	5.8000e-004		7.3800e-003	7.3800e-003		7.3800e-003	7.3800e-003		116.5872	116.5872	2.2300e-003	2.1400e-003	117.2800

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	962.471	0.0104	0.0887	0.0377	5.7000e-004		7.1700e-003	7.1700e-003		7.1700e-003	7.1700e-003		113.2318	113.2318	2.1700e-003	2.0800e-003	113.9047
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	28.5205	3.1000e-004	2.8000e-003	2.3500e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004		3.3554	3.3554	6.0000e-005	6.0000e-005	3.3753
Total		**0.0107**	**0.0915**	**0.0401**	**5.9000e-004**		**7.3800e-003**	**7.3800e-003**		**7.3800e-003**	**7.3800e-003**		**116.5872**	**116.5872**	**2.2300e-003**	**2.1400e-003**	**117.2800**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	0.962471	0.0104	0.0887	0.0377	5.7000e-004		7.1700e-003	7.1700e-003		7.1700e-003	7.1700e-003		113.2318	113.2318	2.1700e-003	2.0800e-003	113.9047
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.0285205	3.1000e-004	2.8000e-003	2.3500e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004		3.3554	3.3554	6.0000e-005	6.0000e-005	3.3753
Total		**0.0107**	**0.0915**	**0.0401**	**5.9000e-004**		**7.3800e-003**	**7.3800e-003**		**7.3800e-003**	**7.3800e-003**		**116.5872**	**116.5872**	**2.2300e-003**	**2.1400e-003**	**117.2800**

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.8139	0.5615	2.8793	3.5300e-003		0.0575	0.0575		0.0575	0.0575	0.0000	682.4106	682.4106	0.0177	0.0124	686.5540
Unmitigated	0.8139	0.5615	2.8793	3.5300e-003		0.0575	0.0575		0.0575	0.0575	0.0000	682.4106	682.4106	0.0177	0.0124	686.5540

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0549					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6159					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0621	0.5308	0.2259	3.3900e-003		0.0429	0.0429		0.0429	0.0429	0.0000	677.6471	677.6471	0.0130	0.0124	681.6740
Landscaping	0.0811	0.0307	2.6534	1.4000e-004		0.0146	0.0146		0.0146	0.0146		4.7635	4.7635	4.6600e-003		4.8801
Total	**0.8139**	**0.5615**	**2.8793**	**3.5300e-003**		**0.0575**	**0.0575**		**0.0575**	**0.0575**	**0.0000**	**682.4106**	**682.4106**	**0.0177**	**0.0124**	**686.5541**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0549					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6159					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0621	0.5308	0.2259	3.3900e-003		0.0429	0.0429		0.0429	0.0429	0.0000	677.6471	677.6471	0.0130	0.0124	681.6740
Landscaping	0.0811	0.0307	2.6534	1.4000e-004		0.0146	0.0146		0.0146	0.0146		4.7635	4.7635	4.6600e-003		4.8801
Total	**0.8139**	**0.5615**	**2.8793**	**3.5300e-003**		**0.0575**	**0.0575**		**0.0575**	**0.0575**	**0.0000**	**682.4106**	**682.4106**	**0.0177**	**0.0124**	**686.5541**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.5	6	1000	0.73	Diesel

Boilers

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

User Defined Equipment

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (750 - 9999 HP)	0.8204	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**0.8204**	**3.6694**	**2.0922**	**3.9400e-003**		**0.1207**	**0.1207**		**0.1207**	**0.1207**		**419.7571**	**419.7571**	**0.0589**		**421.2283**

11.0 Vegetation

ATTACHMENT 5

Greenhouse Gas Emissions Worksheets

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Victory Residences

South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	32.00	Dwelling Unit	0.71	29,825.00	92
General Office Building	1.00	1000sqft	0.00	1,000.00	0
Enclosed Parking with Elevator	44.00	Space	0.00	15,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	12			**Operational Year**	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Data based on Site Plan dated October 17, 2018

Construction Phase - Based on approximate 18-month construction timeline

Off-road Equipment - Equipment use on worst-case day

Off-road Equipment - Equipment use on worst-case day

Grading - Estimated 6,300 cy soil export for site clearing/grading

Trips and VMT - Assumes 14 cy haul truck capacity and average 30-mile distance to disposal site

Vehicle Trips - Trip rates based on Trip Generation Assessment

Woodstoves - No woodstoves proposed

Stationary Sources - Emergency Generators and Fire Pumps -

Construction Off-road Equipment Mitigation -

Area Mitigation -

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	44.00
tblConstructionPhase	NumDays	100.00	315.00
tblConstructionPhase	NumDays	2.00	43.00
tblConstructionPhase	PhaseEndDate	11/20/2019	12/15/2020
tblConstructionPhase	PhaseEndDate	11/6/2019	10/14/2020
tblConstructionPhase	PhaseEndDate	6/19/2019	7/31/2019
tblConstructionPhase	PhaseStartDate	11/14/2019	10/15/2020
tblConstructionPhase	PhaseStartDate	6/20/2019	8/1/2019
tblConstructionPhase	PhaseStartDate	6/18/2019	6/3/2019
tblFireplaces	NumberGas	27.20	32.00
tblFireplaces	NumberWood	1.60	0.00

