



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: May 23, 2024
Time: After 8:30 a.m.
Place: Van Nuys City Hall, 2nd Floor
14410 Sylvan Street
Van Nuys, Los Angeles 91401

This meeting may be available virtually, in hybrid format. Please check the meeting agenda (available at the link below) approximately 72 hours before the meeting for additional information or contact cpc@lacity.org.

<https://planning.lacity.org/about/commissions-boards-hearings>

Public Hearing: February 17, 2024
Appeal Status: Density Bonus Waivers of Development Standards is not further appealable. Density Bonus On-Menu Incentives is appealable to City Council
Expiration Date: May 23, 2024
Multiple Approval: No

Case No.: CPC-2023-6037-DB-HCA
CEQA No.: ENV-2023-6038-CE
Incidental Case: N/A
Council No.: 6 – Padilla
Plan Area: Sun Valley – La Tuna Canyon
Specific Plan: N/A
Certified NC: Sun Valley Area
General Plan Land Use Designation: Low Medium II Residential
Zone: R1-1-CUGU

Applicant: Uzi Levy, USL Strathern LLC
Representative: Armin Gharai, GA Engineering

PROJECT LOCATION: 8016 North Fair Avenue

PROPOSED PROJECT: The project involves the construction, use, and maintenance of a new 54,604 square-foot residential building containing 39-units which are 100% affordable (restricted to one manager's unit as well as 31 units for Low Income and 7 units for Moderate Income households). The project proposes a maximum 47-foot-tall, four-story building containing 35 vehicular parking spaces within the first floor.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to LAMC Section 12.22-A,25, a Density Bonus for a Housing Development with a total of 39 dwelling units which will be 100 percent affordable, including 1 manager's unit, 31 units reserved for Low Income households, and 7 units reserved for Moderate Income households, along with the following Off-Menu Incentives and Waivers of Development Standard:
 - a. An Off-Menu Incentive to allow an increased Residential Floor Area Ratio (RFAR) of 2.44 in lieu of the otherwise allowable 0.45 RFAR in a R1 Zone;

- b. An Off-Menu Incentive to permit a 25 percent reduction in the required amount of open space;
- c. An Off-Menu Incentive to allow relief from the required encroachment plane pursuant to LAMC Section 12.08 C.5;
- d. An Off-Menu Incentive to permit a 15-foot front yard setback in lieu of the prevailing setback pursuant to LAMC Section 12.08 C.1; and
- e. A Waiver of Development Standards to allow relief from the required sidewall plane break pursuant to LAMC Section 12.08 C.2.

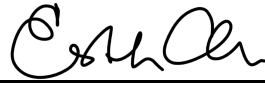
RECOMMENDED ACTIONS:

1. **Determine** that based on the whole of the administrative record, the project is exempt from CEQA pursuant to 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 for a Housing Development with a total of 39 dwelling units which will be 100 percent affordable, including 1 manager's unit, 31 units reserved for Low Income households, and 7 units reserved for Moderate Income households, along with the following Off-Menu Incentives and Waivers of Development Standard:
 - a. An Off-Menu Incentive to allow an increased Residential Floor Area Ratio (RFAR) of 2.44 in lieu of the otherwise allowable 0.45 RFAR in a R1 Zone;
 - b. An Off-Menu Incentive to permit a 25 percent reduction in the required amount of open space;
 - c. An Off-Menu Incentive to allow relief from the required encroachment plane pursuant to LAMC Section 12.08 C.5;
 - d. An Off-Menu Incentive to permit a 15-foot front yard setback in lieu of the prevailing setback pursuant to LAMC Section 12.08 C.1; and
 - e. A Waiver of Development Standards to allow relief from the required sidewall plane break pursuant to LAMC Section 12.08 C.2.
3. **Adopt** the attached Conditions of Approval; and
4. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning



Heather Bleemers
Senior City Planner



Esther Ahn
City Planner

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

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PROJECT ANALYSIS

PROJECT SUMMARY

The project involves the construction, use, and maintenance of a new 54,604 square-foot residential building containing 39-units which are 100% affordable (restricted to one manager's unit as well as 31 units for Low Income and 7 units for Moderate Income households). The proposed development, as depicted in Figure 1 below, proposes a maximum 47-foot-tall, four-story building consisting of 3 one-bedroom units and 36 two-bedroom units. As the project is eligible for AB 2097, there is no parking requirement; however, the project will be providing 35 parking spaces within the first floor, which will one Accessible parking space and 11 Electric Vehicle (EV) parking spaces. Vehicular ingress and egress will occur off of a single 20-foot, two-way driveway on Fair Avenue. The first floor would also contain the residential lobby, building office, and bicycle parking spaces (35 long-term and four short-term spaces).



Figure 1. Rendering of proposed development seen from Fair Avenue.

The subject property has a designated front yard facing Fair Avenue, on which a three-foot dedication along with public right-of-way improvements, including a new sidewalk, will be provided by the Applicant. The proposed project would observe a 15-foot front yard setback, 15-foot rear yard setback, and 7-foot setback for both side yards (northerly and southerly). Starting from the second floor, the project proposes a circular interior courtyard which is open to the sky as common open space. In the center of the courtyard, the project would provide a central amenity space which is a laundry room on the second floor, a gym on the third floor, and an open deck on the fourth floor. The project proposes to provide a total of 3,900 square feet of common open space which includes a 2,250 square-foot rear yard, 600 square-foot gym, 600 square-foot center deck, and 450 square feet of private balconies. The project proposes to add 10 trees on-site and street trees, as permitted by the City, as there are currently no street trees fronting the subject property.

PROJECT BACKGROUND

Project Site

The project site consists of a single square-shaped interior lot, encompassing a total lot area of approximately 22,376 square feet or 0.51 acres. The subject property has approximately 150 feet of street frontage along the easterly side of Fair Avenue with a depth of 150 feet, as shown in Figure 2 below. The site is currently developed with a one-story single-family residence which is proposed to be demolished as part of the project.

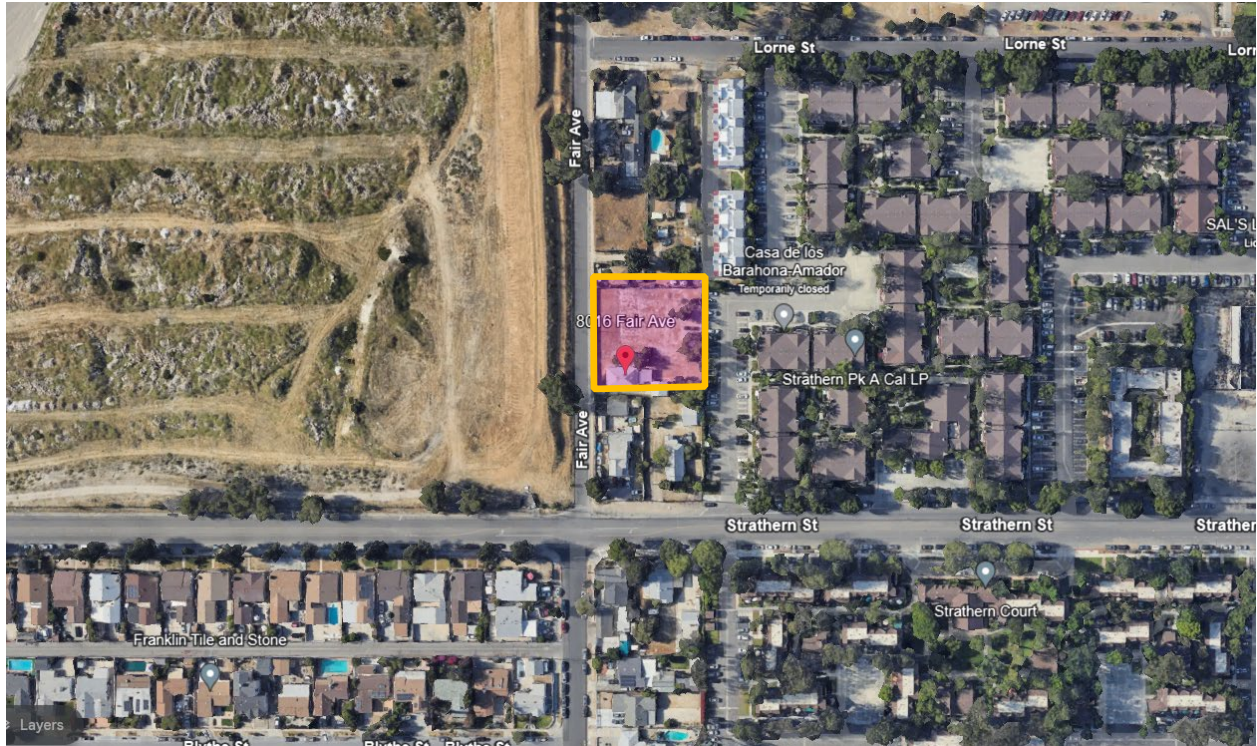


Figure 2. Project site and surrounding area.

General Plan Land Use Designation and Zoning

The project site is located in the Sun Valley – La Tuna Canyon Community Plan area which is one of the 35 Community Plans which together form the Land Use Element of the General Plan. The Sun Valley – La Tuna Canyon Community Plan designates the subject property for Low Medium II Residential land uses with corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The project site is zoned R1-1-CUGU and is utilizing the density permitted under the corresponding RD1.5 Zone as a project qualified by AB2334, as further described on Page A-4. The site is located within a Transit Priority Area in the City of Los Angeles (ZI-2452), State Enterprise Zone: Los Angeles (ZI-2374), Environmental Justice Improvement Area (ZI-2355) and is subject to Clean Up Green Up (CUGU): Pacoima/Sun Valley (ZI-2458). The subject property is not located within any other Specific Plan areas and is not subject to any community design overlays or interim control ordinances.

Surrounding Properties

The project site is located in a substantially urbanized and developed area surrounded by a variety of uses and zoning designations, as shown below in Figure 3. Adjoining properties to the north and south are zoned R1-1-CUGU and (T)(Q)RD1.5-1-CUGU and are developed with single-family residences. Farther north, past Lorne Street, there is a park and Sun Valley Recreation Center on land zoned OS-1XL-CUGU. Adjoining properties to the east are zoned (Q)RD1.5-1-CUGU and R1-1 and are developed with multi-family residential uses. Farther east, there are properties zoned (Q)C2-1L-CDO-CUGU and (Q)P-1L-CDO-CUGU which are part of a major commercial district along Vineland Avenue and San Fernando Road. West of the project site, across Fair Avenue, there is a large parcel zoned M3-1-G-CUGU, M2-1-G-CUGU, and [T]P-1-G-CUGU which is currently vacant but will be improved into a park under the purview of Los Angeles County.

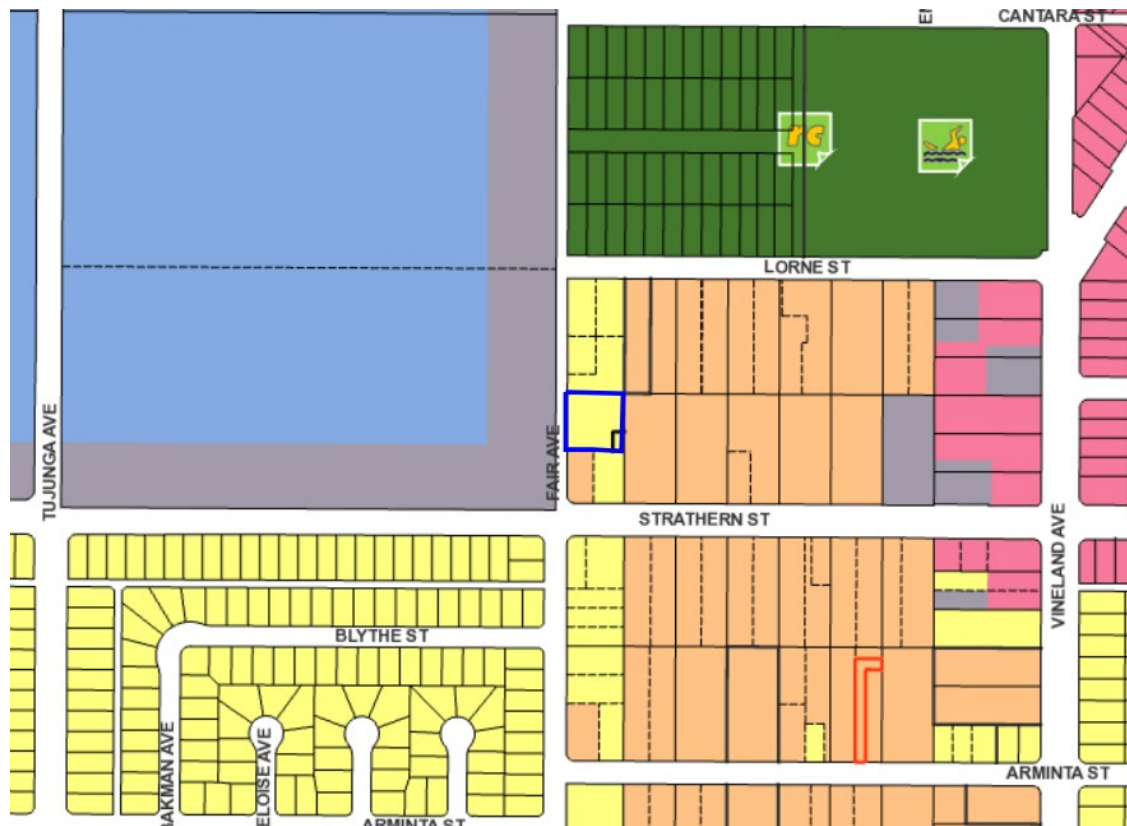


Figure 3. Zoning and land uses of project site and surrounding area.

Streets and Circulation

Fair Avenue, adjoining the subject property to the west, is a designated Collector, dedicated to a right-of-way width of 30 feet and improved with concrete curb.

Relevant Cases

Subject Property

Building Permit No. LA 99715 & 99716-1954 – A Certificate of Occupancy was issued by the Department of Building and Safety on May 18, 1956, for the use of the property as a one-story Type V dwelling with R occupancy and an accessory garage.

Surrounding Properties

The following relevant cases were identified to be within 1,000 feet of the project site:

Case No. CPC-2008-2898-ZC-DB – On May 26, 2016, a withdrawal letter was issued for the subject case which requested a Zone Change and Density Bonus for one 8-unit apartment building and one 20-unit apartment building located at 11063 Arminta Street.

Case No. CPC-2009-2597-GPA-ZC-DB-SPR – On May 24, 2011, the City Planning Commission approved and recommended that the City Council approve the requested General Plan Amendment from Low Medium II Residential to Medium Residential and the requested Zone Change from R1-1, RD2-1 and (T)RD1.5-1 to (T)(Q) R3-1 for the property located at 11050, 11060 & 11064 West Arminta Street. The City Planning Commission also approved a Site Plan Review to allow for a project resulting in an increase of 50 or

more dwelling units but denied the requested Density Bonus for two On-Menu Incentives for decreased side yard setbacks.

REQUESTED ACTIONS

The applicant is requesting a Density Bonus with incentives and waivers of certain development standards to facilitate the development of the proposed project. The applicant's request incorporates Assembly Bill (AB) 2334 which amended the definition of "maximum allowable residential density" within Density Bonus law and allowed for qualifying 100 percent affordable housing projects to utilize four incentives instead of three. As such, the applicant requests the incentives and waivers as follows:

- a. An off-menu incentive to allow an increased Residential Floor Area Ratio (RFAR) of 2.44 in lieu of the otherwise allowable 0.45 RFAR in a R1 Zone;
- b. An off-menu incentive to allow a 25 percent reduction in the required amount of open space;
- c. An off-menu incentive to allow relief from the required encroachment plane pursuant to LAMC Section 12.08 C.5;
- d. An off-menu incentive to allow for a 15-foot front yard setback in lieu of the prevailing setback pursuant to LAMC Section 12.08 C.1; and
- e. A waiver of development standards to allow relief from the required sidewall plane break pursuant to LAMC Section 12.08 C.2.

Density Bonus / Affordable Housing Incentive Program

In accordance with California Government Code Section 65915 and LAMC Section 12.22 A,25, in exchange for setting aside a minimum percentage of the project's units for affordable housing, the project is eligible for a density bonus, reduction in parking, and incentives and waivers allowing for relief from development standards. The applicant has requested to utilize the provisions of City and State Density Bonus laws as follows:

Density

The subject property is zoned R1-1-CUGU, which limits density to one dwelling unit per lot. Under AB 2334 and State Density Bonus law, however, the project's base density would equate to one dwelling unit per 1,500 square feet of lot area as the project site has a General Plan Land Use designation of Low Medium II Residential which corresponds with the RD1.5 Zone. The subject property has a gross lot area of 22,376 square feet and, as such, the permitted base density on the subject property is 15 units.¹ Per AB 2345, the project is permitted unlimited density as it is a 100 percent affordable housing development that is located within 0.5 miles of a Very Low Vehicle Travel Area. As such, the project is requesting a 260 percent density bonus for a total of 39 dwelling units which includes one manager's unit, 31 units set aside for Low Income households, and seven units set aside for Moderate Income households.

¹ Assembly Bill 2501 clarifies that density calculations that result in a fractional number are to be rounded up to the next whole number. This applies to base density, number of bonus units, and number of affordable units required to be eligible for the density bonus.

Automobile Parking

Assembly Bill (AB) 2097, which became effective on January 1, 2023, prohibits public agencies from imposing minimum vehicle parking requirements on most residential, commercial, and other development projects within one-half mile of a Major Transit Stop, as defined in Public Resources Code Section 21155. In addition, there is no minimum parking requirement for a 100 percent affordable housing development as defined by Government Code Section 65915(b)(1)(G). As a qualified project, the applicant does not have any minimum parking requirements but may choose to provide automobile parking spaces. In this case, the applicant is electing to provide 35 parking spaces within the first floor.

Incentives

Pursuant to the LAMC and California Government Code Section 65915 (as amended by AB 2345), the applicant is entitled to four incentives in exchange for providing a 100 percent affordable housing development project. Accordingly, Staff has recommended that the project be granted four incentives as follows:

- a. **Increased Residential Floor Area Ratio** – The subject property is zoned R1-1. The property's underlying zoning and designation of Height District No. 1 permit a maximum Residential Floor Area Ratio (RFAR) of 0.45. Staff recommends that an Off-Menu incentive be granted to allow a maximum RFAR of 2.44, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,25(g), to allow for the project which proposes a total of 54,604 square feet of residential floor area.
- b. **Reduced Open Space** – Based upon the project's proposed 39 dwelling units, within which 3 units would be one-bedroom and 36 units would be two-bedroom units, a total of 4,800 square feet of open space would be required per LAMC Section 12.21 G.2. In order to develop the 100 percent affordable housing development, the Applicant requests an Off-Menu incentive to permit a 25 percent reduction in the required amount of open space to instead be required 3,600 square feet of open space. The project proposes a total of 3,900 square feet of open space to comply with this incentive and development standard.
- c. **Encroachment Plane Relief** – The R1 Zone requires an encroachment plane for buildings and structures per LAMC Section 12.08 C.5. In order to facilitate the development of the 100 percent affordable housing project, the applicant requests an Off-Menu Incentive to be granted relief from this requirement of the underlying R1 Zone. The proposed project will rise to a maximum height of 47 feet and four stories as permitted under AB 2334 as a qualifying housing development located within a Very Low Vehicle Travel Area.
- d. **Reduced Front Yard Setback** – The R1 Zone requires conformance to the prevailing front yard setback, per LAMC Section 12.08 C.1. In order to accommodate the construction 38 affordable housing units, the applicant requests an Off-Menu Incentive to provide a minimum 15-foot front yard setback in lieu of the otherwise required setback.

Waiver of Development Standards

In addition to the four recommended incentives, staff has recommended that the project be granted one Waiver of Development Standard, as follows:

- a. **Sidewall Plane Break Relief** – The subject property's R1-1 Zone requires a plane break along the sidewall of proposed buildings and structures per LAMC Section 12.08 C.2. In

order to facilitate the creation of affordable units, the applicant is requesting a Waiver of Development Standards to seek relief from this provision.

Housing Replacement

Pursuant to Government Code Section 65915(c)(3) and State Assembly Bills 2222 and 2556, 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 for 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 or rent or price control; or occupied by Low or Very Low Income households. Pursuant to the Determination made by the Los Angeles Housing Department (LAHD) dated August 1, 2023, there is one three-bedroom Protected Unit which requires replacement with a similar unit set aside for Very Low Income household occupancy. The project will comply with this requirement as well as all other applicable requirements to the satisfaction of LAHD.

PUBLIC HEARING

A public hearing on this matter was held by the Hearing Officer virtually on February 27, 2024, at 1:00 p.m. A summary of the public hearing and any additional communications is detailed on Page P-1, Public Hearing and Communications.

PROFESSIONAL VOLUNTEER PROGRAM

The proposed project was reviewed by the Urban Design Studio's Professional Volunteer Program (PVP) on December 12, 2023. The resulting comments and suggestions, detailed in the following section, Issues and Considerations, focus primarily on "360 degree" architectural design and the treatment of above-grade parking.

ISSUES AND CONSIDERATIONS

The following includes a discussion of issues and considerations related to the project. These discussion points were either identified during the design review process with PVP, at the public hearing held on February 27, 2024, or in discussions with the applicant.

Many concerns brought up by members of the public involved traffic impacts, parking, and landscaping. There were also some concerns about the choice of colors used for the projects proposed building materials, which the Applicant team was able to respond to and revise. While it has been noted that Fair Avenue is not a large street (designated Collector), the project team has conferred with the Department of Transportation to confirm that the creation of 38 net new units would not require any further transportation analysis and will not result in any significant transportation impact under CEQA. Furthermore, the project is not required to provide any parking under the provisions of AB 2097, but is electing to provide 35 parking spaces, which equates to approximately 0.9 parking spaces per unit, within the ground floor.