Victory Residences - South Coast AQMD Air District, Annual

tblGrading	AcresOfGrading	0.00	0.71
tblGrading	MaterialExported	0.00	6,300.00
tblLandUse	LandUseSquareFeet	32,000.00	29,825.00
tblLandUse	LandUseSquareFeet	17,600.00	15,600.00
tblLandUse	LotAcreage	0.84	0.71
tblLandUse	LotAcreage	0.02	0.00
tblLandUse	LotAcreage	0.40	0.00
tblOffRoadEquipment	LoadFactor	0.20	0.20
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentType		Pumps
tblOffRoadEquipment	OffRoadEquipmentType		Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Generator Sets
tblStationaryGeneratorsPumpsEF	CH4_EF	0.07	0.07
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	2.2477e-003
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	1,000.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.50
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	6.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	30.00
tblTripsAndVMT	HaulingTripNumber	788.00	900.00
tblVehicleTrips	ST_TR	6.39	5.23
tblVehicleTrips	ST_TR	2.46	8.42
tblVehicleTrips	SU_TR	5.86	4.79
tblVehicleTrips	SU_TR	1.05	3.59
tblVehicleTrips	WD_TR	6.65	5.44
tblVehicleTrips	WD_TR	11.03	37.75
tblWoodstoves	NumberCatalytic	1.60	0.00

tblWoodstoves	NumberNoncatalytic	1.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.1457	1.4038	1.1447	2.4700e-003	0.0509	0.0732	0.1241	0.0182	0.0700	0.0881	0.0000	221.0619	221.0619	0.0309	0.0000	221.8346
2020	0.3185	1.9052	1.8508	3.3500e-003	0.0393	0.1078	0.1471	0.0105	0.1032	0.1137	0.0000	290.6221	290.6221	0.0457	0.0000	291.7651
Maximum	**0.3185**	**1.9052**	**1.8508**	**3.3500e-003**	**0.0509**	**0.1078**	**0.1471**	**0.0182**	**0.1032**	**0.1137**	**0.0000**	**290.6221**	**290.6221**	**0.0457**	**0.0000**	**291.7651**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.1457	1.4038	1.1447	2.4700e-003	0.0416	0.0732	0.1147	0.0132	0.0700	0.0832	0.0000	221.0617	221.0617	0.0309	0.0000	221.8344
2020	0.3185	1.9051	1.8508	3.3500e-003	0.0393	0.1078	0.1471	0.0105	0.1032	0.1137	0.0000	290.6218	290.6218	0.0457	0.0000	291.7648
Maximum	**0.3185**	**1.9051**	**1.8508**	**3.3500e-003**	**0.0416**	**0.1078**	**0.1471**	**0.0132**	**0.1032**	**0.1137**	**0.0000**	**290.6218**	**290.6218**	**0.0457**	**0.0000**	**291.7648**

Victory Residences - South Coast AQMD Air District, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	10.33	0.00	3.43	17.23	0.00	2.45	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	6-3-2019	9-2-2019	0.6282	0.6282
2	9-3-2019	12-2-2019	0.6895	0.6895
3	12-3-2019	3-2-2020	0.6487	0.6487
4	3-3-2020	6-2-2020	0.6360	0.6360
5	6-3-2020	9-2-2020	0.6357	0.6357
6	9-3-2020	9-30-2020	0.1935	0.1935
		Highest	0.6895	0.6895

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1333	0.0105	0.3345	6.0000e-005		2.3600e-003	2.3600e-003		2.3600e-003	2.3600e-003	0.0000	8.2246	8.2246	6.8000e-004	1.4000e-004	8.2834
Energy	1.9500e-003	0.0167	7.3200e-003	1.1000e-004		1.3500e-003	1.3500e-003		1.3500e-003	1.3500e-003	0.0000	149.6994	149.6994	3.4500e-003	9.9000e-004	150.0809
Mobile	0.0682	0.3842	0.9330	3.2200e-003	0.2560	3.2700e-003	0.2593	0.0686	3.0700e-003	0.0717	0.0000	296.7260	296.7260	0.0152	0.0000	297.1051
Stationary	4.9200e-003	0.0220	0.0126	2.0000e-005		7.2000e-004	7.2000e-004		7.2000e-004	7.2000e-004	0.0000	2.2848	2.2848	3.2000e-004	0.0000	2.2928
Waste						0.0000	0.0000		0.0000	0.0000	3.1768	0.0000	3.1768	0.1877	0.0000	7.8704
Water						0.0000	0.0000		0.0000	0.0000	0.7178	25.2167	25.9346	0.0743	1.8600e-003	28.3482
Total	**0.2084**	**0.4334**	**1.2874**	**3.4100e-003**	**0.2560**	**7.7000e-003**	**0.2637**	**0.0686**	**7.5000e-003**	**0.0761**	**3.8947**	**482.1514**	**486.0461**	**0.2817**	**2.9900e-003**	**493.9809**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1333	0.0105	0.3345	6.0000e-005		2.3600e-003	2.3600e-003		2.3600e-003	2.3600e-003	0.0000	8.2246	8.2246	6.8000e-004	1.4000e-004	8.2834
Energy	1.9500e-003	0.0167	7.3200e-003	1.1000e-004		1.3500e-003	1.3500e-003		1.3500e-003	1.3500e-003	0.0000	149.6994	149.6994	3.4500e-003	9.9000e-004	150.0809
Mobile	0.0682	0.3842	0.9330	3.2200e-003	0.2560	3.2700e-003	0.2593	0.0686	3.0700e-003	0.0717	0.0000	296.7260	296.7260	0.0152	0.0000	297.1051
Stationary	4.9200e-003	0.0220	0.0126	2.0000e-005		7.2000e-004	7.2000e-004		7.2000e-004	7.2000e-004	0.0000	2.2848	2.2848	3.2000e-004	0.0000	2.2928
Waste						0.0000	0.0000		0.0000	0.0000	1.5884	0.0000	1.5884	0.0939	0.0000	3.9352
Water						0.0000	0.0000		0.0000	0.0000	0.5743	21.9349	22.5091	0.0595	1.5000e-003	24.4436
Total	**0.2084**	**0.4334**	**1.2874**	**3.4100e-003**	**0.2560**	**7.7000e-003**	**0.2637**	**0.0686**	**7.5000e-003**	**0.0761**	**2.1627**	**478.8696**	**481.0323**	**0.1730**	**2.6300e-003**	**486.1411**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**44.47**	**0.68**	**1.03**	**38.59**	**12.04**	**1.59**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	6/3/2019	7/31/2019	5	43	
2	Building Construction	Building Construction	8/1/2019	10/14/2020	5	315	
3	Architectural Coating	Architectural Coating	10/15/2020	12/15/2020	5	44	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.71