Additional concerns brought forth by the City's Urban Design Studio and Professional Volunteer Program were quite minimal, especially considering the project's 100 percent affordability levels, but included topics such as landscaping improvements, location of the transformer, clarification of the open space programming, and sustainability/groundwater retention. In response, the Applicant team has added landscaping around the proposed gym and potted plants along the parking lot to create a visual buffer. There are currently no existing street trees along Fair Avenue,

but the Applicant has added shade tree species particularly along the street frontage and will provide street trees if permitted by Urban Forestry. As suggested by PVP, the Applicant reduced the width of the 14-foot-wide hallways to give more open space with added greenery along them.

Although suggestions were made to relocate the proposed transformer adjacent to the electrical room or by reallocating space by reducing the designated parking area, the Applicant was unable to make these changes due to restrictions by the Los Angeles Department of Water and Power. The Applicant did, however, locate the transformer at the left side of the project near the corner lot and next to the street to create a better entryway experience. Revisions were made to the architectural plan set to clarify the intention and function of the central open space feature and to improve façade articulation along all four facades of the proposed building (particularly the South elevation). The Applicant also removed proposed asphalt in the rear yard open space to instead replace it with permeable pavers for increased groundwater retention.

PROJECT SUSTAINABILITY FEATURES

As shown in the attached plans (Exhibit A), the project will provide the required number of Electric Vehicle (EV) parking per the Building Code based upon the total number of parking spaces which equates to 11 Electric Vehicle parking spaces. The project will also provide 1,986 square feet, or equal to approximately 15 percent of the total roof area, of solar panels on the rooftop. Additionally, only drought-tolerant tree species are proposed for landscaping throughout the project.

CONCLUSION

Based on the public hearing and information submitted to the record, staff recommends that the City Planning Commission find, based on its independent judgment, after consideration of the whole of the administrative record, that the project is categorically exempt from CEQA. Staff also recommends that the City Planning Commission approve the Density Bonus, with the requested Off-Menu Incentives and Waiver of Development Standards.

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:

Development Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the architectural plans, landscape plan, renderings, and materials submitted by the applicant, stamped "Exhibit A," and attached to the subject case file.
2. **Residential Density.** The project shall be limited to a maximum density of 39 dwelling units, inclusive of restricted affordable units.
3. **Affordable Units.** The project shall be 100 percent affordable and all dwelling units, except for the Manager's Unit, shall be designated as Restricted Affordable Units and reserved for Very Low, Low, and Moderate Income households, as defined by the State Density Bonus Law per Government Code Section 65915(c)(2), to meet the requirements of the requests herein.
4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make 100 percent of the total dwelling units, except the Manager's Unit (38 units) available to Very Low, Low, and Moderate Income households, for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22-A,25, to the satisfaction of LAHD, and in consideration of the project's SB 8 Determination, dated August 1, 2023. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.
5. **Incentives.**
 - a. **Residential Floor Area Ratio (RFAR).** A maximum Residential Floor Area Ratio (RFAR) of 2.44 may be permitted in lieu of the 0.45 otherwise permitted by the R1-1 Zone.
 - b. **Open Space.** The project may be permitted a 25 percent reduction in the required amount of open space.
 - c. **Encroachment Plane.** The project shall not be required to conform to the encroachment plane otherwise required by the R1-1 Zone.
 - d. **Front Yard Setback.** The project may provide a 15-foot front yard setback in lieu of the prevailing setback otherwise required by the R1-1 Zone.
6. **Waivers of Development Standards.**
 - a. **Sidewall Plane Break.** The project shall not be required to conform to the sidewall plane break otherwise required by the R1-1 Zone.

7. **Parking.**

- a. **Residential Parking.** No minimum parking is required, consistent with the provisions of Assembly Bill (AB) 2097.
 - b. **Bicycle Parking.** Residential bicycle parking shall be provided consistent with LAMC Section 12.21 A.16.
8. **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.
9. **Construction Generators.** The project construction contractor shall use on-site electrical sources and solar generators to power equipment rather than diesel generators, where feasible.
10. **Circulation.** The applicant shall submit a parking area and driveway plan to the Los Angeles Department of Transportation (LADOT) for approval.
11. **Landscaping.** All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the Department of City Planning.
12. **Solar Energy Infrastructure.** 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.
13. **Trash.** Trash receptacles shall be stored within a fully enclosed portion of the building at all times. Trash/recycling containers shall be locked when not in use and shall not be placed in or block access to required parking.
14. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.
15. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view by any abutting properties. The transformer, if located in the front yard, shall be screened with landscaping and/or materials consistent with the building façade on all exposed sides.

Administrative Conditions

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

17. **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.
18. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
19. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
20. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
21. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
22. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
23. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
24. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

25. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
26. **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 agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
27. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
28. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out 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 (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

Density Bonus / Affordable Housing Incentives Compliance Findings

1. Pursuant to Section 12.22-A,25(g)(2)(i)(c) of the LAMC and Section 65915(e) of the California Government Code, 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 City Planning 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.

Based on the set-aside of 100 percent of the total number of units, exclusive of one (1) Manager's unit, for Very Low, Low, and Moderate Income households, the applicant is entitled to four incentives under both Government Code Section 65915 and the LAMC. Accordingly, the four (4) requests for increased floor area, a reduced front yard setback, reduced open space, and relief from the encroachment plane qualify as the proposed development incentives. The four requested incentives provide cost reductions that provide for affordable housing costs because the incentives by their nature increase the scale of the project, which facilitates the creation of more affordable housing units.

Floor Area Ratio

The subject property is zoned R1-1. The property's underlying zoning and designation of Height District No. 1 permit a maximum Residential Floor Area Ratio (RFAR) of 0.45. The Applicant requests an Off-Menu incentive to allow a maximum RFAR of 2.44, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,25(g), to allow for the project which proposes a total of 54,604 square feet of residential floor area.

The requested increase in RFAR will allow for the construction of affordable units in addition to larger-sized dwelling units. Granting of the incentive would result in a building design and construction efficiencies that provide for affordable housing costs. Furthermore, the incentive would enable the developer to expand the building envelope so that additional affordable units can be constructed, and the overall space dedicated to residential uses is increased. The increased building envelope also ensures that all dwelling units are of a habitable size while providing a variety of unit types. This incentive supports the applicant's decision to set aside 38 dwelling units for Very Low, Low, and Moderate Income households for 55 years.

Front Yard

The R1 Zone requires conformance to the prevailing front yard setback, per LAMC Section 12.08 C.1. In order to accommodate the construction 38 affordable housing units, the

applicant requests an Off-Menu Incentive to provide a minimum 15-foot front yard setback in lieu of the otherwise required setback.

As proposed, the reduced front yard will allow for the construction of affordable residential units. This incentive will allow the developer to expand the building envelope so the additional units can be constructed, and the overall space dedicated to residential units is increased.

Open Space

Based upon the project's proposed 39 dwelling units, within which 3 units would be one-bedroom and 36 units would be two-bedroom units, a total of 4,800 square feet of open space would be required per LAMC Section 12.21 G.2. In order to develop the 100 percent affordable housing development, the Applicant requests an Off-Menu incentive to permit a 25 percent reduction in the required amount of open space to instead be required 3,600 square feet of open space. The project proposes a total of 3,900 square feet of open space to comply with this incentive and development standard.

As proposed, the reduced open space requirement will allow for the construction of affordable residential units. This incentive will allow the developer to utilize more floor area within the building envelope for the provision of affordable units, and the overall space dedicated to residential units is increased.

Encroachment Plane

The R1 Zone requires an encroachment plane for buildings and structures per LAMC Section 12.08 C.5. In order to facilitate the development of the 100 percent affordable housing project, the applicant requests an Off-Menu Incentive to be granted relief from this requirement of the underlying R1 Zone. The proposed project will rise to a maximum height of 47 feet and four stories as permitted under AB 2334 as a qualifying housing development located within a Very Low Vehicle Travel Area.

While the project can build to the proposed height by-right, compliance with the encroachment plane would drastically limit the height and size of the project. As proposed, relief from the encroachment plane will allow for the construction of affordable residential units. This incentive will allow the developer to expand the building envelope so the additional units can be constructed, and the overall space dedicated to residential units is increased.

- b. The waiver[s] or reduction[s] of development standards will not 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).***

A project that qualifies for a density bonus or an incentive 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)).

Sidewall Plane Break

The subject property's R1-1 Zone requires a plane break along the sidewall of proposed buildings and structures per LAMC Section 12.08 C.2. In order to facilitate the creation of affordable units, the applicant is requesting a Waiver of Development Standards to seek relief from this provision.

As proposed, the granting of this waiver will allow for the construction of the affordable residential units given the quantity of units allowed under the density bonus and the building size granted under the four (4) requested off-menu incentives for increased FAR, a reduced front yard setback, reduced open space requirements, and relief from the encroachment plane.

- c. ***The incentives or waivers 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 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 density bonus 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. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)).

The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The property is not located on a substandard street in a Hillside area and is not located in a Methane Zone, a Special Grading Area, a Very High Fire Hazard Severity Zone, or any other special hazard area. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the requested incentives. Therefore, there is no substantial evidence that the project's proposed incentives will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources.

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

There is no substantial evidence in the record indicating that the requested Incentives are contrary to any State or federal laws.

Environmental Findings

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

analysis and justification for project conformance with the definition of a Class 32 Categorical Exemption.

3. **Flood Insurance.** 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 in Zone X, areas of 0.2 percent annual chance flood hazard, areas of 1 percent annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

PUBLIC HEARING AND COMMUNICATIONS

A public hearing for Case No. CPC-2023-6037-DB-HCA was held virtually by the Hearing Officer virtually on February 27, 2024, at 1:00 p.m. The purpose of the hearing was to receive public testimony on behalf of the City Planning Commission as the decisionmaker of the case.

There were approximately six (6) people in attendance, including the applicant's representative and a representative from Council District 6. Additionally, there were two (2) written correspondences received outside of the public hearing. The testimonies and comments are summarized below.

- The project Representative, Armin Gharai, made a presentation providing an overview of the project site with an emphasis on its zoning and General Plan Land Use designation to explain how Assembly Bill (AB) 2334 is being utilized in the project for its density. They indicated that the large parcel of vacant land across the street to the west is planned to become a recreation area/park. There is no sewer or sidewalk for the project site, currently, but these will be installed in conjunction with Los Angeles County who owns the adjacent vacant parcel. There is no required parking per AB 2097, but the project will be providing 35 vehicular parking stalls. They reviewed the projects requested Density Bonus entitlement along with the requested incentives and waivers, along with the SB 8 obligation to replace one existing unit with a designated unit set aside for Very Low Income household occupancy. They stated that the Applicant team has conducted outreach with the Council Office and Sun Valley PLUC which had concerns over parking, landscaping, and building colors. Lastly, they explained the landscape plan is being revised to accommodate LID planters because a proposed infiltration well was denied due to concerns over contamination of a nearby watershed.
- Rafael Gonzalez, on behalf of Council District 6, spoke briefly to state that they did not intend to make any comments but rather listen only.
- Lionel Mares, a Sun Valley resident, stated that they were very concerned about the project as Fair Avenue is not a great location for the proposed development. They stated that Fair Avenue is a very narrow street and does not have good, reliable public transit at this time as buses take a long time and there aren't many bus stops. They expressed concern over the removal of trees as there is a lack of shade trees in Sun Valley and the area is a tree-poor area.
- Marianne Moore, a Sun Valley resident who lives close to the project site, concurred with the previous sentiment that the lack of greenery is a concern and that more trees are needed. They stated that Fair Avenue is overburdened by traffic and trucks. They stated that the street is narrow and contains safety hazards so more parking is needed for the project. They stated that Sun Valley Park is the only park and there is not enough parking so spillover occurs on residential streets and driveways.
- Norma O. Chavez, President of the Sun Valley Neighborhood Council and PLUC, stated that they met with the Applicant team on February 22nd where they shared concerns over canopy trees, parking, building colors, and construction in a residential area. They stated that the Neighborhood Council would approve the project with conditions only if ED1 applies, but that a regular Board meeting would be held to finalize their position. They stated a desire to have sidewalks and streetlights be built along the whole street. They stated concerns over the projects proposed reduced yards and that Fair Avenue is a very narrow street where two-way traffic occurs, but each side of traffic must be wary of one another even on Strathern.

- In response to the public testimony, Armin Gharai responded that Fair Avenue will be widened as they were informed by the Bureau of Engineering (BOE) during discussions over the sewer line and concerns over flooding. They stated that the sidewalk will be built but that it is important to consider that the project is 100% affordable. There is no parking requirement, but the height of the building was increased to accommodate parking on the ground floor. The project is providing as many trees and landscaping as can be accommodated on the site, and the adjacent parcel will provide green space (as managed by LA County). The Applicant team is open to changing the buildings colors. The proposed project is unique because it is 100% affordable but also provides one- and two-bedroom units rather than studio units for family occupancy. They stated that the project had initially been submitted as an ED1 project, but single-family zoned sites became ineligible, so they are instead opting for AB 2334. There are no street trees, currently, but the Applicant team will add them if they are conditioned to do so. As for trees on-site, there are eight non-protected trees which all have a health rating of C- or below. They stated that LADOT has been consulted and the Applicant is waiting for a response. Because the design suggestions were made very recently, the Applicant team has not had the time to incorporate the changes, but they are willing to revise the plans to include them. They stated that the project would be fully electric (no gas) and energy-efficient and would include solar panels and electric vehicle parking for 30% of the parking spaces.
- Outside of the public hearing, staff received a total of two (2) written correspondences expressing concern over loss of trees and opposition to the proposed project. Copies of all written correspondences are included in Exhibit D of this recommendation report.

EXHIBIT A

Plans

Site Plan, Floor Plans, Elevations, Landscape Plan, and
Renderings

8016 N FAIR AVE., SUN VALLEY, CA 91352

PROJECT ADDRESS

8016 FAIR AVE.,
SUN VALLEY, CA 91352

PROJECT OWNER

USL STRATHERN LLC
7355 BALBOA BLVD., #100
VAN NUYS, CA 91406

DESIGN BY

G.A. ENGINEERING
6747 ODESSA AVE. SUITE 204
VAN NUYS, CA. 91406
PHONE: (818)758-0018

STRUCTURAL ENGINEER

G.A. ENGINEERING
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VAN NUYS, CA. 91406
PHONE: (818)758-0018

SURVEY

MOALI LAND & DESIGN
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WOODLAND HILLS, CA. 91367
PHONE: (818)325-9225

GEOTECHNICAL ENGINEER

AGI GEOTHECNICAL
16555 SHERMAN WAY, SUITE A
VAN NUYS, CA 91406
OFFICE: (818) 785-5244

LANDSCAPING

MECHANICAL & PLUMBING

INDEX

ARCHITECTURAL

LANDSCAPE

STRUCTURAL

CIVIL

ELECTRICAL

MECHANICAL

PROJECT DATA

ADDRESS

PROJECT SCOPE

LEGAL DESCRIPTION

ASSESSOR PARCEL NO. (APN)

BUILDING CODE:

EXISTING ZONE:

PROPOSED ZONE:

GENERAL PLAN LAND USE

COMMUNITY PLAN AREA

AREA PLANNING COMMISSION

TYPE OF CONSTRUCTION:

LOT AREA:

ALLOWABLE BUILDING HEIGHT:

PROPOSED BUILDING HEIGHT:

OCCUPANCY GROUP

BUILDING SETBACKS:

STORIES:

8016 N FAIR AVE., SUN VALLEY, CA 91352

39-UNIT FOUR STORY APARTMENT BUILDING WITH PARKING ON FIRST FLOOR.
IS PROPOSING A 100% AFFORDABLE HOUSING, UTILIZNG AB 2334 VERY LOW VMT

LOT 13 ARB 1 OF TRACT NO. 4226, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 46 PAGE 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

2314-006-012

2023 CBC AS AMENDED BY CITY OF LOS ANGELES

R1-1-CUGU

R1-1-CUGU NO CHANGE

LOW MEDIUM II RESIDENTIAL

SUN VALLEY-LA TUNA CANYON

NORTH VALLEY

1ST Thru 4th FLOORS, TYPE V-A , FULLY SPRINKELERED THROUGHOUT (NFPA-13)

22,376.4 SQ.FT PER ZIMAS

28 FEET + 33' HEIGHT INCREASE PER AB 2345 / AB1763 MEMO = 61 FEET

47 FEET

R-2 / S-2 PARKING

FRONT YARD : 15 FEET
SIDE YARDS: 7 FEET
REAR YARD : 15 FEET

4 - STORIES

PARKING CALCULATION

OPEN SPACE CALCULATION

SCHOOL DISTRICT ASSESSABLE

PARKING REQUIRED PER LAMC

	# OF UNITS	AUTO PARKING	TOTAL
1- BDRM	3	1.5	4.5
2- BDRM	36	2	72
TOTAL	39		76.5

** NO PARKING IS REQUIRED PER AB 2097**

BICYCLE PARKING required per table 12.21 a.16 (a)(1)(i)

UNITS	# OF UNITS	SPACES/UNIT	TOTAL
1- 25	25	1	25
26-100	14	1/1.5 UNITS	14/1.5= 9.3
TOTAL	39		34

PROVIDED

	PARKING No.
STANDARD	34
COMPACT	0
DISABLE PARKING	1
TOTAL AUTO PARKING RESIDENTS	35
(4) SHORT-TERM BICYCLE PARKING (35) LONG-TERM BICYCLE PARKING	

* NO GUEST PARKING* REQUIRED OR PROVIDED

2% OF NUMBER OF PARKING = 2%X35 =0.70 = 1 ACCESSIBLE PARKING
EV PARKING= 30%X35 =10.5 =11 EV PARKING

AREA SUMMARY (LABC)

STORY	OCC.	USE	CONSTRUCTION TYPE	A	B	C	A	A-B-C
				GROSS AREA (OUT TO OUT BLDG) SQ.FT.	AREA- EXTERIOR WALLS SQ.FT.	AREA: STAIRWAYS ELEVATOR SQ.FT.	BUILDING CODE FLOOR AREA SQ.FT.	ZONING CODE FLOOR AREA SQ.FT.
FIRST	S-2	PARKING	I-A	13,525		-200 GARAGE	13,525	13,325
	S-2	TRASH/RECY.	I-A	254			254	254
	R-2	OFFICE/ROOMS LOBBY	I-A		1,881	337	0	1,881
SECOND	R-2	RESIDENTIAL	V-A	13,588	337	380	13,588	12,871
	R-2	GYM	V-A		600		600	600
THIRD	R-2	RESIDENTIAL	V-A	13,588	337	547	13,588	12,704
	R-2	LAUNDRY	V-A		600		600	600
FOURTH	R-2	RESIDENTIAL	V-A	13,588	337	547	13,588	12,704
	S-2						13,779	
TOTAL	R-2						43,245	54,604

DENSITY CALCULATION

ALLOWABLE UNITS:
ZONE: R1-1 ALLOWABLE UNITS PER LAMC =1, ALLOWABLE UNITS PER SB-9, 2

GENERAL PLAN DESIGNATION: LOW MEDIUM II RESIDENTIAL
ALLOWABLE DENSITY PER GENERAL PLAN : 1 UNIT/1500 SQUARE FEET, RD1.5

LOT AREA = 22,376.4 / 1,500 = 14.9 = 15 UNITS

UTILIZING DENSITY BONUS

15 UNITS X 1.35 = 20.21 = 22 UNITS ALLOWABLE

PROPOSED 100% ON-SITE RESTRICTED AFFORDABLE,
PER GOVERNMENT CODE 65915 & AB 2334 VERY LOW VMT
UNLIMITED DENSITY IS PERMITTED.

39 UNITS ARE PROPOSED.

100% AFFORDABLE TOTAL (EXCLUDING MANAGER UNIT)

AFFORDABILITY LEVEL	PERCENTAGE	# OF UNITS
MANAGER UNIT		1
VERY LOW INCOME		1
LOW INCOME (SCH-1)	80%	30
MODERATE INCOME (SCH.6)	20%	7
TOTAL		39

⊕ PER SB-8, ONE UNIT IS TO BE SET ASIDE FOR VLI TENANTS

REQUESTED ENTITLEMENT/ CONSESSIONS/INCENTIVES

OFF MENU INCENTIVES:

①

TO ALLOW RFA INCREASE OF 222% ,MORE THAT THE 35%, PROPOSING FACTOR OF 2.44

②

TO REDUCE 25% OF THE REQUIRED OPEN SPACE PER LAMC SECTION 12.21. G.2
REQUIRED= 4,800 - 1,200 (25%) = 3,600 SQ.FT. MINIMUM TO BE PROVIDED

③

RELIEF OF THE REQUIRED ENCHROACHMENT PLANE PER LAMC SECTION 12.08.C.5

④

TO PROVIDE A 15 FEET FRONT SET-BACK IN LIEU OF THE REQUIRED 20.50 FEET
PREVAILING SETBACK AND THE MINIMUM OF 20% OF THE LOT DEPTH PER SECTION 12.08.C.1

**

WAIVER

⑤

RELIEF OF THE REQUIRED SIDE YARD PLANE BREAK PER LAMC SECTION 12.08.C.2

SUBJECT PROPERTY ZONING INFORMATION:

1) EXISTING ZONE:
2) EXISTING GENERAL PLAN:
3) MAXIMUM DENSITY PER GENERAL PLAN:
4) COMMUNITY PLAN AREA:
5) AREA PLANNING COMMISSION:

R1-1-CUGU
LOW MEDIUM II RESIDENTIAL
RD1.5-1
SUN VALLEY- LA TUNA CANYON
NORTH VALLEY

RESIDENTIAL FLOOR AREA CALCULATION

ALLOWABLE RFA PER R1 ZONE = 0.45X : 1

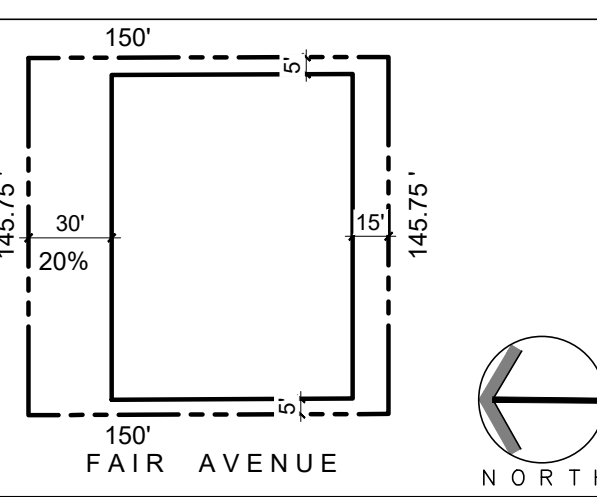
22,376.4 SQ.FT. X 0.45 = 10,069.4SQ.FT.

REQUESTED RFA FACTOR

PROPOSED RFA : 54,637 SQ.FT.

54,604 / 22,376.4 = 2.44

PER AB 2334 VERY LOW VMT THE PROJECT IS ENTITLED TO
UNLIMITED DENSITY

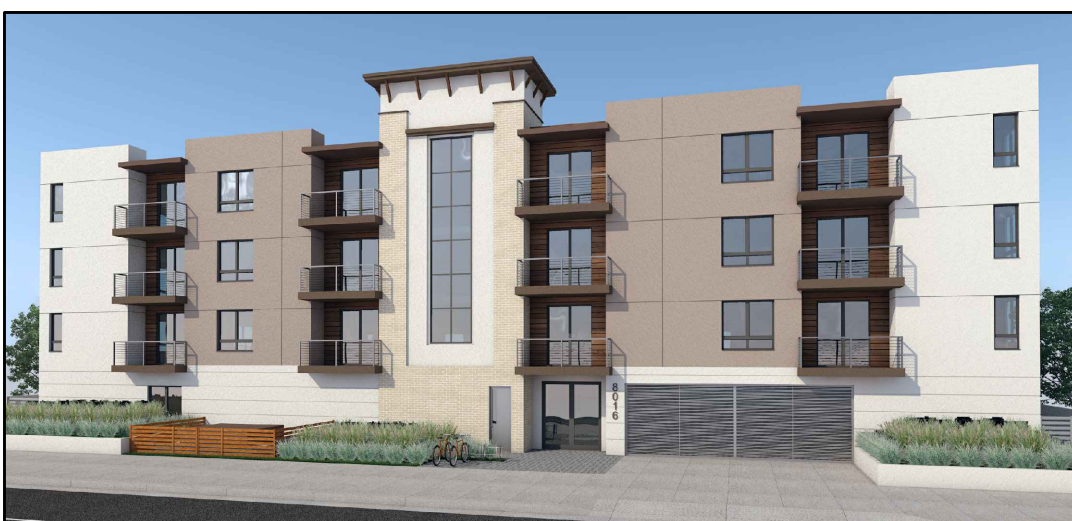


AREA PER UNIT

UNIT No	DESCRIPTION	AREA (SQ.FT.)
201	1-BED/1-BATH	720
202	2-BED/1BATH	935
203	2-BED/1BATH	768
204	2-BED/1BATH	803
205	2-BED/1BATH	1,047
206	2-BED/1BATH	802
207	2-BED/1BATH	829
208	2-BED/1BATH	766
209	2-BED/1BATH	1,042
210	2-BED/1BATH	967
211	2-BED/1BATH	908
212	2-BED/1BATH	970
213	2-BED/1BATH	935
SECOND FLOOR = 13 UNITS		

UNIT No	DESCRIPTION	AREA (SQ.FT.)
401	1-BED/1-BATH	720
402	2-BED/1BATH	935
403	2-BED/1BATH	768
404	2-BED/1BATH	803
405	2-BED/1BATH	1,047
406	2-BED/1BATH	802
407	2-BED/1BATH	829
408	2-BED/1BATH	766
409	2-BED/1BATH	1,042
410	2-BED/1BATH	967
411	2-BED/1BATH	908
412	2-BED/1BATH	970
413	2-BED/1BATH	935
FOURTH FLOOR = 13 UNITS		

UNIT No	DESCRIPTION	AREA (SQ.FT.)
301	1-BED/1-BATH	720
302	2-BED/1BATH	935
303	2-BED/1BATH	768
304	2-BED/1BATH	803
305	2-BED/1BATH	1,047
306	2-BED/1BATH	802
307	2-BED/1BATH	829
308	2-BED/1BATH	766
309	2-BED/1BATH	1,042
310	2-BED/1BATH	967
311	2-BED/1BATH	908
312	2-BED/1BATH	970
313	2-BED/1BATH	935
THIRD FLOOR = 13 UNITS		



ENGINEERING INC.

6747 ODESSA AVENUE
VAN NUYS, CA 91406

Phone: (818) 758-0018
Cell: (818) 203-3336
gaengineeringinc@gmail.com

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REVISION	BY

OWNER
USL STRATHERN LLC
355 BALBOA BLVD., #100
VAN NUYS, CA 91406

PROJECT

DRAWING TITLE

DATE: May. 3, 24

SCALE: NTS

DRAWN: TE

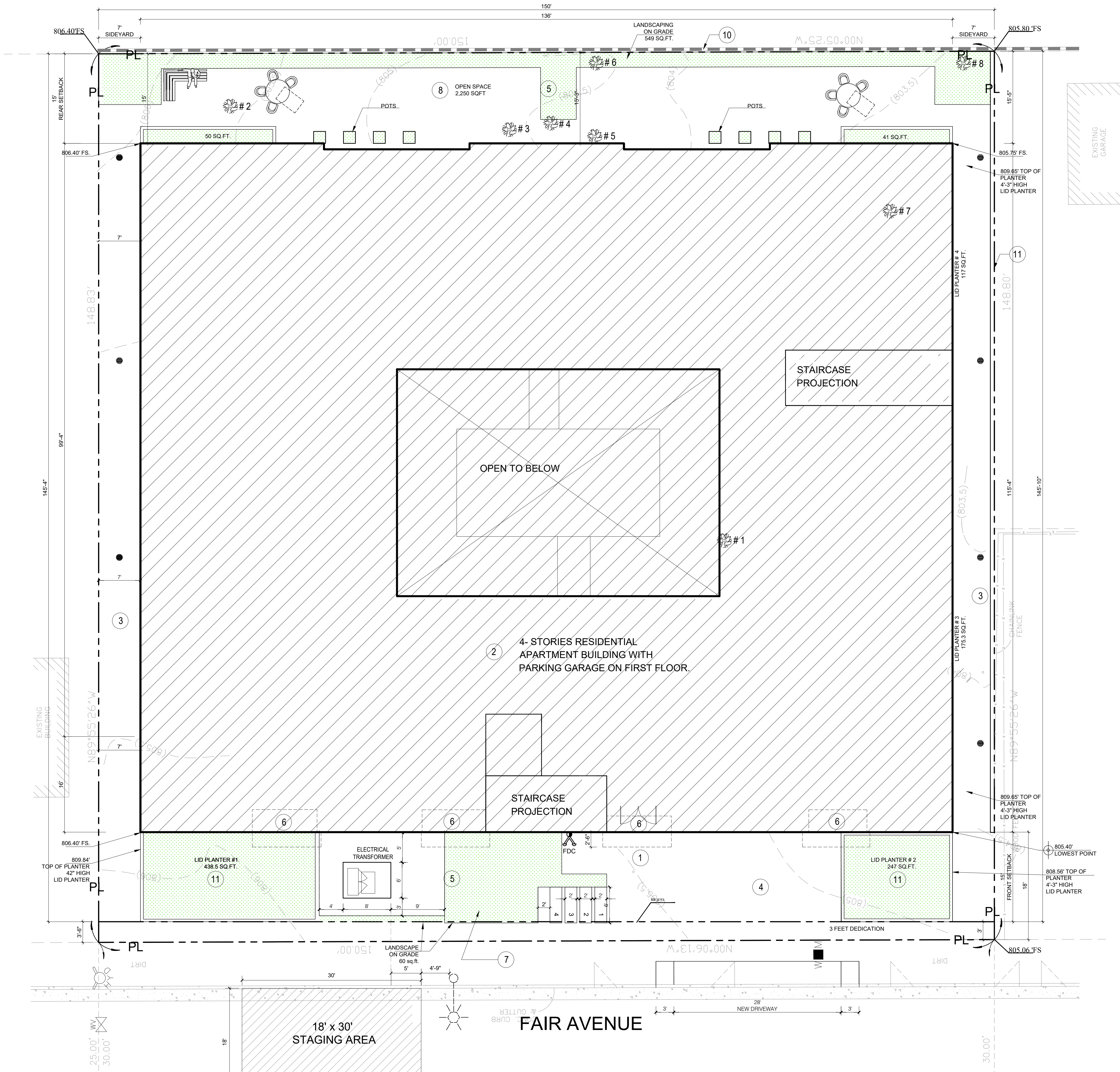
APPROVED:

JOB: 22-1092

T O

T-0

SHEETS



LEGEND


- 1 BUILDING ENTRANCE
- 2 4- STORIES RESIDENTIAL APARTMENT BUILDING WITH PARKING GARAGE ON FIRST FLOOR.
- 3 WALKWAY
- 4 NEW DRIVEWAY
- 5 LANDSCAPING
- 6 BALCONY
- 7 SHORT-TERM BICYCLE PARKING, 2'X6', 3-WILL BE PROVIDED
- 8 REAR COMMON OPEN SPACE 2,300 SQ.FT. X 25% = 575 MIN LANDSCAPING
- 9 REQUIRED TREES: 39 / 4 = 9.75 = 10 TREES MINIMUM TO BE PROVIDED
- 10 EXISTING BLOCK WALL 6 FEET HIGH
- 11 LID PLANTERS
- F.D.C.
- PROPERTY LINE
- LOCATION OF TREE TO BE REMOVED

EXISTING TREES TO BE REMOVED PER CERTIFIED LETTER DATED : 02/14/2023

#	SPECIES	COMMON NAME	DIAMETER
1	PUNICA GRANATUM	POMEGRANATE	(12)2"
2	OLEA EUROPAEA	OLIVE	(8)4"
3	SCHINUS MOLLE	CALIFORNIA PEPPER	(7)5"
4	SCHINUS MOLLE	CALIFORNIA PEPPER	(8)3"
5	PUNICA GRANATUM	POMEGRANATE	(10)2"
6	OLEA EUROPAEA	OLIVE	(6)4"
7	OLEA EUROPAEA	OLIVE	(3)12"
8	SCHINUS MOLLE	CALIFORNIA PEPPER	(9)5"

PROJECT INFORMATION

SITE ADDRESS	8016 FAIR AVE., SUN VALLEY, CA 91352
LEGAL DESCRIPTION	LOT 13 (ARB 1) TRACT TR 4226, MAP REFERENCE M.B.46-95, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ZONING	R1-1-CUGU
LOT AREA	22,376.4 (sq ft) PER ZIMAS
ALLOWABLE DENSITY	RD1.5-1 DENSITY = 1,500 LOT AREA = 22,376.4 / 1,500 = 14.9 = 14 UNITS
PROPOSED DENSITY	UTILIZING DENSITY BONUS 15 UNITS X 1.35 = 20.21 = 21 UNITS ALLOWABLE IS PROPOSED 100% ON-SITE RESTRICTED AFFORDABLE UNLIMITED DENSITY IS PERMITTED. PER SECTION 65915 & AB 2334 VERY LOW VMT ** 39 UNITS ARE PROPOSED ***
EXISTING USE	SINGLE FAMILY DWELLING
PROJECT DESCRIPTION PROPOSED USE	39-UNIT, NEW 4 STORY RESIDENTIAL BUILDING, 100% AFFORDABLE HOUSING PROJECT.
CONSTRUCTION TYPE	TYPE I-A, FIRST FLOOR PARKING, AND TYPE V-SECOND to fourth floor, FULLY SPRINKLERED
BUILDING HEIGHT ALLOWABLE	28 FEET+ 33 FEET HEIGHT INCREASE PER AB 2345 / AB1763 MEMO = 61 FEET
BUILDING HEIGHT PROPOSED	45 FEET
FLOOR AREA RATIO (FAR)	2.44 : 1 PER DENSITY BONUS
BUILDING SETBACKS provided	SIDEYARD = 7 FEET FRONT YARD = 15 FEET REAR YARD = 15 FEET
AUTOMOBILE PARKING	NO PARKING REQUIRED PER AB 2097, 35 automobile parkings will be provided.
BICYCLE PARKING	SHORT-TERM = 4 LONG-TERM = 34
REQUIRED OPEN SPACE	4,800 SQ.FT.
PROVIDED OPEN SPACE	AFTER REDUCTION OF 25 % PER DENSITY BONUS -OFF-MENU INCENTIVE 3,600 SQ.FT. MINIMUM
REQUIRED LANDSCAPING	REAR YARD = 2,250 X 25% = 563 sq.ft. MIN ROOF DECK = 600X 25% = 150 SQ.FT. MIN
REQUIRED TREES	39 UNITS / 4 = 9.75= 10 MINIMUM TREES OF 24" BOX



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REVISION	BY

OWNER

USL STRATHERN LLC
7355 BALBOA BLVD., #100
VAN NUYS, CA 91406

PROJECT

8016 FAIR AVE.,
SUN VALLEY, CA 91352

DRAWING TITLE

SITE PLAN

DATE: May. 3, 24

SCALE: NTS

DRAWN: VA

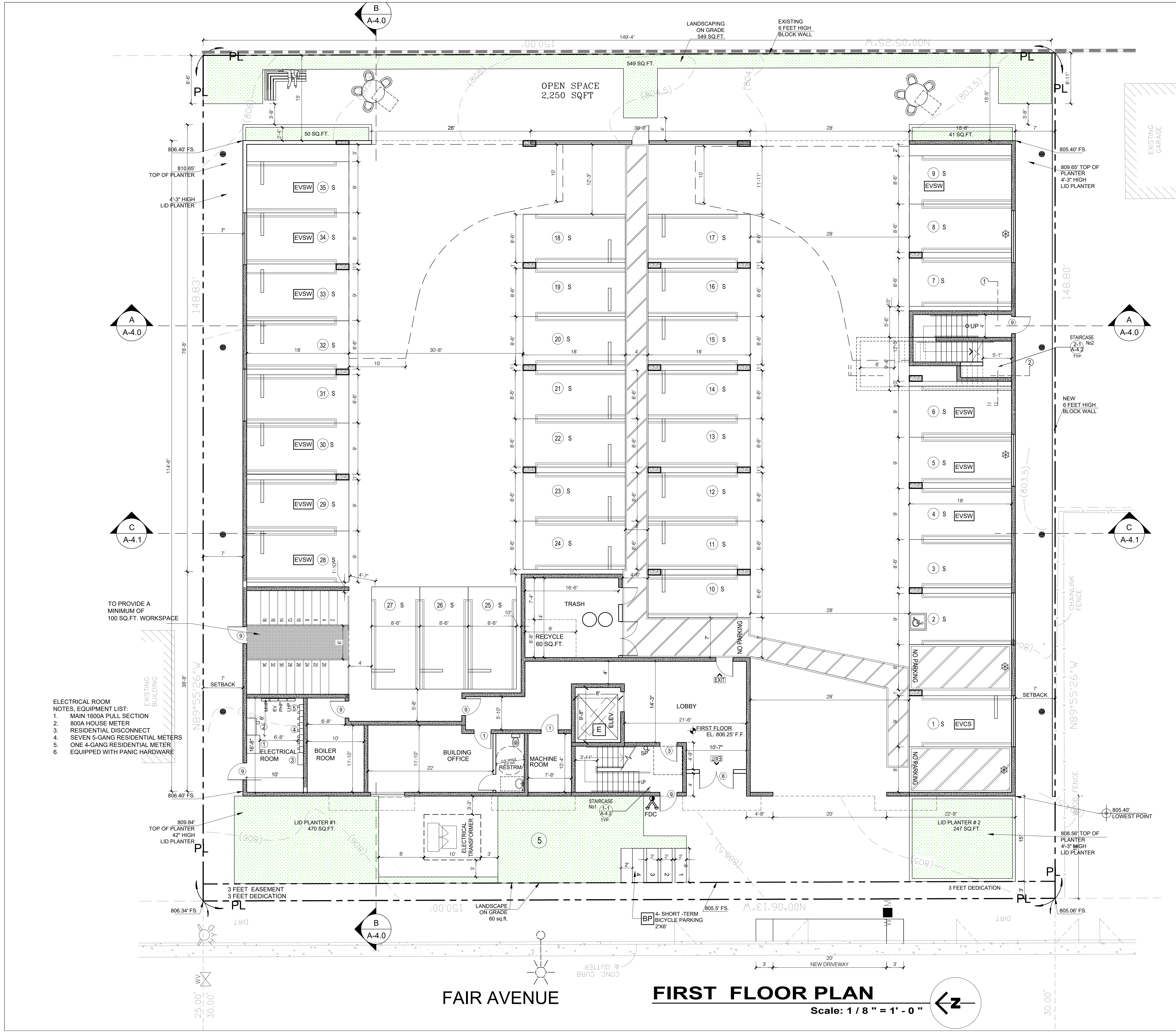
APPROVED: VA

JOB : 22-1092

SHEET:

A-1.0

SHEETS



LEGEND

C1	3 HR. REQ. PER CBC 721.(2) ITEM CONCRETE WALL SEE SPEC.
C2	3 HR. REQ. PER CBC 721.(2) ITEM 3 MASONRY WALL SEE SPEC.
W1	1 HR. EXTERIOR WALL
W2	1 HR. CORRIDOR WALL STC 50
W5	INTERIOR WALL
W6	PLUMBING WALL
W9	1 HR. SEPARATION WALL
W15	2HR. SHAFT (INTERIOR)
W16	2HR. SHAFT (EXTERIOR)

PATH OF EGRESS

DISABLE PATH OF TRAVEL

EXIT SIGN

PROPERTY LINE

2A10BC FIRE EXTINGUISHER W/ SEMI- RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP

HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP

CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP

MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT

GROUND- FAULT CIRCUIT-INTERUPTER

4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER

WATER CURTAIN

WATER HEATER

STAND PIPE CLASS A

COATING BALCONY COVERING RR-25261 CSI# 07180

ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4, 24" X 84" WITH NOT LESS THAN 5-INCH RADIUS CORNER. HAVE MIN CAB DIM OF 80"X54" WITH 42" DOOR 3002.4.3a

ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB)

ELECTRICAL VEHICLE CHARGING STATION REFER TO SHEET N-1(GB)

SHORT-TERM BICYCLE RACKS INSTALLED BESIDE EACH OTHER THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE RACK SHALL BE SPACED A MINIMUM OF 30 INCHES ON CENTER PER LAMC 12.21 A16 e.1.ii.a.

GARAGE VENTILATION:

PARKING AREA PARAMETER = 507'
GARAGE HEIGHT= 11 FEET
AREA OF WALL = 507' X 11 = 5,577 SQ.FT.
REQUIRED LENGTH OF OPENING = 0.40 X 507 = 203 FEET
REQUIRED AREA OF OPENING = 0.20 X 5,577 = 1,115 SQ.FT.

SIDE	LENGTH	AREA
EAST	28'	10 x 4 = 40
NORTH	28+6= 34'	28'x10'-0"+6'x2'=292
WEST	28'+28'=56'	5'x2' x10= 100
SOUTH	13'+6'+6'=25'	13' x 10+6'x2x2=154
TOTAL	129 LINEAL FEET	586 sq.ft.

MECHANICAL VENTILATION IS REQUIRED.

NOTE

- ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 STC50 HOUR RATED
- WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS SHALL BE 2 HOURS RATED ELEVATOR, STAIRS, ETC.
- FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
- ALL BEARING WALLS SHALL BE 1 HOUR RATED
- THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
- WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18"
- NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.