Acres of Paving: 0

Residential Indoor: 60,396; Residential Outdoor: 20,132; Non-Residential Indoor: 1,500; Non-Residential Outdoor: 500; Striped Parking Area: 936 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Building Construction	Cement and Mortar Mixers	2	8.00	9	0.56
Building Construction	Pumps	2	8.00	84	0.74
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Architectural Coating	Forklifts	2	8.00	89	0.20
Architectural Coating	Generator Sets	1	2.00	84	0.74
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	4	10.00	0.00	900.00	14.70	6.90	30.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	30.00	6.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	4	6.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0169	0.0000	0.0169	8.9900e-003	0.0000	8.9900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0205	0.1850	0.1654	2.6000e-004		0.0116	0.0116		0.0110	0.0110	0.0000	22.6185	22.6185	4.3100e-003	0.0000	22.7263
Total	**0.0205**	**0.1850**	**0.1654**	**2.6000e-004**	**0.0169**	**0.0116**	**0.0285**	**8.9900e-003**	**0.0110**	**0.0200**	**0.0000**	**22.6185**	**22.6185**	**4.3100e-003**	**0.0000**	**22.7263**

3.2 Grading - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.1600e-003	0.1803	0.0358	5.0000e-004	0.0116	7.2000e-004	0.0123	3.1800e-003	6.9000e-004	3.8700e-003	0.0000	49.1343	49.1343	3.1700e-003	0.0000	49.2136
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0400e-003	8.2000e-004	8.9600e-003	2.0000e-005	2.3600e-003	2.0000e-005	2.3800e-003	6.3000e-004	2.0000e-005	6.4000e-004	0.0000	2.1915	2.1915	7.0000e-005	0.0000	2.1932
Total	**6.2000e-003**	**0.1811**	**0.0447**	**5.2000e-004**	**0.0140**	**7.4000e-004**	**0.0147**	**3.8100e-003**	**7.1000e-004**	**4.5100e-003**	**0.0000**	**51.3258**	**51.3258**	**3.2400e-003**	**0.0000**	**51.4067**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.6100e-003	0.0000	7.6100e-003	4.0500e-003	0.0000	4.0500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0205	0.1850	0.1654	2.6000e-004		0.0116	0.0116		0.0110	0.0110	0.0000	22.6185	22.6185	4.3100e-003	0.0000	22.7263
Total	**0.0205**	**0.1850**	**0.1654**	**2.6000e-004**	**7.6100e-003**	**0.0116**	**0.0192**	**4.0500e-003**	**0.0110**	**0.0151**	**0.0000**	**22.6185**	**22.6185**	**4.3100e-003**	**0.0000**	**22.7263**

3.2 Grading - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.1600e-003	0.1803	0.0358	5.0000e-004	0.0116	7.2000e-004	0.0123	3.1800e-003	6.9000e-004	3.8700e-003	0.0000	49.1343	49.1343	3.1700e-003	0.0000	49.2136
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0400e-003	8.2000e-004	8.9600e-003	2.0000e-005	2.3600e-003	2.0000e-005	2.3800e-003	6.3000e-004	2.0000e-005	6.4000e-004	0.0000	2.1915	2.1915	7.0000e-005	0.0000	2.1932
Total	**6.2000e-003**	**0.1811**	**0.0447**	**5.2000e-004**	**0.0140**	**7.4000e-004**	**0.0147**	**3.8100e-003**	**7.1000e-004**	**4.5100e-003**	**0.0000**	**51.3258**	**51.3258**	**3.2400e-003**	**0.0000**	**51.4067**