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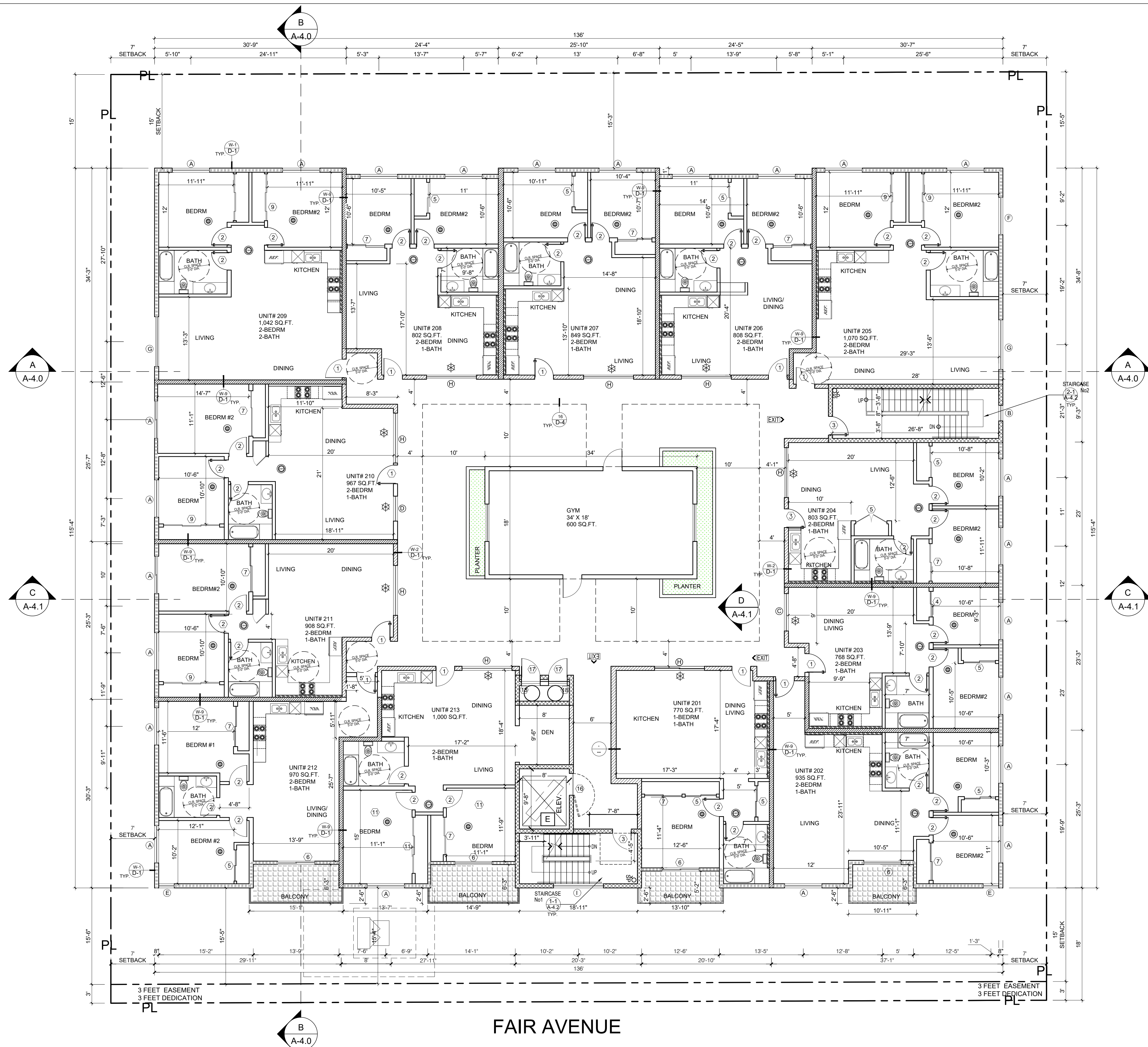
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USL STRATHERN LLC
7355 BALBOA BLVD., #100
VAN NUYS, CA 91406

PROJECT
8016 FAIR AVE.,
SUN VALLEY, CA 91352

DRAWING TITLE
FIRST FLOOR PLAN

DATE: May. 3, 24
SCALE: NTS
DRAWN: VA
APPROVED: VA
JOB: 22-1092
SHEET:
A-2.0
SHEETS



LEGEND

C1	3 HR. REQ. PER CBC 721.(2) ITEM 4-1.1	CONCRETE WALL SEE SPEC.
C2	3 HR. REQ. PER CBC 721.(2) ITEM 3	MASONRY WALL SEE SPEC.
W1	1 HR. EXTERIOR WALL	
W2	1 HR. CORRIDOR WALL	STC 50
W5	INTERIOR WALL	
W6	PLUMBING WALL	
W9	1 HR. SEPARATION WALL	
W15	2HR. SHAFT (INTERIOR)	
W16	2HR. SHAFT (EXTERIOR)	

SEE SHEET D-1

- PATH OF EGRESS
- DISABLE PATH OF TRAVEL
- EXIT SIGN
- PROPERTY LINE

- 2A10BC FIRE EXTINGUISHER W/ SEMI-RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT
- GROUND- FAULT CIRCUIT-INTERUPTER
- 4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER
- WATER CURTAIN
- WATER HEATER
- STAND PIPE CLASS A
- COATING BALCONY COVERING RR-25261 CSI# 07180
- ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4, 24" X 84" WITH NOT LESS THAN 5-INCH RADIUS CORNER. HAVE MIN CAB DIM OF 80"X54" WITH 42" DOOR 3002.4.3a

NOTE

- ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 STC50 HOUR RATED
- WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS SHALL BE 2 HOURS RATED ELEVATOR, STAIRS, ETC.
- FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
- ALL BEARING WALLS SHALL BE 1 HOUR RATED
- THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
- WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18"
- NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.



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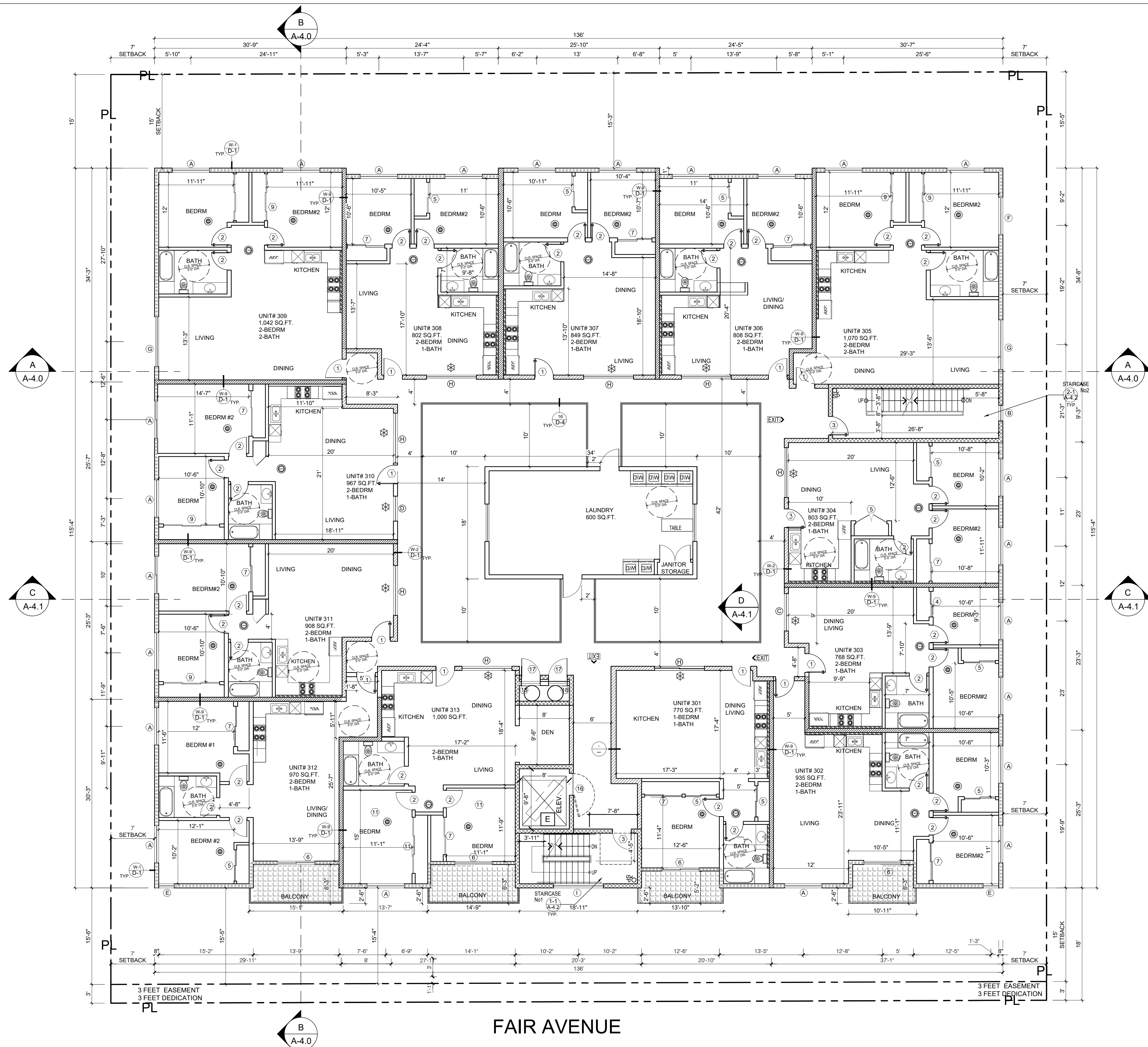
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7355 BALBOA BLVD., #100
VAN NUYS, CA 91406

PROJECT
8016 FAIR AVE.,
SUN VALLEY, CA 91352

DRAWING TITLE
SECOND FLOOR PLAN

DATE:	May. 3, 24
SCALE:	NTS
DRAWN:	VA
APPROVED:	VA
JOB :	22-1092
SHEET:	A-2.1
SHEETS	



FAIR AVENUE

THIRD FLOOR PLAN

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

LEGEND

C1	3 HR. REQ. PER CBC 721.(2) ITEM 4-1.1	CONCRETE WALL SEE SPEC.
C2	3 HR. REQ. PER CBC 721.(2) ITEM 3	MASONRY WALL SEE SPEC.
W1	1 HR. EXTERIOR WALL	
W2	1 HR. CORRIDOR WALL	STC 50
W5	INTERIOR WALL	
W6	PLUMBING WALL	
W9	1 HR. SEPARATION WALL	
W15	2HR. SHAFT (INTERIOR)	
W16	2HR. SHAFT (EXTERIOR)	

SEE SHEET
D-1

PATH OF EGRESS

DISABLE PATH OF TRAVEL

EXIT SIGN

PROPERTY LINE

2A10BC FIRE EXTINGUISHER
W/ SEMI-RECESSED CABINET.
INSTALL MAX. 48" AFF. TO THE TOP

HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP

CARBON MONOXIDE & HARD WIRED SMOKE
DETECTOR W/ BATTERY BACK-UP

MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR,
DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/
HUMIDISTAT

GROUND- FAULT CIRCUIT-INTERUPTER

4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE
MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER

WATER CURTAIN

WATER HEATER

STAND PIPE CLASS A

COATING BALCONY COVERING RR-25261 CSI# 07180

ELEVATOR CAR TO ACCOMMODATE AMBULANCE
STRETCHER PER SECTION 3002.4, 24" X 84" WITH NOT
LESS THAN 5-INCH RADIUS CORNER. HAVE MIN CAB DIM
OF 80"x54" WITH 42" DOOR 3002.4.3a

NOTE

- ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 STC50 HOUR RATED
- WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS SHALL BE 2 HOURS RATED ELEVATOR, STAIRS, ETC.
- FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
- ALL BEARING WALLS SHALL BE 1 HOUR RATED
- THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
- WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18"
- NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.

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PROJECT
8016 FAIR AVE.,
SUN VALLEY, CA 91352

DRAWING TITLE
SECOND FLOOR PLAN

DATE: May. 3, 24

SCALE: NTS

DRAWN: VA

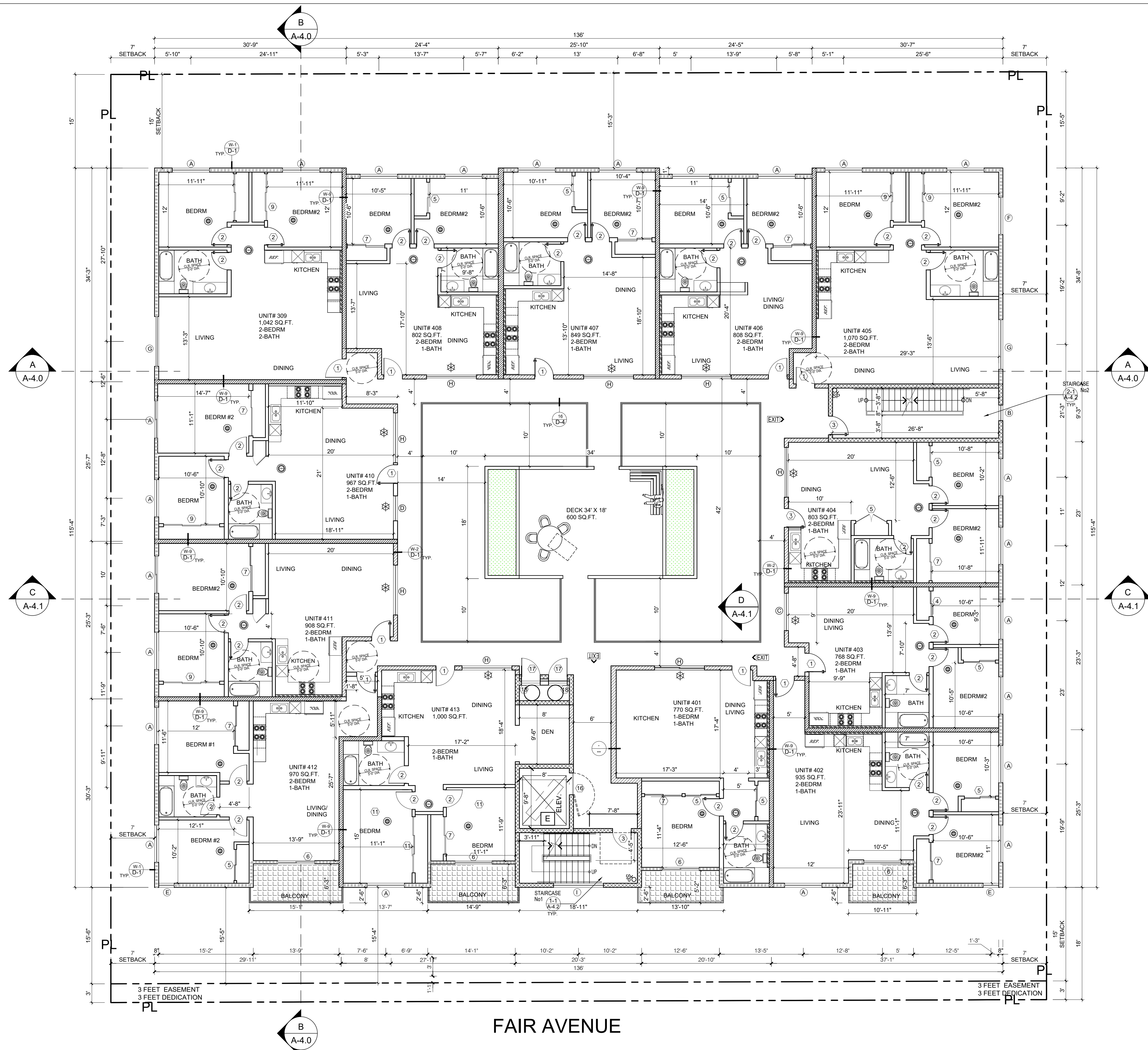
APPROVED: VA

JOB : 22-1092

SHEET:

A-2.2

SHEETS



FAIR AVENUE

FOURTH FLOOR PLAN

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

LEGEND

C1	3 HR. REQ. PER CBC 721.(2) ITEM 4-1.1	CONCRETE WALL SEE SPEC.
C2	3 HR. REQ. PER CBC 721.(2) ITEM 3	MASONRY WALL SEE SPEC.
W1	1 HR. EXTERIOR WALL	
W2	1 HR. CORRIDOR WALL	STC 50
W5	INTERIOR WALL	
W6	PLUMBING WALL	
W9	1 HR. SEPARATION WALL	
W15	2HR. SHAFT (INTERIOR)	
W16	2HR. SHAFT (EXTERIOR)	

SEE SHEET D-1

PATH OF EGRESS

DISABLE PATH OF TRAVEL

EXIT SIGN

PROPERTY LINE

- 2A10BC FIRE EXTINGUISHER W/ SEMI-RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT
- GROUND- FAULT CIRCUIT-INTERUPTER
- 4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER
- WATER CURTAIN
- WATER HEATER
- STAND PIPE CLASS A
- COATING BALCONY COVERING RR-25261 CSI# 07180
- ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4, 24" X 84" WITH NOT LESS THAN 5-INCH RADIUS CORNER. HAVE MIN CAB DIM OF 80"X54" WITH 42" DOOR 3002.4.3a

NOTE

- ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 STC50 HOUR RATED
- WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS SHALL BE 2 HOURS RATED ELEVATOR, STAIRS, ETC.
- FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
- ALL BEARING WALLS SHALL BE 1 HOUR RATED
- THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
- WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18"
- NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.

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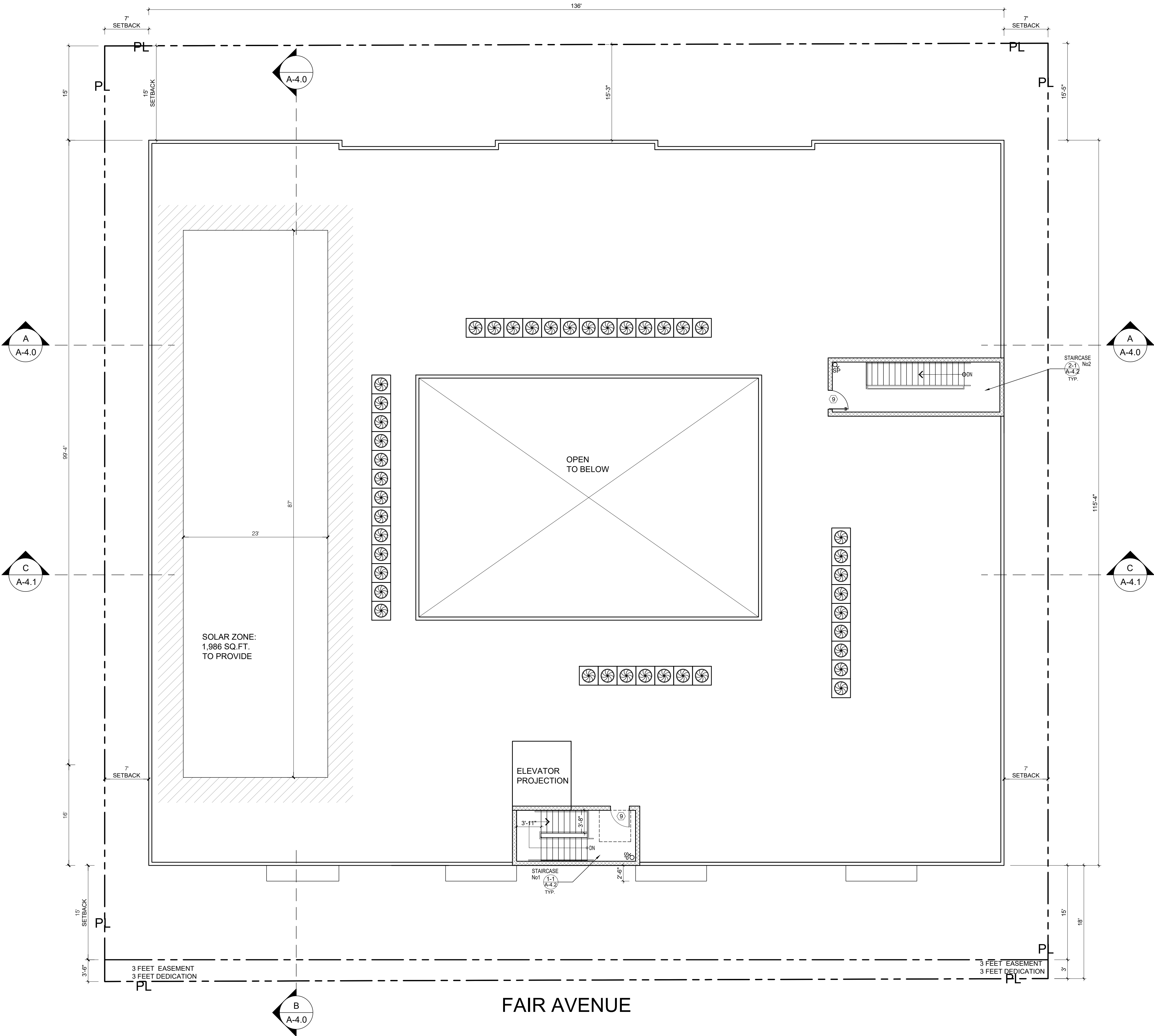
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7355 BALBOA BLVD., #100
VAN NUYS, CA 91406

PROJECT
8016 FAIR AVE.,
SUN VALLEY, CA 91352

DRAWING TITLE
SECOND FLOOR PLAN

DATE: May. 3, 24
SCALE: NTS
DRAWN: VA
APPROVED: VA
JOB: 22-1092
SHEET:

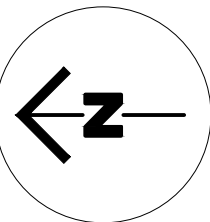
A-2.3
SHEETS



FAIR AVENUE

ROOF PLAN

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



LEGEND

- W9 1 HR. SEPARATION WALL
- W15 2HR.SHAFT (INTERIOR)
- W16 2HR.SHAFT (EXTERIOR)

SP O STAND PIPE CLASS A

A.C. UNIT LOCATION

1 SOLAR ZONE:
ROOF AREA= 13,422 SQ.FT.
13,242 X 15% = 1,986 SQ.FT.
TO PROVIDE 1 SOLAR ZONES

TO BE MAINTAINED BY SEPARATE PERMIT

★ MAIN SERVICE ELECTRICAL PANEL SHALL HAVE A MIN. BUSBAR RATING OF 200 AMPS THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC"

REPRESENT AREA NEXT TO SOLAR PANEL SHALL BE FREE OF OBSTRUCTION AND TO BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, AND EQUIPMENT.

NOTE

- ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 STC50 HOUR RATED
- WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS SHALL BE 2 HOURS RATED ELEVATOR, STAIRS, ETC.
- FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
- ALL BEARING WALLS SHALL BE 1 HOUR RATED
- THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
- WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18"
- NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.

SEE SHEET D-1

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PROJECT
8016 FAIR AVE.,
SUN VALLEY, CA 91352

DRAWING TITLE
ROOF PLAN

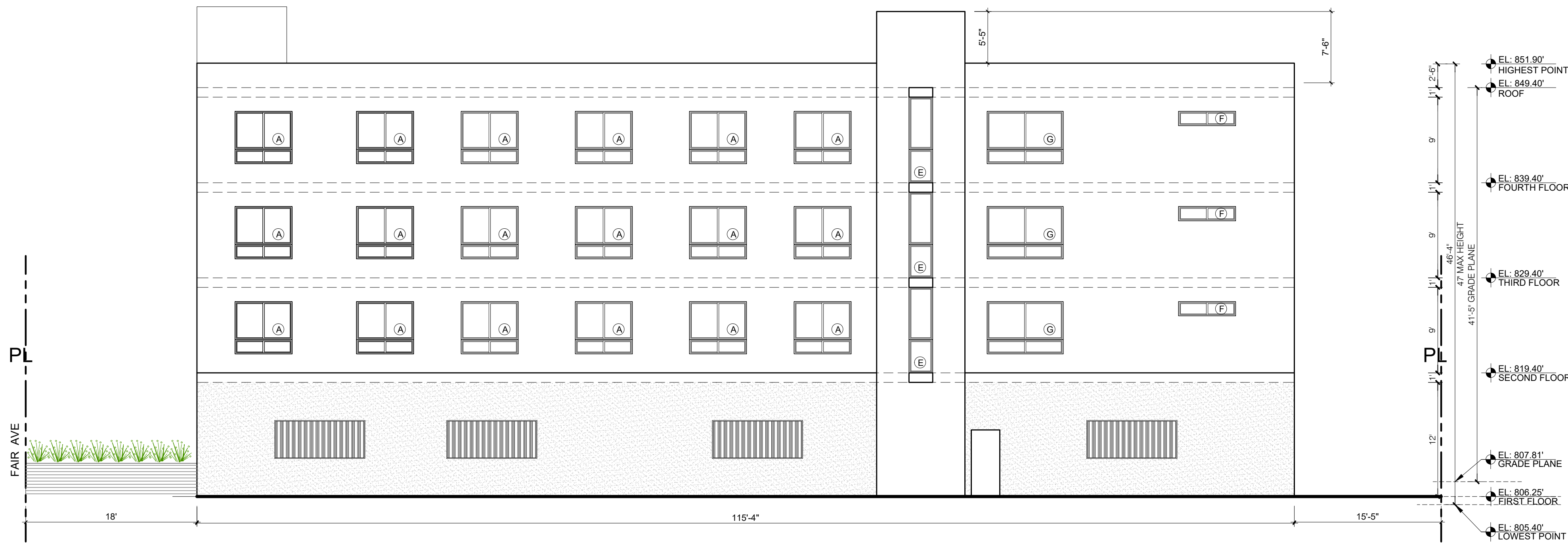
DATE:	May. 3, 24
SCALE:	NTS
DRAWN:	VA
APPROVED:	VA
JOB :	22-1092
SHEET:	

A-2.4
SHEETS



WEST ELEVATION

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



SOUTH ELEVATION

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

ELEVATION KEY NOTES

- 1 PLASTER FINISH STUCCO WHITE COLOR
- 2 PLASTER FINISH STUCCO (LIGHT GRAY COLOR)
- 3 STUCCO SMOOTH FINISH, DARK GRAY COLOR
- 4 STAIRCASE
- 5 PLANTER
- 6 VERTICAL CORRUGATED METAL
- 7 VERTICAL METAL LOUVER
- 8 AWNING
- 9 BALCONY
- 10 HARDIEPANEL SIDING ESR 1844

NOTE:
1. 7/8" STUCCO OVER PAPER BACK WIRE MESH PROVIDE 2-LAYERS OF GRADE " D " PAPER OVER PLYWD.

REVISION	BY

OWNER	USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406
-------	--

PROJECT	8016 FAIR AVE., SUN VALLEY, CA 91352
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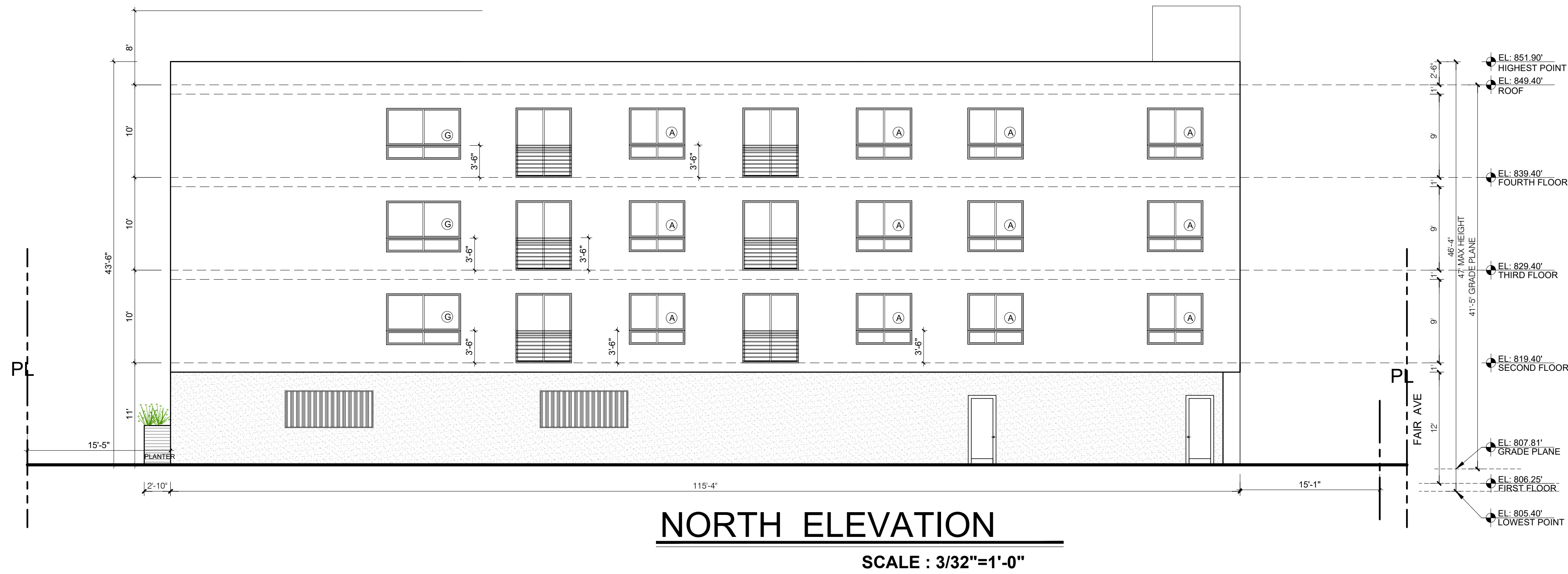
DRAWING TITLE	ELEVATIONS
---------------	------------

DATE:	MAY. 3, 24
SCALE:	NTS
DRAWN:	VA
APPROVED:	VA
JOB :	22-1092
SHEET:	A-3.0
SHEETS	

NOTE:
* PER LAFC, SECTION 1030.1,
PROPOSED BUILDING IS
PROVIDING THE MINIMUM
OF 5' IN WIDTH AND 9'
MINIMUM IN HEIGHT
CLEAR OF FIXTURES AND
UNOBSTRUCTED.

FLOOR	DOOR 3X6'-8" 21 SQ.FT.	WINDOW 6'-0"X5.5' (A) 33 SQ.FT.	WINDOW 2.5'X9' (E) 22.5 SQ.FT.	WINDOW 8'X5.5' (G) 44 SQ.FT.	WINDOW 6'X1.5' (F) 9 SQ.FT.	TOTAL PROVIDED OPENING SQ.FT.	ALLOWABLE OPENING 25%, SQ.FT.	WALL AREA
1	21	---	---	---	---	21	317	115'-4" X 11' = 1,268
2	---	33X6=198	22.5X1=22.5	44X1=44	9X1= 9	273.5(24%)	288	115'-4" X 10' = 1,153
3	---	33X6=198	22.5X1=22.5	44X1=44	9X1= 9	273.5(24%)	288	115'-4" X 10' = 1,153
4	---	33X6=198	22.5X1=22.5	44X1=44	9X1= 9	273.5(24%)	288	115'-4" X 10' = 1,153

SOUTH ELEVATION
FIRE SEPARATION DISTANCE = 7'
ALLOWABLE PROTECTED OPENING=25%
ALLOWABLE UN-PROTECTED OPENING=25%
PER SECTION TABLE 705.8



NOTE:
 * PER LAFC, SECTION 1030.1,
 PROPOSED BUILDING IS
 PROVIDING THE MINIMUM
 OF 5' IN WIDTH AND 9'
 MINIMUM IN HEIGHT
 CLEAR OF FIXTURES AND
 UNOBSTRUCTED.

FLOOR	DOOR 3X6'-8" 21 SQ.FT.	WINDOW 6'-0"X5.5' (A) 33 SQ.FT.	WINDOW 8'X5.5' (G) 44 SQ.FT.	DOOR 6'X7' (F) 42 SQ.FT.	TOTAL PROVIDED OPENING SQ.FT.	ALLOWABLE OPENING 25% SQ.FT.	WALL AREA
1	21X2 = 42	---	44X1=44	42X2 = 84	42	317	115'-4" X 11'= 1,268
2	---	33X4=132	44X1=44	42X2 = 84	260(23%)	288	115'-4" X 10'= 1,153
3	---	33X4=132	44X1=44	42X2 = 84	260(23%)	288	115'-4" X 10'= 1,153
4	---	33X4=132	44X1=44	42X2 = 84	260(23%)	288	115'-4" X 10'= 1,153

NORTH ELEVATION
 FIRE SEPARATION DISTANCE = 5'
 ALLOWABLE PROTECTED OPENING=25%
 ALLOWABLE UN-PROTECTED OPENING=25%
 PER SECTION TABLE 705.8

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REVISION	BY

OWNER
 USL STRATHERN LLC
 7355 BALBOA BLVD., #100
 VAN NUYS, CA 91406

PROJECT
 8016 FAIR AVE.,
 SUN VALLEY, CA 91352

DRAWING TITLE
 ELEVATIONS


DATE: May. 3, 24
 SCALE: NTS
 DRAWN: VA
 APPROVED: VA
 JOB : 22-1092
 SHEET:
A-3.1



WEST ELEVATION



SOUTH ELEVATION



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REVISION	BY

OWNER	PROJECT	DRAWING TITLE
USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406	8016 FAIR AVE., SUN VALLEY, CA 91352	COLOR ELEVATIONS

DATE: May. 3, 24

SCALE: NTS

DRAWN: VA

APPROVED: VA

JOB : 22-1092

SHEET:


A-3.2
SHEETS



EAST ELEVATION



NORTH ELEVATION



ENGINEERING INC.

8747 ODESSA AVENUE
VAN NUYS, CA 91406

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Cell: (818) 203-3336
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REVISION	BY

OWNER	PROJECT	DRAWING TITLE
USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406	8016 FAIR AVE., SUN VALLEY, CA 91352	COLOR ELEVATIONS

DATE:	May. 3, 24
SCALE:	NTS
DRAWN:	VA
APPROVED:	VA
JOB :	22-1092
SHEET:	A-3.3
SHEETS	

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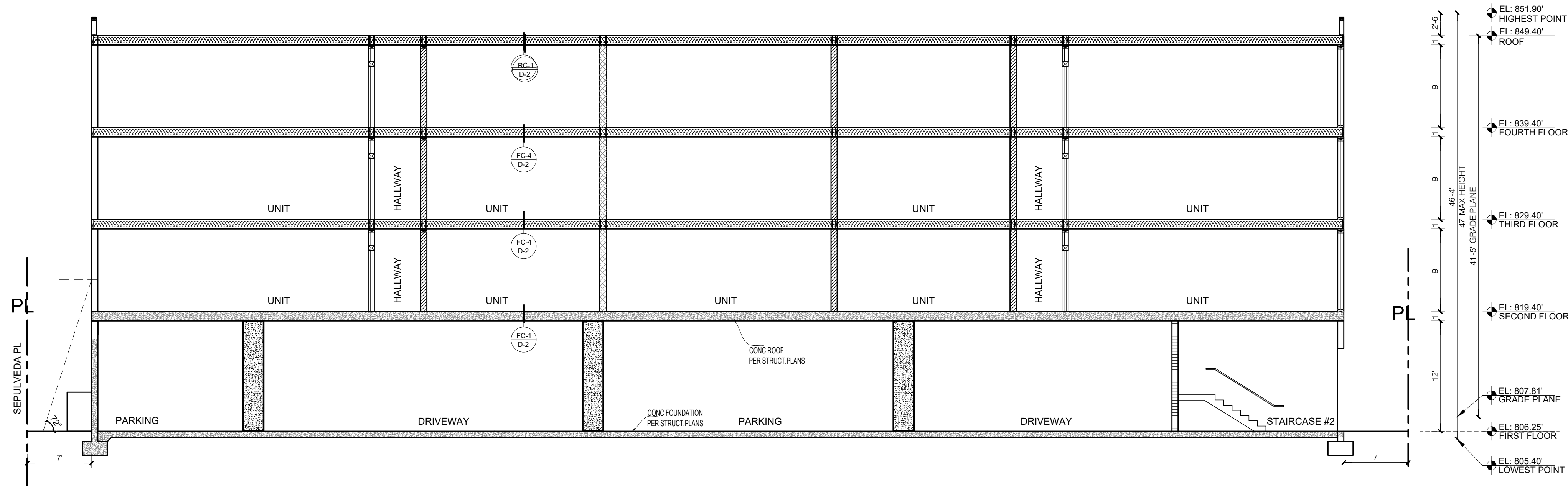
REVISION	BY

OWNER
USL STRATHERN LLC
7355 BALBOA BLVD., #100
VAN NUYS, CA 91406

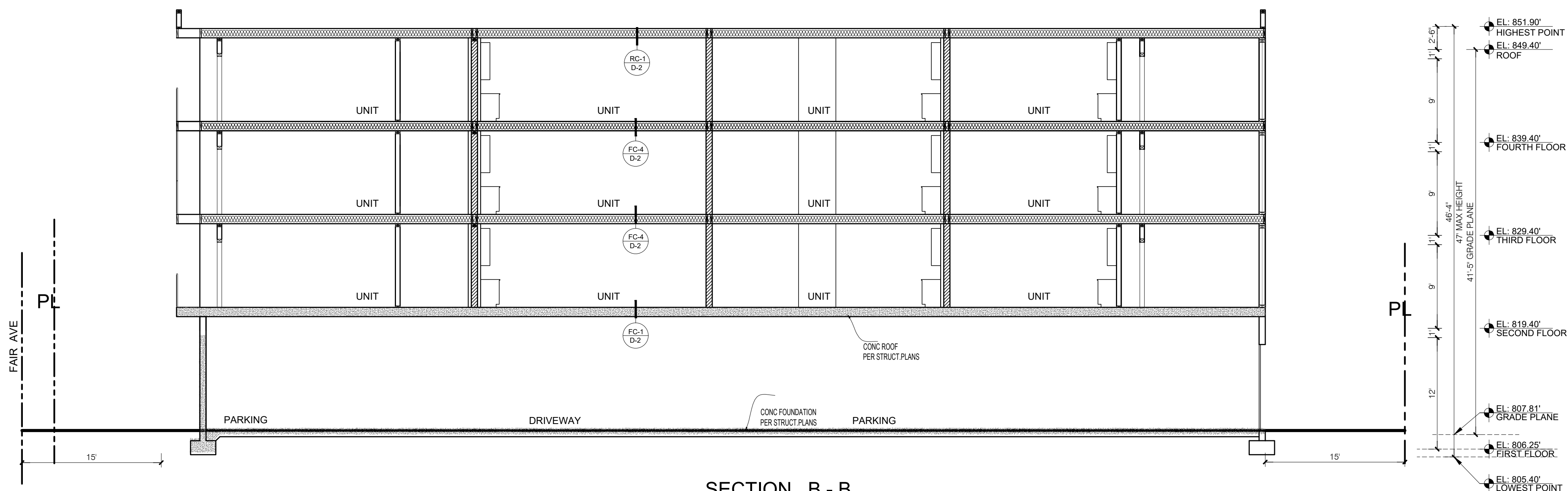
PROJECT
8016 FAIR AVE.,
SUN VALLEY, CA 91352

DRAWING TITLE
SECTIONS

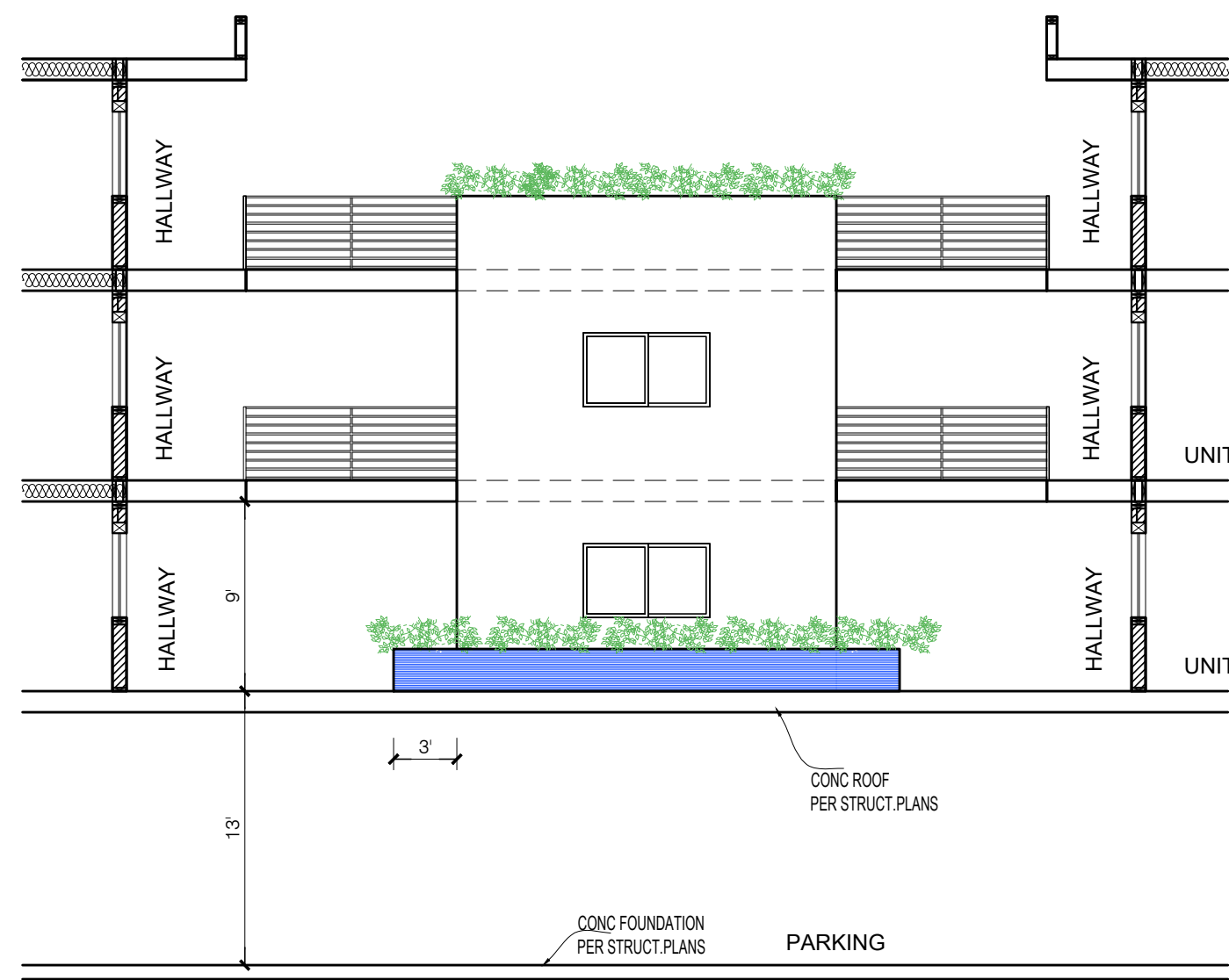
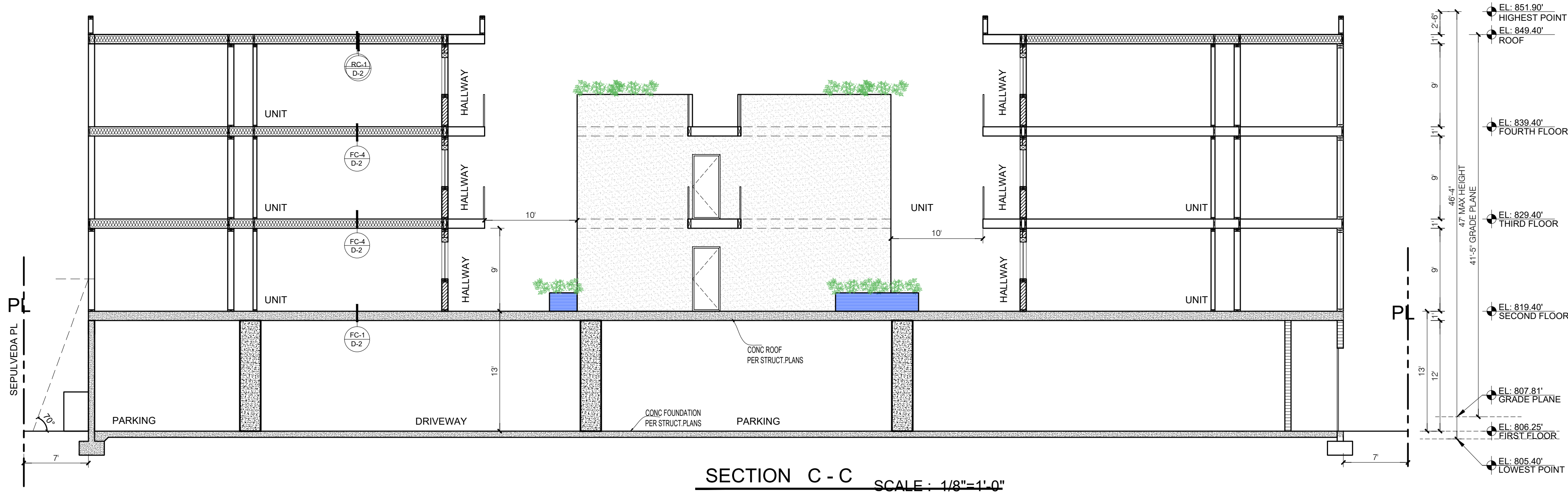
DATE:	May. 3, 24
SCALE:	NTS
DRAWN:	VA
APPROVED:	VA
JOB :	22-1092
SHEET:	A-4.0
SHEETS	