3.3 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1099	0.9933	0.8569	1.4100e-003		0.0605	0.0605		0.0579	0.0579	0.0000	122.3566	122.3566	0.0223	0.0000	122.9135
Total	**0.1099**	**0.9933**	**0.8569**	**1.4100e-003**		**0.0605**	**0.0605**		**0.0579**	**0.0579**	**0.0000**	**122.3566**	**122.3566**	**0.0223**	**0.0000**	**122.9135**

3.3 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2800e-003	0.0381	9.5600e-003	8.0000e-005	2.0600e-003	2.5000e-004	2.3100e-003	5.9000e-004	2.4000e-004	8.3000e-004	0.0000	8.0956	8.0956	5.6000e-004	0.0000	8.1096
Worker	7.9000e-003	6.2700e-003	0.0682	1.8000e-004	0.0179	1.4000e-004	0.0181	4.7600e-003	1.3000e-004	4.8900e-003	0.0000	16.6654	16.6654	5.2000e-004	0.0000	16.6785
Total	**9.1800e-003**	**0.0444**	**0.0777**	**2.6000e-004**	**0.0200**	**3.9000e-004**	**0.0204**	**5.3500e-003**	**3.7000e-004**	**5.7200e-003**	**0.0000**	**24.7610**	**24.7610**	**1.0800e-003**	**0.0000**	**24.7880**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1099	0.9932	0.8569	1.4100e-003		0.0605	0.0605		0.0579	0.0579	0.0000	122.3564	122.3564	0.0223	0.0000	122.9134
Total	**0.1099**	**0.9932**	**0.8569**	**1.4100e-003**		**0.0605**	**0.0605**		**0.0579**	**0.0579**	**0.0000**	**122.3564**	**122.3564**	**0.0223**	**0.0000**	**122.9134**

3.3 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2800e-003	0.0381	9.5600e-003	8.0000e-005	2.0600e-003	2.5000e-004	2.3100e-003	5.9000e-004	2.4000e-004	8.3000e-004	0.0000	8.0956	8.0956	5.6000e-004	0.0000	8.1096
Worker	7.9000e-003	6.2700e-003	0.0682	1.8000e-004	0.0179	1.4000e-004	0.0181	4.7600e-003	1.3000e-004	4.8900e-003	0.0000	16.6654	16.6654	5.2000e-004	0.0000	16.6785
Total	**9.1800e-003**	**0.0444**	**0.0777**	**2.6000e-004**	**0.0200**	**3.9000e-004**	**0.0204**	**5.3500e-003**	**3.7000e-004**	**5.7200e-003**	**0.0000**	**24.7610**	**24.7610**	**1.0800e-003**	**0.0000**	**24.7880**

3.3 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1880	1.7146	1.5995	2.6700e-003		0.0994	0.0994		0.0951	0.0951	0.0000	228.9355	228.9355	0.0413	0.0000	229.9675
Total	**0.1880**	**1.7146**	**1.5995**	**2.6700e-003**		**0.0994**	**0.0994**		**0.0951**	**0.0951**	**0.0000**	**228.9355**	**228.9355**	**0.0413**	**0.0000**	**229.9675**

3.3 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0700e-003	0.0660	0.0163	1.6000e-004	3.9000e-003	3.2000e-004	4.2200e-003	1.1200e-003	3.1000e-004	1.4300e-003	0.0000	15.1998	15.1998	1.0000e-003	0.0000	15.2248
Worker	0.0138	0.0106	0.1170	3.4000e-004	0.0339	2.6000e-004	0.0342	9.0000e-003	2.4000e-004	9.2400e-003	0.0000	30.5189	30.5189	8.8000e-004	0.0000	30.5408
Total	**0.0159**	**0.0765**	**0.1334**	**5.0000e-004**	**0.0378**	**5.8000e-004**	**0.0384**	**0.0101**	**5.5000e-004**	**0.0107**	**0.0000**	**45.7187**	**45.7187**	**1.8800e-003**	**0.0000**	**45.7655**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1880	1.7146	1.5995	2.6700e-003		0.0994	0.0994		0.0951	0.0951	0.0000	228.9353	228.9353	0.0413	0.0000	229.9672
Total	**0.1880**	**1.7146**	**1.5995**	**2.6700e-003**		**0.0994**	**0.0994**		**0.0951**	**0.0951**	**0.0000**	**228.9353**	**228.9353**	**0.0413**	**0.0000**	**229.9672**

3.3 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0700e-003	0.0660	0.0163	1.6000e-004	3.9000e-003	3.2000e-004	4.2200e-003	1.1200e-003	3.1000e-004	1.4300e-003	0.0000	15.1998	15.1998	1.0000e-003	0.0000	15.2248
Worker	0.0138	0.0106	0.1170	3.4000e-004	0.0339	2.6000e-004	0.0342	9.0000e-003	2.4000e-004	9.2400e-003	0.0000	30.5189	30.5189	8.8000e-004	0.0000	30.5408
Total	**0.0159**	**0.0765**	**0.1334**	**5.0000e-004**	**0.0378**	**5.8000e-004**	**0.0384**	**0.0101**	**5.5000e-004**	**0.0107**	**0.0000**	**45.7187**	**45.7187**	**1.8800e-003**	**0.0000**	**45.7655**

3.4 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1001					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0139	0.1136	0.1129	1.7000e-004		7.7900e-003	7.7900e-003		7.4500e-003	7.4500e-003	0.0000	14.6642	14.6642	2.5300e-003	0.0000	14.7274
Total	**0.1140**	**0.1136**	**0.1129**	**1.7000e-004**		**7.7900e-003**	**7.7900e-003**		**7.4500e-003**	**7.4500e-003**	**0.0000**	**14.6642**	**14.6642**	**2.5300e-003**	**0.0000**	**14.7274**

3.4 Architectural Coating - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9000e-004	4.5000e-004	5.0000e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.3037	1.3037	4.0000e-005	0.0000	1.3047
Total	**5.9000e-004**	**4.5000e-004**	**5.0000e-003**	**1.0000e-005**	**1.4500e-003**	**1.0000e-005**	**1.4600e-003**	**3.8000e-004**	**1.0000e-005**	**3.9000e-004**	**0.0000**	**1.3037**	**1.3037**	**4.0000e-005**	**0.0000**	**1.3047**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1001					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0139	0.1136	0.1129	1.7000e-004		7.7900e-003	7.7900e-003		7.4500e-003	7.4500e-003	0.0000	14.6641	14.6641	2.5300e-003	0.0000	14.7274
Total	**0.1140**	**0.1136**	**0.1129**	**1.7000e-004**		**7.7900e-003**	**7.7900e-003**		**7.4500e-003**	**7.4500e-003**	**0.0000**	**14.6641**	**14.6641**	**2.5300e-003**	**0.0000**	**14.7274**

3.4 Architectural Coating - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9000e-004	4.5000e-004	5.0000e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.3037	1.3037	4.0000e-005	0.0000	1.3047
Total	**5.9000e-004**	**4.5000e-004**	**5.0000e-003**	**1.0000e-005**	**1.4500e-003**	**1.0000e-005**	**1.4600e-003**	**3.8000e-004**	**1.0000e-005**	**3.9000e-004**	**0.0000**	**1.3037**	**1.3037**	**4.0000e-005**	**0.0000**	**1.3047**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0682	0.3842	0.9330	3.2200e-003	0.2560	3.2700e-003	0.2593	0.0686	3.0700e-003	0.0717	0.0000	296.7260	296.7260	0.0152	0.0000	297.1051
Unmitigated	0.0682	0.3842	0.9330	3.2200e-003	0.2560	3.2700e-003	0.2593	0.0686	3.0700e-003	0.0717	0.0000	296.7260	296.7260	0.0152	0.0000	297.1051

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	174.08	167.36	153.28	581,424	581,424
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	37.75	8.42	3.59	92,392	92,392
Total	211.83	175.78	156.87	673,815	673,815

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
Enclosed Parking with Elevator	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
General Office Building	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	130.3970	130.3970	3.0800e-003	6.4000e-004	130.6639
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	130.3970	130.3970	3.0800e-003	6.4000e-004	130.6639
NaturalGas Mitigated	1.9500e-003	0.0167	7.3200e-003	1.1000e-004		1.3500e-003	1.3500e-003		1.3500e-003	1.3500e-003	0.0000	19.3023	19.3023	3.7000e-004	3.5000e-004	19.4170
NaturalGas Unmitigated	1.9500e-003	0.0167	7.3200e-003	1.1000e-004		1.3500e-003	1.3500e-003		1.3500e-003	1.3500e-003	0.0000	19.3023	19.3023	3.7000e-004	3.5000e-004	19.4170

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	351302	1.8900e-003	0.0162	6.8900e-003	1.0000e-004		1.3100e-003	1.3100e-003		1.3100e-003	1.3100e-003	0.0000	18.7468	18.7468	3.6000e-004	3.4000e-004	18.8582
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	10410	6.0000e-005	5.1000e-004	4.3000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.5555	0.5555	1.0000e-005	1.0000e-005	0.5588
Total		**1.9500e-003**	**0.0167**	**7.3200e-003**	**1.0000e-004**		**1.3500e-003**	**1.3500e-003**		**1.3500e-003**	**1.3500e-003**	**0.0000**	**19.3023**	**19.3023**	**3.7000e-004**	**3.5000e-004**	**19.4170**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	351302	1.8900e-003	0.0162	6.8900e-003	1.0000e-004		1.3100e-003	1.3100e-003		1.3100e-003	1.3100e-003	0.0000	18.7468	18.7468	3.6000e-004	3.4000e-004	18.8582
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	10410	6.0000e-005	5.1000e-004	4.3000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.5555	0.5555	1.0000e-005	1.0000e-005	0.5588
Total		**1.9500e-003**	**0.0167**	**7.3200e-003**	**1.0000e-004**		**1.3500e-003**	**1.3500e-003**		**1.3500e-003**	**1.3500e-003**	**0.0000**	**19.3023**	**19.3023**	**3.7000e-004**	**3.5000e-004**	**19.4170**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	129716	72.2469	1.7100e-003	3.5000e-004	72.3948
Enclosed Parking with Elevator	91416	50.9152	1.2000e-003	2.5000e-004	51.0194
General Office Building	12990	7.2349	1.7000e-004	4.0000e-005	7.2497
Total		**130.3970**	**3.0800e-003**	**6.4000e-004**	**130.6639**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	129716	72.2469	1.7100e-003	3.5000e-004	72.3948
Enclosed Parking with Elevator	91416	50.9152	1.2000e-003	2.5000e-004	51.0194
General Office Building	12990	7.2349	1.7000e-004	4.0000e-005	7.2497
Total		**130.3970**	**3.0800e-003**	**6.4000e-004**	**130.6639**