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



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



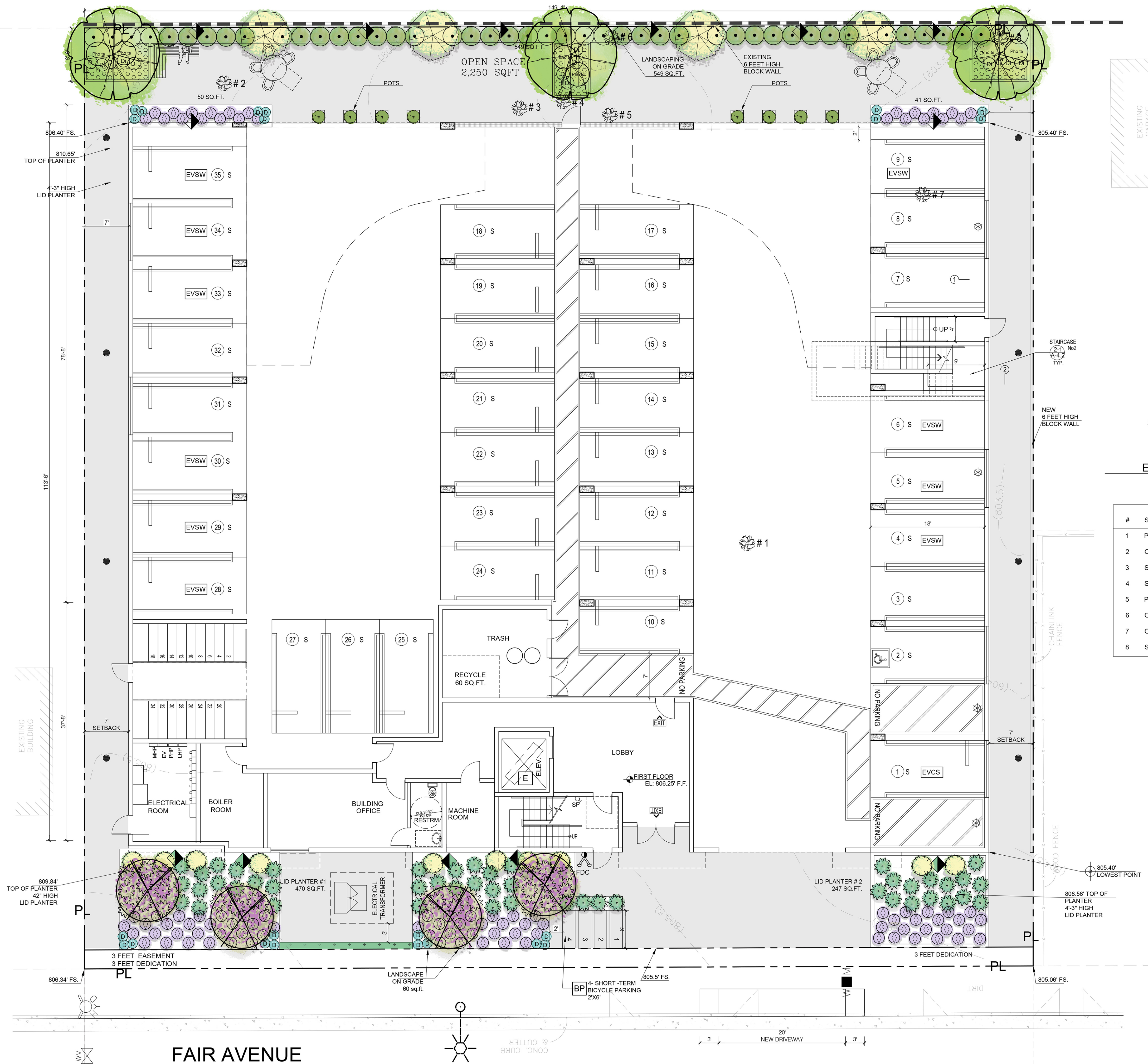
REVISION	BY

OWNER
USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406

PROJECT
8016 FAIR AVE., SUN VALLEY, CA 91352

DRAWING TITLE
SECTIONS

DATE: May. 3, 24
SCALE: NTS
DRAWN: VA
APPROVED: VA
JOB : 22-1092
SHEET:
A-4.1
SHEETS



NOTE: ALL PLANTERS NOT OVER NATURAL GRADE REQUIRE SPECIAL STRUCTURAL CALCULATIONS BY OTHERS.

NOTE: ALL DRAINS, AIR GAPS, WATER PROOFING AND PLANTER SPECIFICATIONS BY OTHERS. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY. DO NOT ALTER OR PUNCTURE ANY WATER PROOFING.

FAIR AVENUE

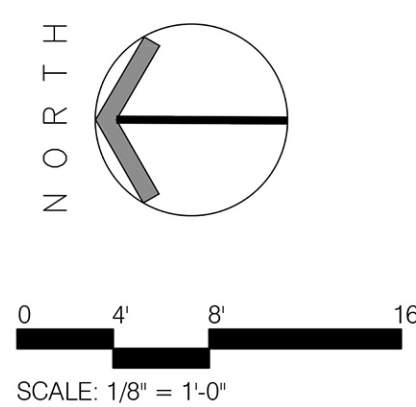
FIRST FLOOR - PLANTING PLAN

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

SEE SHEET L-4 FOR PLANTING NOTES AND LEGENDS

PLANNING AND ZONING INFORMATION:

PROPOSED: 39-UNIT 100% AFFORDABLE HOUSING, FOUR STORY APARTMENT OVER ON-GRADE PARKING
ADDRESS: 8016 N. FAIR AVE., SUN VALLEY, CA 91352
LOT AREA: 22,376.4 SQ.FT PER ZIMAS



LOCATION OF TREES TO BE REMOVED

EXISTING TREES TO BE REMOVED
PER CERTIFIED LETTER
DATED : 02/14/2023

#	SPECIES	COMMON NAME	DIAMETER
1	PUNICA GRANATUM	POMEGRANATE	(12)2"
2	OLEA EUROPAEA	OLIVE	(8)4"
3	SCHINUS MOLLE	CALIFORNIA PEPPER	(7)5"
4	SCHINUS MOLLE	CALIFORNIA PEPPER	(8)3"
5	PUNICA GRANATUM	POMEGRANATE	(10)2"
6	OLEA EUROPAEA	OLIVE	(6)4"
7	OLEA EUROPAEA	OLIVE	(3)12"
8	SCHINUS MOLLE	CALIFORNIA PEPPER	(9)5"



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REVISION	BY

OWNER

USL STRATHERN LLC
7355 BALBOA BLVD., #100
VAN NUYS, CA 91406

PROJECT

8016 FAIR AVE.,
SUN VALLEY, CA 91352

DRAWING TITLE

FIRST FLOOR -
PLANTING PLAN

DATE: 5/6/2024

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

DRAWN: S.A.

APPROVED:

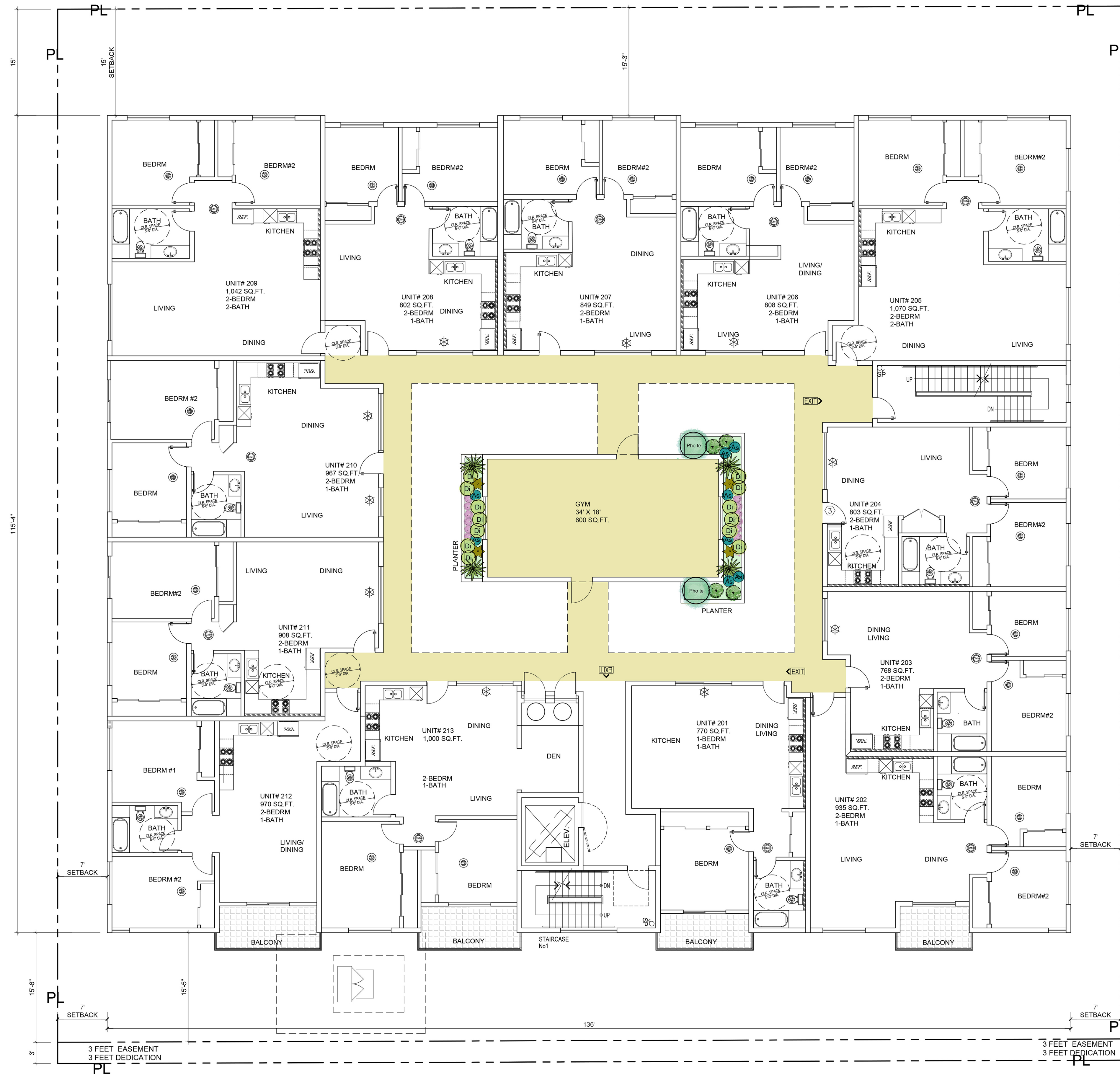
JOB: 23-026

SHEET:

L - 1
1 OF 13

NOTE: ALL PLANTERS NOT OVER
NATURAL GRADE REQUIRE
SPECIAL STRUCTURAL
CALCULATIONS BY OTHERS.

NOTE: ALL DRAINS, AIR GAPS,
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PROOFING.



FAIR AVENUE

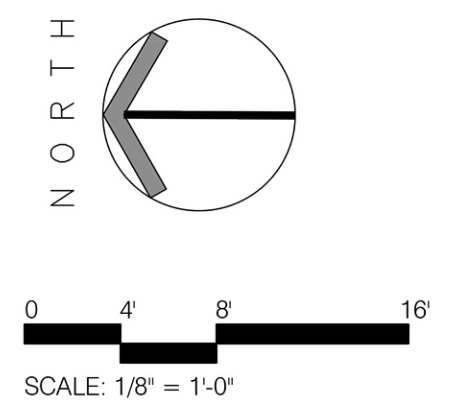
SECOND FLOOR - PLANTING PLAN

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

SEE SHEET L-4 FOR PLANTING NOTES AND LEGENDS

PLANNING AND ZONING INFORMATION :
PROPOSED:

ADDRESS: 8016 N. FAIR AVE., SUN VALLEY, CA 91352
LOT AREA: 22,376.4 SQ.FT PER ZIMAS



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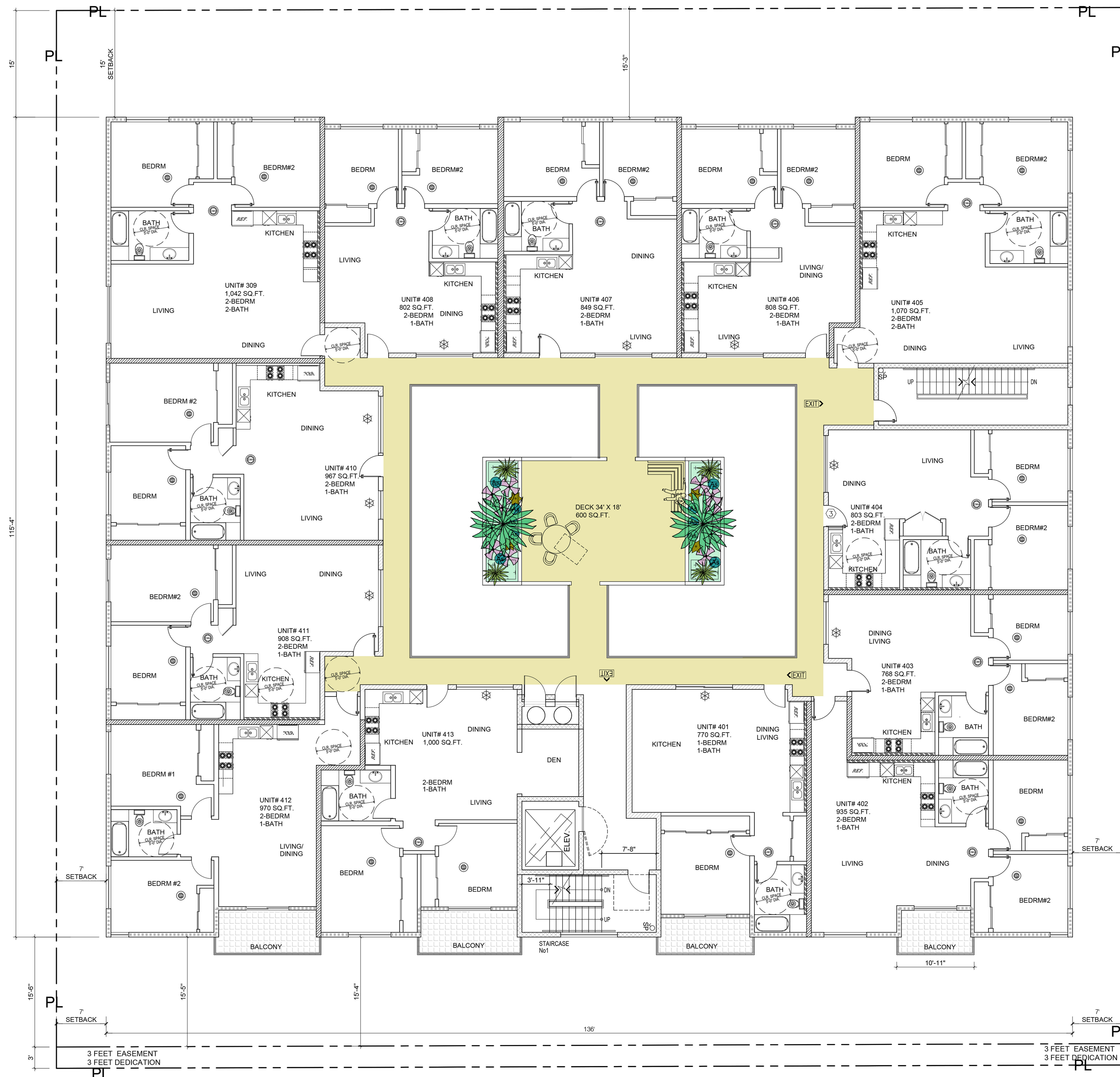
PROJECT

8016 FAIR AVE.,
SUN VALLEY, CA 91352

DRAWING TITLE

SECOND FLOOR -
PLANTING PLAN

DATE: 5/6/2024
SCALE: 1/8"=1'-0"
DRAWN: S.A.
APPROVED:
JOB: 23-026
SHEET:
L - 2
2 OF 13



FAIR AVENUE

FOURTH FLOOR PLAN - PLANTING PLAN

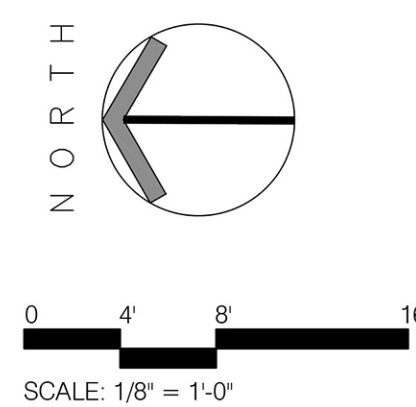
SCALE : 1/8"=1'-0"

SEE SHEET L-4 FOR PLANTING NOTES AND LEGENDS

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PLANNING AND ZONING INFORMATION :
PROPOSED: 39-UNIT 100% AFFORDABLE HOUSING, FOUR STORY APARTMENT OVER ON-GRADE PARKING
ADDRESS: 8016 N. FAIR AVE., SUN VALLEY, CA 91352
LOT AREA: 22,376.4 SQ.FT PER ZIMAS



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REVISION	BY

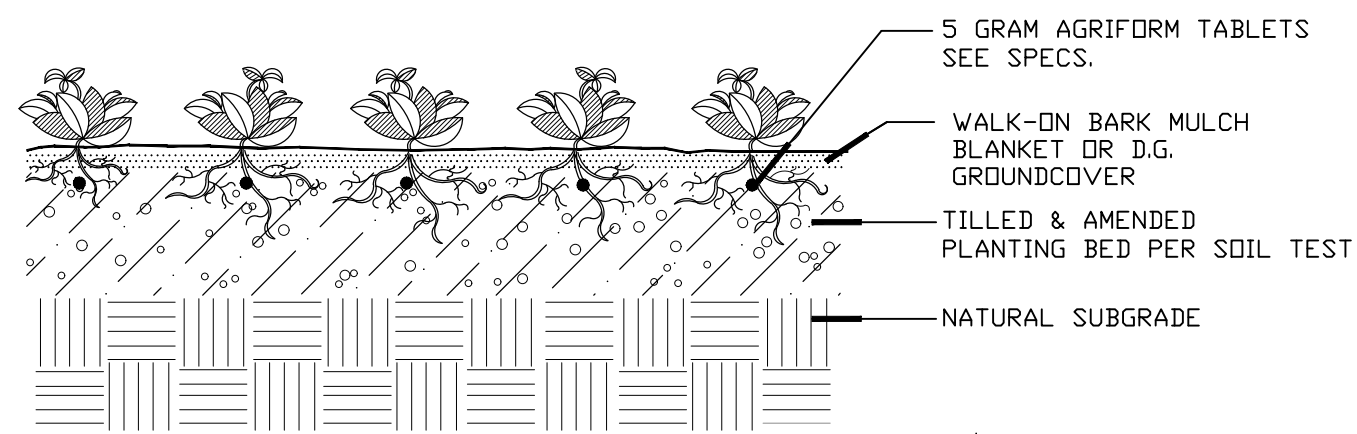
OWNER	USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406
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PROJECT	8016 FAIR AVE., SUN VALLEY, CA 91352
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DRAWING TITLE	FOURTH FLOOR PLAN - PLANTING PLAN
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DATE:	5/6/2024
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	23-026
SHEET:	L - 3 3 OF 13

SECTION



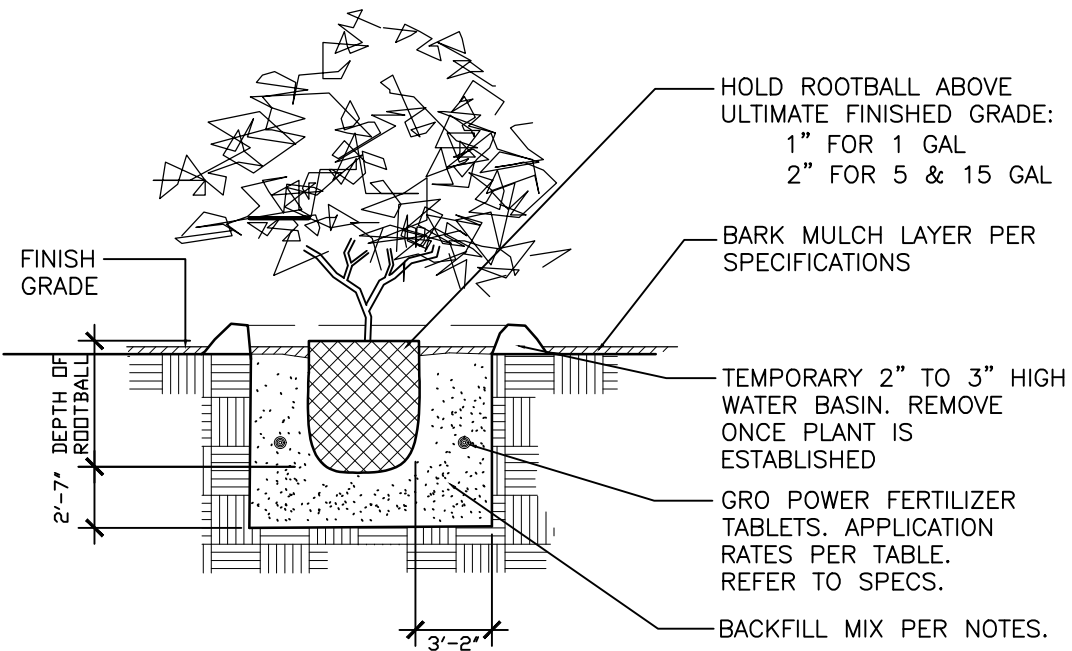
GROUND COVER PLANTS
SEE PLANTING PLANS
FOR SPACING

WALK-ON BARK MULCH
BLANKET OR D.G.
GROUND COVER (SEE PLAN)

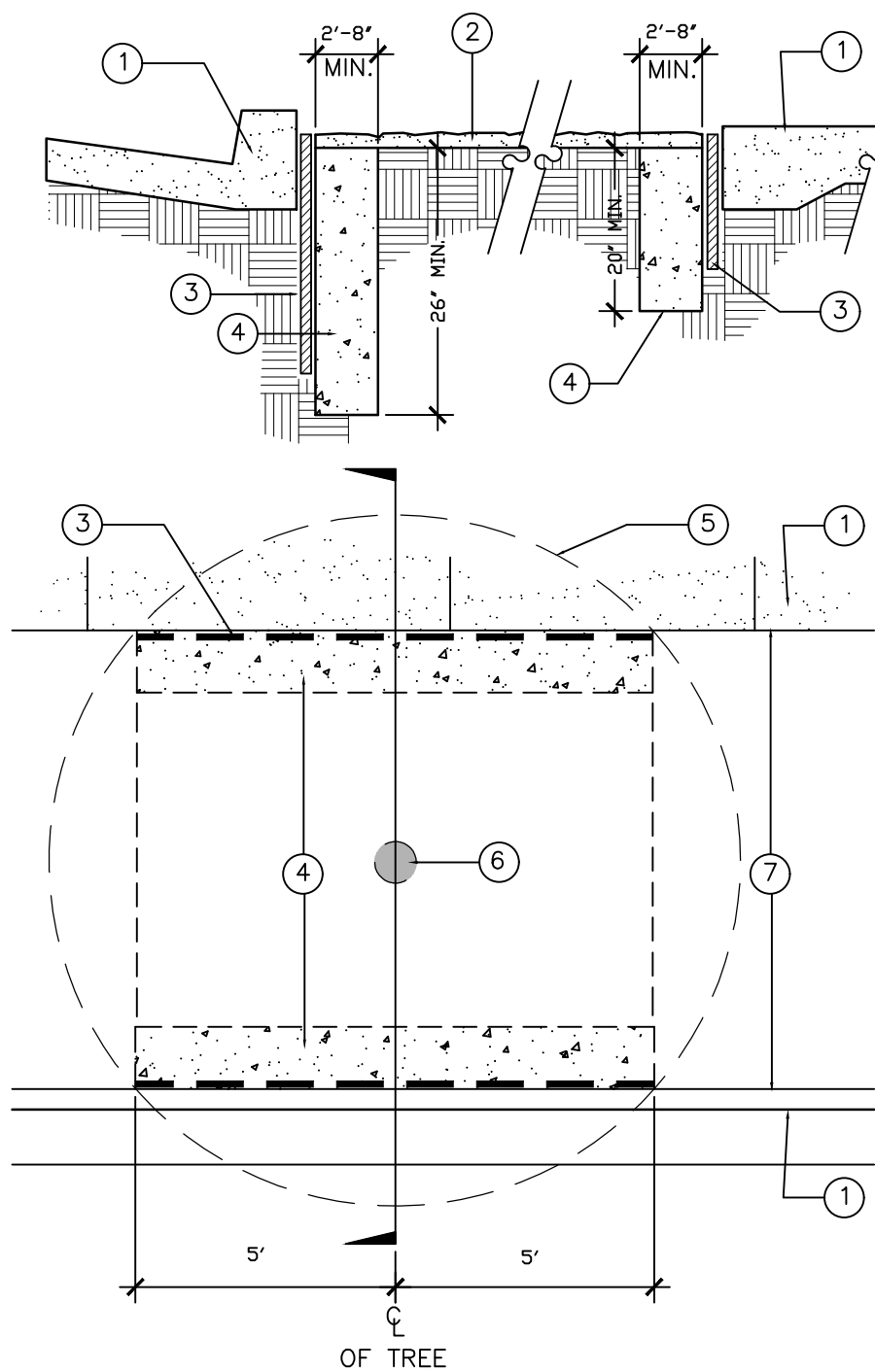
PLAN VIEW

6" MIN. TO HARDSCAPE OR MDWSTRIP

1 GROUND COVER PLANTING



2 SHRUB PLANTING DETAIL



3 ROOT BARRIER

PLANTING INSTALLATION NOTE

ADJUSTMENTS TO PLANT LAYOUT MAY BE REQUIRED IN THE FIELD DURING INSTALLATION BY THE LANDSCAPE ARCHITECT OR CITY REPRESENTATIVE TO ADDRESS SITE SPECIFIC SOLAR ORIENTATIONS OR MICROCLIMATIC CONDITIONS NOT REFLECTED IN THESE TYPICAL PLANS.

PLANTING NOTES

WEED CONTROL

WHERE PERENNIAL WEEDS EXIST ON SITE AT THE BEGINNING OF WORK, CLEAN AND REMOVE THESE EXISTING WEEDS BY MOWING OR GRUBBING OFF ALL PLANT MATERIAL. UPON COMPLETION OF SOIL PREPARATION AND PLANTING OF ALL SPECIMEN TREES, BEGIN WEED ABATEMENT PROGRAM BY APPLYING 100 POUNDS OF A COMMERCIAL FERTILIZER, 46-0-0, PER ACRE AND PER MANUFACTURER'S SPECIFICATIONS. WATER ALL AREAS FOUR (4) TIMES DAILY FOR FOURTEEN (14) CONSECUTIVE DAYS UNTIL WEED SEEDS HAVE GERMINATED. CEASE WATERING FOR THREE (3) DAYS. SPRAY A NON-SELECTIVE, NON-RESIDUAL, SYSTEMIC HERBICIDE TO ERADICATE GERMINATED WEEDS. LET THE WEEDS DIE WITHOUT IRRIGATION FOR A MINIMUM DEPTH OF 1/4" INCH BELOW THE SURFACE OF THE SOIL. IF STUBBORN AND RESIDUAL WEEDS (I.E. BERMUDA) SHOULD PERSIST ERADICATION PROCEDURE SHOULD BE REPEATED. THE TYPE OF WEEDS THAT EXIST SHOULD BE IDENTIFIED AND COORDINATED WITH AN APPROVED LICENSED PEST CONTROL ADVISOR TO ENSURE COMPATIBILITY WITH CHEMICAL AND SEASON OF APPLICATION. DO NOT USE MATERIAL OR METHOD THAT WOULD ADVERSELY EFFECT NEW PLANTINGS, SOIL STABILIZATION OR HYDROSEEDING.

SOIL TEST

AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE AND ROUGH GRADING COMPLETED BUT PRIOR TO SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH A COPY OF THE SOIL TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY (PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER) TO THE CONTRACTING OFFICER. UPON REVIEWING THE SOILS REPORT THE CONTRACTING OFFICER MAY MAKE SPECIES SUBSTITUTIONS TO THE PLANT LIST.

SOIL PREPARATION

MACHINE ROTOTILL THE FOLLOWING AMENDMENTS INTO THE SOIL AT RATES INDICATED PER 1000 SF: (THESE RATES ARE FOR BID PURPOSES ONLY, ACTUAL RATES TO CORRESPOND TO CONTRACTOR'S SOILS REPORT).
4 CU. YDS. NITROGEN STABILIZED SAWDUST
150 LBS. GYPSUM
125 LBS. STANDARD FERTILIZER

DEEP ROOT BARRIERS

ALL TREES WITHIN 6 FEET OF ANY PERMANENT HARDSCAPE ELEMENT SUCH AS CONCRETE WALKS, WALLS OR BUILDINGS SHALL BE PLANTED WITH AN APPROPRIATE SIZED LINEAR ROOT BARRIER (SEE DETAIL ON THIS SHEET).

SHRUB PLACEMENT NOTES:

*HOLD ALL SHRUBS A MIN. OF 30" AWAY FROM FACE OF STUCCO WALLS AS MEASURED FROM THE CENTER OF THE ROOTBALL TO FACE-OF-WALL
*HOLD ALL GROUND COVER 18" AWAY FROM FACE-OF-WALL

NOTES:

1. A minimum of 3-inch layer of cedar bark mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
2. All Trees to be planted with commercial root barriers.
3. Use class I or class II Compost as a soil amendment in all landscaped areas.
4. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.
5. Recirculating water shall be used for water features.

PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PF.	SIZE AT MATURITY	YEARS	REMARKS
TREES								
	Aloe 'Hercules'	Hercules Aloe	2	48"Box	L	40"x20'	15	Premium Quality
	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	4	24"Box	L	20"x25'	7	
	Olea europaea 'Majestic Beauty'	Olive Tree	3	48"Box	L	25"x20'	14	Fruitless Premium Quality No crossing branches
	Rhaphiolepis x 'Montic'	Majestic Beauty Indian Hawthorn	4	24"Box	M	12"x10'	7	
39 UNITS / 4 = 10 TREES REQUIRED 13 TREES PROVIDED								

PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PF.	SIZE AT MATURITY	YEARS	REMARKS
SHRUBS								
As	Aeonium 'Sunburst'	Copper Pinwheel	18	5gal	L	2'x2'	2	
☆	Aeonium 'Zwartkop'	Black Rose Aeonium	8	5gal	L	4'x2'	2	
Di	Dianella revoluta Little Rev 'DR5000'	Little Rev Flax Lily	26	5gal	L	4'x2'	2	
⦿	Diets grandiflora	Fortnight Lily	4	15gal	M	4'x3'	3	
D	Dudleya pulverulenta	Chalk Dudleya	22	5gal	L	2'x2'	4	
⦿	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	96	5gal	L	3'x4'	3	
●	Ligustrum japonicum 'Texanum'	Waxleaf Privet	46	5gal	M	5'x6'	3	
⦿	Muhlenbergia rigens	Deer Grass	70	5gal	L	8'x5'	3	
⦿	Myrica californica	Pacific Wax Myrtle	10	15gal	L	30"x20'	7	Maintain at 6' high max.
⦿	Ophiopogon japonicus	Mondo Grass	12	1gal	L	12"x12"	5	
⦿	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	11	5gal	L	3'x2'	5	
⦿	Phormium 'Sundowner'	Sundown New Zealand Flax	8	15gal	L	5'x6'	2	
Pho 1x	Phormium 'Amazing Red'	Amazing Red New Zealand Flax	8	15gal	L	4'x4'	4	
GROUND COVER								
⦿	Senecio serpens	Blue Chalksticks	8	Rooted Cuttings	L	1'x3'	2	
⦿	Tradescantia pallida 'Purple Heart'	Purple Spiderwort	16	1gal@ 24"o.c.	M	18"X3'	1	
VINES								
⦿	Clematis ligusticifolia	Western Virgin Bower	13	5gal	L	15'X7'	5	Espalier
POTS								
⦿	To be planted with (1) 15 gal Diets grandiflora and (3) 1 gal Sedum morganium 'Burrito'. Fill solid with 1/2" dia. - 1" dia. Mexican Beach Pebbles - Black. All pots to be sealed and no drain hole. Pots are to be irrigated with self watering irrigation system.							

LANDSCAPE CALCULATION

REQUIRED	PROVIDED
PROJECT SITE: 22,376.4 SQ.FT.	Pervious paving in sidewalks and/or parking lots (per 100 square feet)
	Vines or espaliered plants on walls/fences (per 50 linear feet of wall/fence)
	Use of Class I or Class II compostproduced using City organic materials (TOPGRO in a majority of landscaped areas)
	Provision for on- or off-site recycling of all vegetative waste
	Provision of permeable driveway
	Provision of trees shading east of west sides of building in other than the A, R or OS zones (per 25' of exposure or faction thereof)
POINTS REQUIRED:	TOTAL POINTS:
20	22

NOTE: ALL DRAINS, AIR GAPS, WATER PROOFING AND PLANTER SPECIFICATIONS BY OTHERS. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY. DO NOT ALTER OR PUNCTURE ANY WATER PROOFING.

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REVISION	BY

OWNER	PROJECT	DRAWING TITLE
USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406	8016 FAIR AVE., SUN VALLEY, CA 91352	PLANTING NOTES, LEGENDS AND DETAILS

DATE: 5/7/2024
SCALE: 1/8"=1'-0"
DRAWN: S.A.
APPROVED:
JOB : 23-026
SHEET: L - 4 4 OF 13

IRRIGATION NOTES

1. DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED, WHEN IT IS OBVIOUS THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGNING, SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE, OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

2. THIS DESIGN IS DIAGRAMMATIC, EQUIPMENT SHOWN IN PAVED AREAS IS FOR CLARIFICATION ONLY, AND IS TO BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.

3. UNLESS OTHERWISE NOTED, 120 VOLT ELECTRICAL POWER FOR CONTROLLER(S) TO BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR WILL MAKE FINAL ELECTRICAL CONNECTION TO AUTOMATIC CONTROLLER(S) FROM OUTLET PROVIDED BY OTHERS.

4. ALL WIRES FROM CONTROLLER TO AUTOMATIC VALVES TO BE COPPER. DIRECT BURIAL. MIN. #14 GAUGE. INSTALL IN SAME TRENCH AS MAINLINE PIPING WHERE POSSIBLE. MIN. COVERAGE OVER WIRE TO BE 18". COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRESTOGETHER MIN. 20" ON CENTER.

5. FINAL LOCATIONS FOR BACKFLOW PREVENTER(S) AND CONTROLLER(S) TO BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE, IN THE FIELD.

6. INSTALL ALL EQUIPMENT (VALVES, GATE VALVES, BOXES ETC.) IN PLANTING AREAS ONLY, NOT IN LAWN AREAS.

7. PROVIDE MIN. 18" COVERAGE OVER ALL PRESSURE LINES, AND MIN. OF 12" COVERAGE OVER ALL NON-PRESSURE LINES. ALL PIPING UNDER PAVING TO BE MIN. SCHEDULE 40 P.V.C. AND TO HAVE MIN. 24" COVER OVER PIPING.

8. IRRIGATION CONTRACTOR TO FLUSH ALL LINES AND ADJUST ALL SPRINKLERS FOR MAXIMUM PERFORMANCE, AND TO PREVENT OVERSPRAY ONTO WALKS, DRIVES, BUILDING, ETC.. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT ACTUAL SITE CONDITIONS.

9. ALL SHRUBBERY SPRINKLERS ADJACENT TO PARKING LOT OR ALONG WALKS OR ROADS SHALL BE INSTALLED WITH HIGH POP-UP BODIES.

10. DRIPPERLINE WILL BE INSTALLED MAXIMUM 6" FROM HARDSURFACE AND WILL BE SPACED AT MAXIMUM 12" ON CENTER FOR ENTIRE PLANTED AREA WHERE SHOWN. ALL TUBING WILL BE CONNECTED TO EITHER P.V.C. HEADER OR TO OTHER TUBING. THERE WILL BE NO "DEAD ENDS." TOP OF DRIPPERLINE WILL BE AT SAME LEVEL AS FINISH GRADE.

11. IRRIGATION CONTRACTOR WILL INSTALL SWING CHECK VALVES OR SPRING LOADED CHECK VALVES AS REQUIRED TO ELIMINATE EXCESSIVE DRAINAGE FROM LOW SPRINKLERS. THIS WILL BE IN ADDITION TO ANY CHECK VALVES SHOWN ON PLAN.

12. ALL P.V.C. MAINLINE FITTING TO BE "LONG SOCKET" TYPE AS MANUFACTURED BY DURA COMPANY.

13. UPON COMPLETION, IRRIGATION CONTRACTOR TO SUPPLY TO OWNER, A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. DRAWING WILL SHOW LOCATION OF ALL VALVES, CROSSINGS, QUICK COUPLING VALVES, ETC. EACH CONTROLLER TO HAVE ITS OWN CONTROLLER CHART. CHART WILL CLEARLY SHOW EACH AREA SPRINKLED IN A DIFFERENT COLOR. AND WILL BE LAMINATED BETWEEN 2 LAYERS OF 10MIL. CLEAR PLASTIC.

14. THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY IRRIGATION CONTRACTOR AT NO COST TO OWNER.

15. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

16. UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

17. IDENTIFICATION OF A POTABLE AND NONPOTABLE WATER SYSTEM. IN BUILDINGS WHERE POTABLE WATER AND NONPOTABLE WATER SYSTEMS ARE INSTALLED, EACH SYSTEM SHALL BE CLEARLY IDENTIFIED IN ACCORDANCE WITH SECTION 601.2.1 THROUGH SECTION 602.2.4

601.2.1 POTABLE WATER. GREEN BACKGROUND WITH WHITE LETTERING
601.2.2 COLOR AND INFORMATION. EACH SYSTEM SHALL BE IDENTIFIED WITH A COLORED PIPE OR BAND AND CODED WITH PAINTS, WRAPS, AND MATERIALS COMPATIBLE WITH THE PIPING.

601.2.2.1 ALTERNATE WATER SOURCES. ALTERNATE WATER SOURCE SYSTEMS SHALL HAVE A PURPLE (PANTONE COLOR NO. 512, 522C, OR EQUIVALENT) BACKGROUND WITH UPPERCASE LETTERING AND SHALL BE FIELD OR FACTORY MARKED AS FOLLOWS:

1) GRAY WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS "CAUTION: NONPOTABLE GRAY WATER, DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR QUIVALENT).

2) RECLAIMED (RECYCLED) WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS: "CAUTION: NONPOTABLE RECLAIMED (RECYCLED) WATER, DO NOT DRINK" IN BLACK LETTERS.

3) ON SITE TREATED WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS: "CAUTION: ON-SITE TREATED NONPOTABLE WATER, DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR EQUIVALENT).

4) RAINWATER CATCHMENT SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS: "CAUTION: NONPOTABLE RAINWATER, DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR EQUIVALENT).

18. ALL SPRINKLER HEADS OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER.

19. OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24-INCHES OF ANY NON-PERMEABLE SURFACE.

20. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

21. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO DEPTH OF SIX INCHES INTO THE SOIL.

22. PRESSURE REGULATION DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

23. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

24. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

25. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

26. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS,OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

27. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

28. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICATION MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

RAIN / ET SENSOR PLACEMENT NOTE:

THE RAIN SENSOR SHALL BE INSTALLED ON THE SOUTH OR SOUTHWESTERN FACING AREA OF THE ROOF. THE AREA SELECTED SHALL BE IN A CLEAR OPEN AREA OF THE ROOF NOT EFFECTED BY SHADE FROM ANOTHER BUILDING OR TREE. THE CONTRACTOR SHALL INSTALL THE SENSOR ON AN EAVE OR FASCIA BOARD PER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL WIRING SHALL BE CONCEALED PER THE DIRECTION OF THE LANDSCAPE ARCHITECT EITHER WITHIN PVC CONDUIT OR OTHER MEANS AS DIRECTED BY THE LANDSCAPE ARCHITECT.

Water Budget Calculation:

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):

(ETo)(0.62)(ETAF)(AREA)
(50.1)(0.62)(0.55)(2,021)= 34,527 GALLONS

Estimated Total Water Use (ETWU):

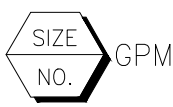
(ETo)(0.62)x((PFxHA)/IE)
(50.1)x(0.62)x(429.8/0.81) =16,482 Gallons

The ETWU (16,482 Gallons per year) is less than
MAWA (34,527 Gallons per year), the water
budget complies with the MAWA.

NOTES:

- Recirculating water systems shall be used for water features.
- Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
- Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
- A diagram of the irrigation plan showings hydrozones shall be kept with the irrigation controller for subsequent management purposes.
- A certificate of completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
- An irrigation audit report shall be completed at the time of final inspection.

DRIPLINE SUPPLY/EXHAUST LATERAL PIPE SIZING:



ZONE FLOW	PIPE SIZE
0 – 5 GPM	DRIPLINE TUBING or 1/2" PVC
5 – 8 GPM	3/4" PVC
8.1 – 13 GPM	1" PVC
13.1 – 22 GPM	1 1/4" PVC
22.1 – 30 GPM	1 1/2" PVC

Hydrozone	Plant water use type	Plant factor (PF)	Hydrozone Area (HA) square feet	PFxHA (square feet)
1	Low	0.2	1,101	220.2
2	Low	0.2	640	128
3	Moderate	0.4	128	51.2
4	Low	0.2	152	30.4
		SUM	2,021	429.8

CITY OF LOS ANGELES LANDSCAPE ORDINANCE IRRIGATION POINTS				
REQUIRED FOR 22,376.4 SQ.FT. PROJECT:			300	
TECHNIQUE	TABLE II ITEM	# OF ITEM	POINTS PER ITEM	TOTAL PONTs
Drip/low precipitation circuits	1	5	5	25
Automatic irrigation controller w/ cycling capacity	3	2	5	10
Plants on site to remain more than 3 years	6	126	2	252
Lawn area 0%-15% of landscape area	2	1	10	10
Rain sensor	4	2	2	4
TOTAL POINTS				301

NOTE: ALL WATER PROOFING AND PLANTER SPECIFICATIONS BY OTHERS. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY.