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1333	0.0105	0.3345	6.0000e-005		2.3600e-003	2.3600e-003		2.3600e-003	2.3600e-003	0.0000	8.2246	8.2246	6.8000e-004	1.4000e-004	8.2834
Unmitigated	0.1333	0.0105	0.3345	6.0000e-005		2.3600e-003	2.3600e-003		2.3600e-003	2.3600e-003	0.0000	8.2246	8.2246	6.8000e-004	1.4000e-004	8.2834

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0100					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1124					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	7.8000e-004	6.6400e-003	2.8200e-003	4.0000e-005		5.4000e-004	5.4000e-004		5.4000e-004	5.4000e-004	0.0000	7.6844	7.6844	1.5000e-004	1.4000e-004	7.7301
Landscaping	0.0101	3.8300e-003	0.3317	2.0000e-005		1.8200e-003	1.8200e-003		1.8200e-003	1.8200e-003	0.0000	0.5402	0.5402	5.3000e-004	0.0000	0.5534
Total	**0.1333**	**0.0105**	**0.3345**	**6.0000e-005**		**2.3600e-003**	**2.3600e-003**		**2.3600e-003**	**2.3600e-003**	**0.0000**	**8.2246**	**8.2246**	**6.8000e-004**	**1.4000e-004**	**8.2834**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0100					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1124					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	7.8000e-004	6.6400e-003	2.8200e-003	4.0000e-005		5.4000e-004	5.4000e-004		5.4000e-004	5.4000e-004	0.0000	7.6844	7.6844	1.5000e-004	1.4000e-004	7.7301
Landscaping	0.0101	3.8300e-003	0.3317	2.0000e-005		1.8200e-003	1.8200e-003		1.8200e-003	1.8200e-003	0.0000	0.5402	0.5402	5.3000e-004	0.0000	0.5534
Total	**0.1333**	**0.0105**	**0.3345**	**6.0000e-005**		**2.3600e-003**	**2.3600e-003**		**2.3600e-003**	**2.3600e-003**	**0.0000**	**8.2246**	**8.2246**	**6.8000e-004**	**1.4000e-004**	**8.2834**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	22.5091	0.0595	1.5000e-003	24.4436
Unmitigated	25.9346	0.0743	1.8600e-003	28.3482

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.08493 / 1.31441	23.9151	0.0685	1.7200e-003	26.1392
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	0.177734 / 0.108934	2.0194	5.8400e-003	1.5000e-004	2.2090
Total		**25.9346**	**0.0743**	**1.8700e-003**	**28.3482**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	1.66794 / 1.31441	20.7588	0.0548	1.3800e-003	22.5414
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	0.142187 / 0.108934	1.7503	4.6700e-003	1.2000e-004	1.9023
Total		**22.5091**	**0.0595**	**1.5000e-003**	**24.4436**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.5884	0.0939	0.0000	3.9352
Unmitigated	3.1768	0.1877	0.0000	7.8704

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	14.72	2.9880	0.1766	0.0000	7.4027
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	0.93	0.1888	0.0112	0.0000	0.4677
Total		**3.1768**	**0.1878**	**0.0000**	**7.8704**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	7.36	1.4940	0.0883	0.0000	3.7014
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	0.465	0.0944	5.5800e-003	0.0000	0.2339
Total		**1.5884**	**0.0939**	**0.0000**	**3.9352**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.5	6	1000	0.73	Diesel

Boilers

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

User Defined Equipment

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel (750 - 9999 HP)	4.9200e-003	0.0220	0.0126	2.0000e-005		7.2000e-004	7.2000e-004		7.2000e-004	7.2000e-004	0.0000	2.2848	2.2848	3.2000e-004	0.0000	2.2928
Total	**4.9200e-003**	**0.0220**	**0.0126**	**2.0000e-005**		**7.2000e-004**	**7.2000e-004**		**7.2000e-004**	**7.2000e-004**	**0.0000**	**2.2848**	**2.2848**	**3.2000e-004**	**0.0000**	**2.2928**

11.0 Vegetation

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ATTACHMENT 6

U.S. Fish & Wildlife Service,
Information for Planning and Consultation (IPaC) Resource List,
October 25, 2018

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IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Los Angeles County, California

Local office

Carlsbad Fish And Wildlife Office

(760) 431-9440
(760) 431-5901

2177 Salk Avenue - Suite 250
Carlsbad, CA 92008-7385

http://www.fws.gov/carlsbad/

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information.
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS

California Condor Gymnogyps californianus — Endangered
There is **final** critical habitat for this species. Your location is outside the critical habitat.
https://ecos.fws.gov/ecp/species/8193

Coastal California Gnatcatcher Polioptila californica californica — Threatened
There is **final** critical habitat for this species. Your location is outside the critical habitat.
https://ecos.fws.gov/ecp/species/8178

Least Bell's Vireo Vireo bellii pusillus — Endangered
There is **final** critical habitat for this species. Your location is outside the critical habitat.
https://ecos.fws.gov/ecp/species/5945

Flowering Plants

NAME	STATUS
Gambel's Watercress Rorippa gambellii No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4201	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php

- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Allen's Hummingbird Selasphorus sasin This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31

Black Skimmer Rynchops niger — Breeds May 20 to Sep 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/5234

California Thrasher Toxostoma redivivum — Breeds Jan 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Clark's Grebe Aechmophorus clarkii — Breeds Jan 1 to Dec 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/2084

Costa's Hummingbird Calypte costae — Breeds Jan 15 to Jun 10
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9470

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Lawrence's Goldfinch Carduelis lawrencei — Breeds Mar 20 to Sep 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Long-billed Curlew Numenius americanus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/5511

Marbled Godwit Limosa fedoa — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9481

Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Rufous Hummingbird selasphorus rufus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8002

Short-billed Dowitcher Limnodromus griseus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9480

Song Sparrow Melospiza melodia — Breeds Feb 20 to Sep 5
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Spotted Towhee Pipilo maculatus clementae — Breeds Apr 15 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/4243

Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Whimbrel Numenius phaeopus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9483

Willet Tringa semipalmata — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

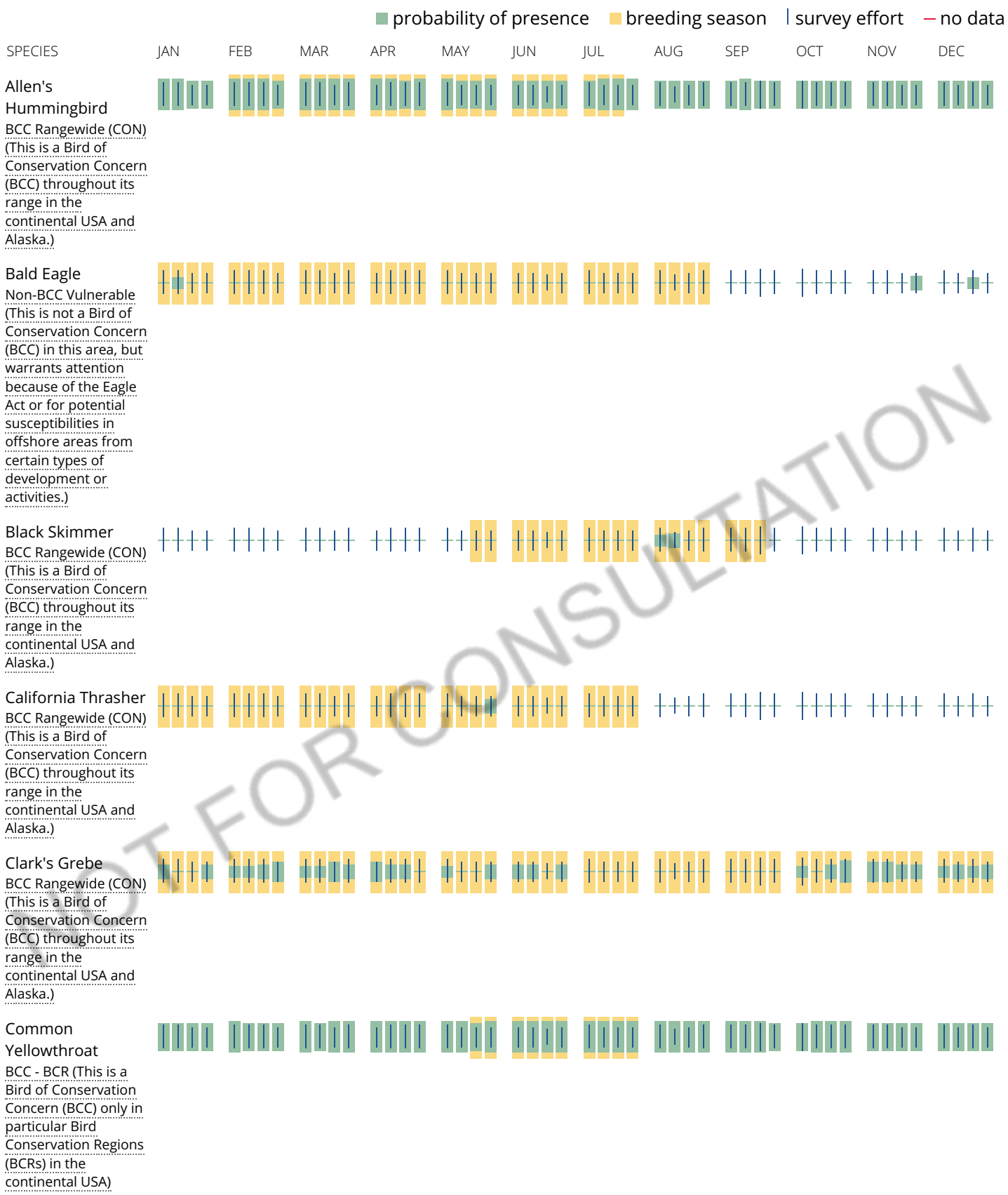
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

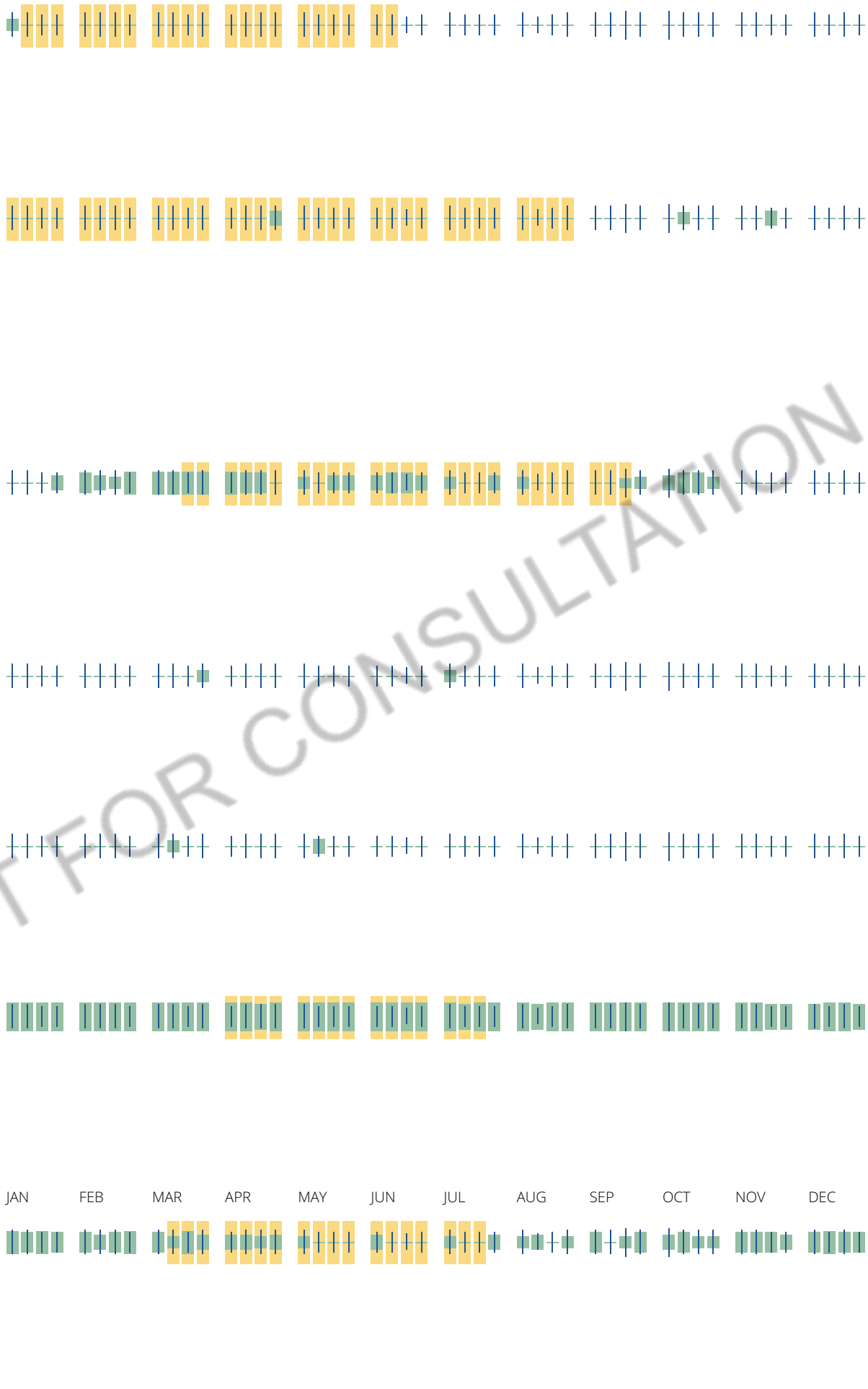
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

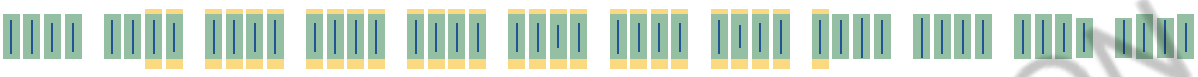




Rufous Hummingbird
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

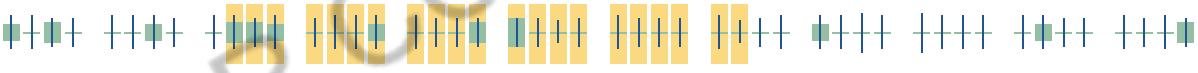
Short-billed Dowitcher
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Song Sparrow
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Spotted Towhee
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)

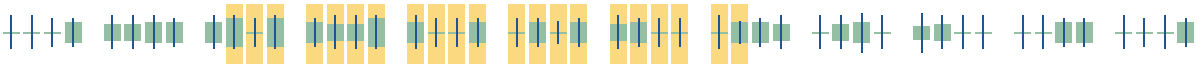
Tricolored Blackbird
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Whimbrel
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Willet
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Wrentit
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures and/or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the E-bird Explore Data Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ “What does IPaC use to generate the migratory birds potentially occurring in my specified location”. Please be aware this report provides the “probability of presence” of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the “no data” indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ “Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds” at the bottom of your migratory bird trust resources page.

Facilities

Wildlife refuges and fish hatcheries

REFUGE AND FISH HATCHERY INFORMATION IS NOT AVAILABLE AT THIS TIME

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.