IRRIGATION LEGEND

SYM.	DESCRIPTION
	RAINBIRD XACZ-100/075-PRF ANTI-SIPHON CONTROL ZONE KIT - REMOTE CONTROL VALVE FOR DRIP/BUBBLER SYSTEMS.
	HUNTER WIRELESS SOLAR SYNC SENSOR, MOUNT UP TO 800' FROM RECEIVER
	HUNTER 1" MASTER VALVE - IBV SERIES VALVE - NORMALLY CLOSED
	HUNTER FCT-100 - 1" FLOW-CLIK FLOW SENSOR
	FEBCO 825 Y - 1" BACKFLOW PREVENTION UNIT - TO BE INSTALLED IN STAINLESS STEEL ENCLOSURE POWDER COATED COLOR BLACK.
	NIBCO BRASS BALL VALVE - LINE SIZE
	FIRE DEPARTMENT CONNECTION - FOR REFERENCE ONLY
	VERIFY LOCATION ON SITE POINT OF CONNECTION
	1.5" PRESSURE MAINLINE LINE CLASS 315 PVC - INSTALL DEPTHS PER DETAIL
	WATER STUB OUT. REFER TO ARCHITECT AND CIVIL PLANS FOR POC. CONNECTION TO IRRIGATION METER ON GROUND LEVEL PER CIVIL ENGINEER PLANS.
	NON-PRESSURE LATERAL LINE SCH. 40 P.V.C. - INSTALL DEPTHS PER DETAIL. USE "UVR BROWNLIN" FOR ANY IRRIGATION PIPE PLACED ON OR ABOVE GRADE.
	DRIP LINE FLUSH CAP
	HUNTER ICORE IC-600-PL OUTDOOR WALL MOUNT CONTROLLER with SOLAR SYNC. (ONE ON EACH FLOOR)
	POTABLE WATER METER - LOCATE IN FIELD
	IRRIGATION WATER METER - HUNTER HC-100 FLOW. INSTALL IN PLASTIC VALVE BOX. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WIRE TO IRRIGATION CONTROLLER. CONNECT TO OWNERS WI-FI FOR WEATHER BASED IRRIGATION.
	HUNTER PLD-BV MANUAL FLUSH VALVE - PROVIDE 3' OF TUBING AFTER THE BALL VALVE. INSTALL VALVE INSIDE 6" ROUND VALVE BOX. ONE AT THE FAR END OF DRIPLINE LATERAL. INSTALL MINIMUM OF ONE FLUSH VALVE PER MAXIMUM OF 800' OF TUBING. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DRIPLINE LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DRIP CONNECTION MANIFOLD - INSTALL ONE FOR EACH PLANTER AT THE LOW POINT OF THE SYSTEM.
	RAINBIRD XFS-09-18 SUB-SURFACE DRIPLINE TUBING 1.0 GPH EMITTERS at 18" ON CENTER SPACING AT 40 PSI - ALL TUBING SHALL BE INSTALLED 1" MINIMUM BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE (4) FEET ON CENTER; VERIFY THE LAYOUT AND 18" ON CENTER ROW SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL SUB-SURFACE DRIP IRRIGATION SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
	RAINBIRD XFS-09-18 SUB-SURFACE DRIPLINE TUBING 0.9 GPH EMITTERS at 18" ON CENTER SPACING AT 40 PSI - ALL TUBING SHALL BE INSTALLED 1" MINIMUM BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE (4) FEET ON CENTER; VERIFY THE LAYOUT AND 18" ON CENTER ROW SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL SUB-SURFACE DRIP IRRIGATION SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
	BUBBLER HUNTER PCB-50 HEAD ON SCH. 80 NIPPLE EACH SYMBOL REPRESENTS TWO BUBBLERS PER TREE. PLACE BUBBLERS AT EDGE OF ROOTBALL ON OPPOSITE SIDES OF TREE TYPICAL. INSTALL BUBBLERS 1" BELOW FINISH GRADE WITHIN PERFORMED PVC DRAIN PIPE.
	RAINBIRD XACZ-100/075-PRF ANTI-SIPHON CONTROL ZONE KIT - REMOTE CONTROL ATMOSPHERIC VALVE FOR DRIP SYSTEMS.
	NIBCO BRASS LOCKING KEY HOSE BIB - ATTACH TO BUILDING BY PLUMBER. INSTALL PER LOCAL BUILDING CODE.



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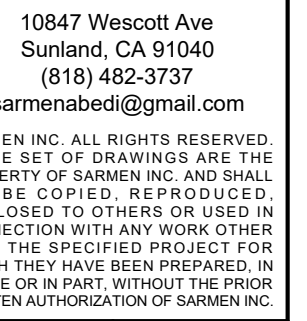
REVISION	BY

OWNER	USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406
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PROJECT	8016 FAIR AVE., SUN VALLEY, CA 91352
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DRAWING TITLE	IRRIGATION NOTES AND LEGENDS
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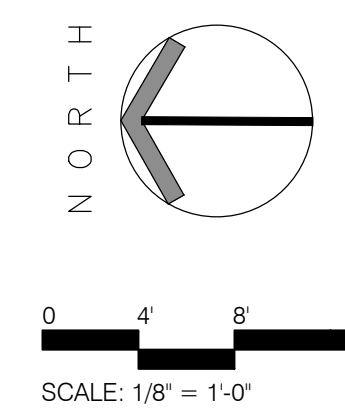
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SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	23-026
SHEET:	L - 5 5 OF 13



USL STRATHERN LLC
7355 BALBOA BLVD., #100
VAN NUYS, CA 91406

FIRST FLOOR -
IRRIGATION PLAN

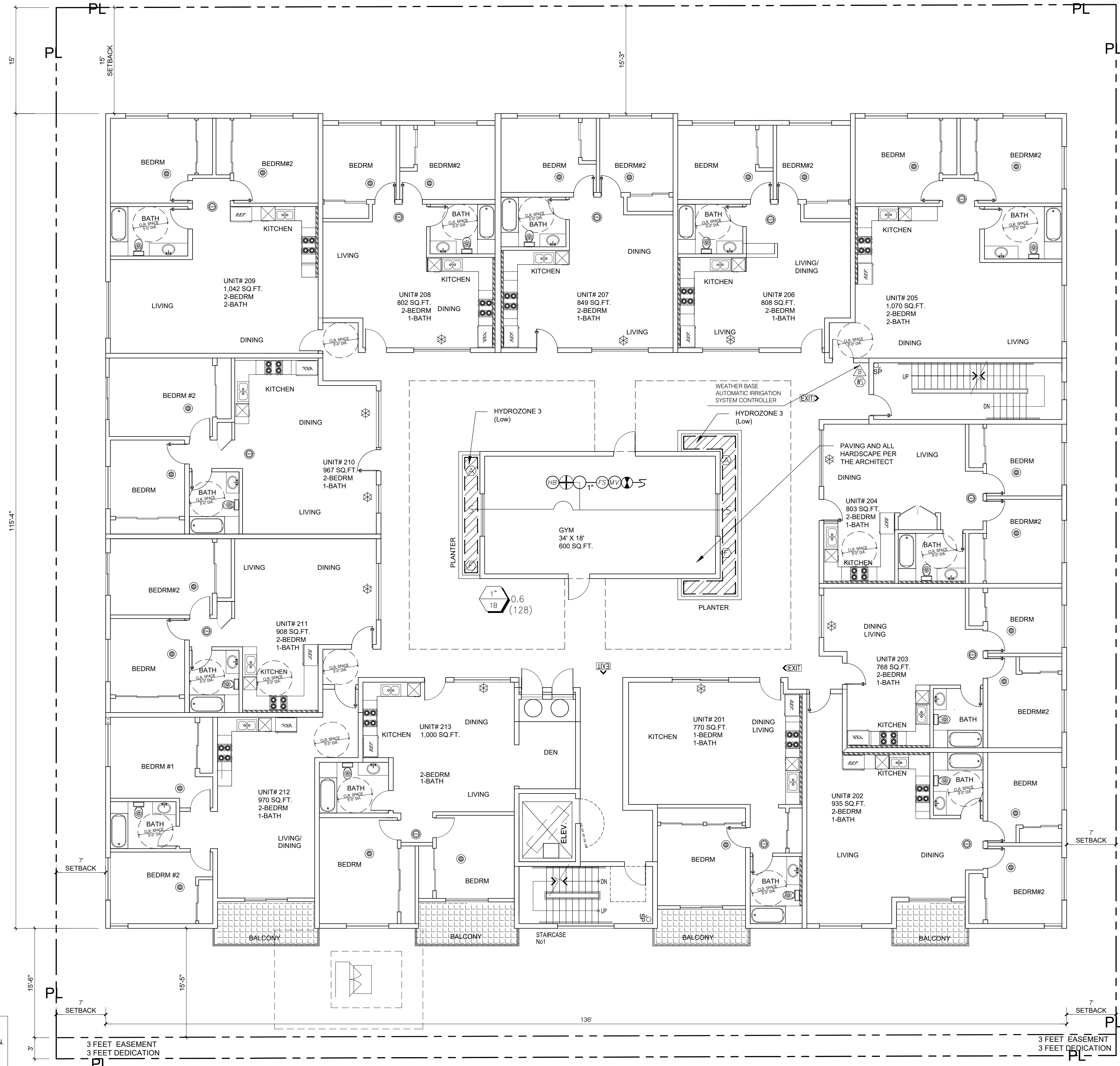
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BY:	S.A.
REVIEWED:	
NO:	23-026
SET: L - 6 6 OF 13	



NOTE: ALL PLANTERS NOT OVER
NATURAL GRADE REQUIRE
SPECIAL STRUCTURAL
CALCULATIONS BY OTHERS.

FIRST FLOOR - IRRIGATION PLAN

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



POINT OF CONNECTION (SECOND FLOOR PLAN)
CONTRACTOR TO COORDINATE WITH CIVIL PLANS FOR LOCATION OF WATER CONNECTION. INSTALL A BACKFLOW MASTER VALVE/PRESSURE REGULATOR TO BE SET @ 65 PSI. COORDINATE THESE LOCATIONS WITH OWNER/DEVELOPER.

AVAILABLE PRESSURE: 74 PSI
DESIGN PRESSURE: 64.2 PSI
MAXIMUM DEMAND: 0.6 GPM

-PRESSURE TO BE FIELD VERIFIED BY CONTRACTOR.

NOTE: ALL DRAINS, AIR GAPS, WATER PROOFING AND PLANTER SPECIFICATIONS BY OTHERS. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY. DO NOT ALTER OR PUNCTURE ANY WATER PROOFING.

NOTE: ALL PLANTERS NOT OVER NATURAL GRADE REQUIRE SPECIAL STRUCTURAL CALCULATIONS BY OTHERS.

FAIR AVENUE

FOURTH FLOOR PLAN - IRRIGATION PLAN

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

SEE SHEET L-5 FOR IRRIGATION NOTES AND LEGENDS

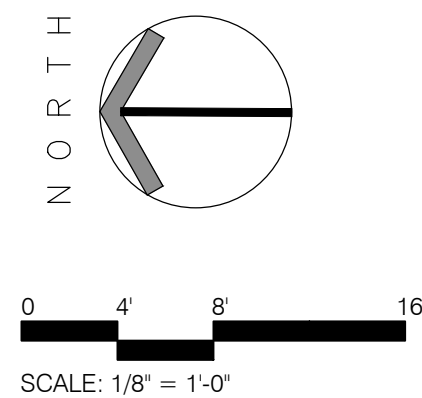
SEE SHEETS L-9 - L-10 FOR IRRIGATION DETAILS

PLANNING AND ZONING INFORMATION :

PROPOSED: 39-UNIT 100% AFFORDABLE HOUSING, FOUR STORY APARTMENT OVER ON-GRADE PARKING

ADDRESS: 8016 N. FAIR AVE., SUN VALLEY, CA 91352

LOT AREA: 22,376.4 SQ.FT PER ZIMAS



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REVISION	BY

OWNER

USL STRATHERN LLC
7355 BALBOA BLVD., #100
VAN NUYS, CA 91406

PROJECT

8016 FAIR AVE.,
SUN VALLEY, CA 91352

DRAWING TITLE

SECOND FLOOR PLAN -
IRRIGATION PLAN

DATE: 5/6/2024

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

DRAWN: S.A.

APPROVED:

JOB : 23-026

SHEET:

L - 7

7 OF 13



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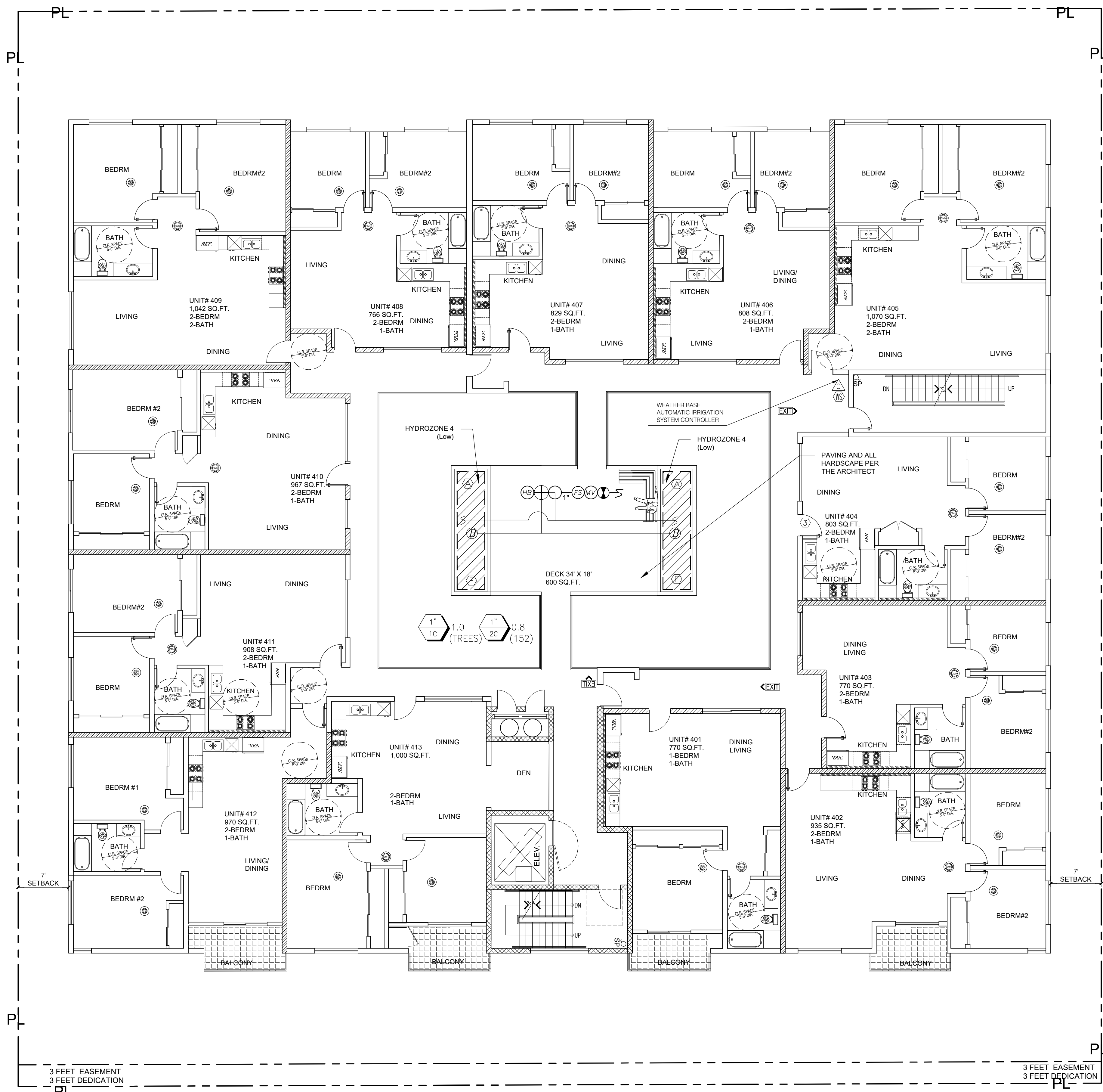
REVISION	BY

OWNER	USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406
-------	--

PROJECT	8016 FAIR AVE., SUN VALLEY, CA 91352
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DRAWING TITLE	FOURTH FLOOR PLAN - IRRIGATION PLAN
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DATE:	5/6/2024
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	23-026
SHEET:	L - 8 8 OF 13



POINT OF CONNECTION (FOURTH FLOOR PLAN)
CONTRACTOR TO COORDINATE WITH CIVIL PLANS FOR LOCATION OF WATER CONNECTION.
INSTALL A BACKFLOW MASTER VALVE/PRESSURE REGULATOR TO BE SET @ 65 PSI.
COORDINATE THESE LOCATIONS WITH OWNER/DEVELOPER.

AVAILABLE PRESSURE: 74 PSI
DESIGN PRESSURE: 64.2 PSI
MAXIMUM DEMAND: 1.0 GPM

-PRESSURE TO BE FIELD VERIFIED BY CONTRACTOR.

NOTE: ALL DRAINS, AIR GAPS,
WATER PROOFING AND PLANTER
SPECIFICATIONS BY OTHERS.
THESE PLANS ARE FOR PLANTING
AND IRRIGATION ONLY. DO NOT
ALTER OR PUNCTURE ANY WATER
PROOFING.

NOTE: ALL PLANTERS NOT OVER
NATURAL GRADE REQUIRE
SPECIAL STRUCTURAL
CALCULATIONS BY OTHERS.

FAIR AVENUE

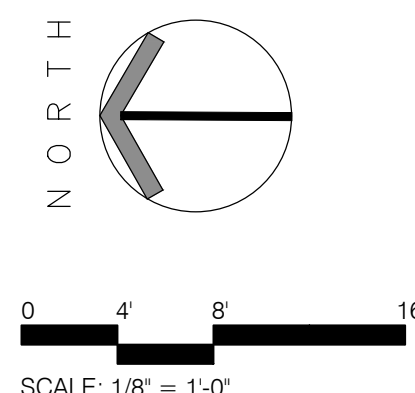
FOURTH FLOOR PLAN - IRRIGATION PLAN

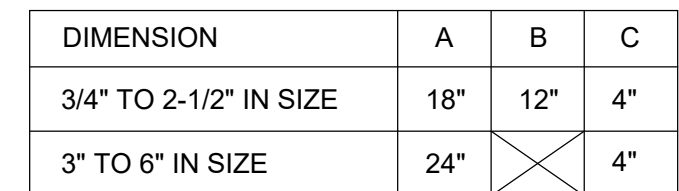
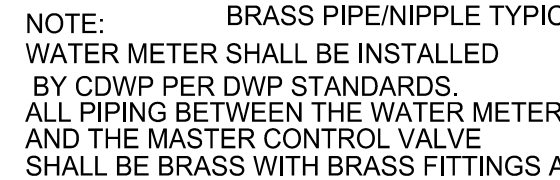
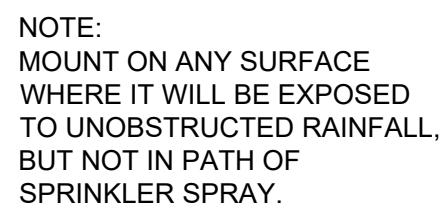
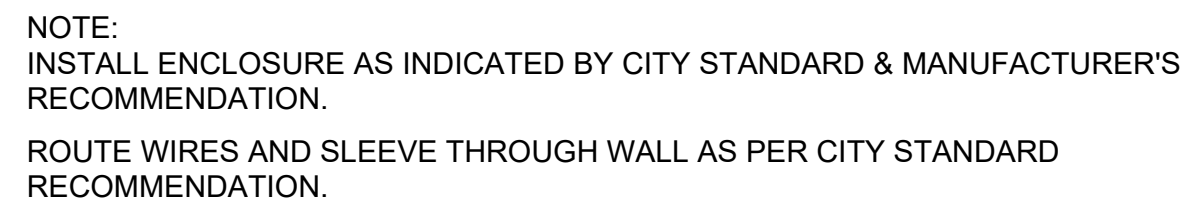
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SEE SHEET L-5 FOR IRRIGATION NOTES AND LEGENDS

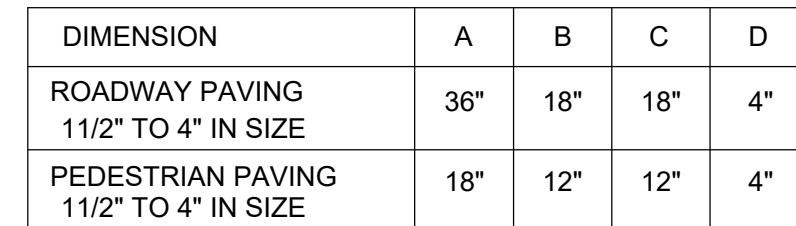
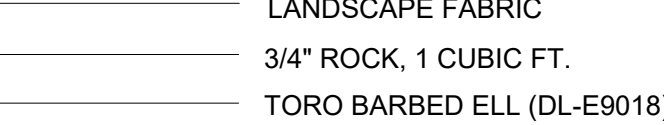
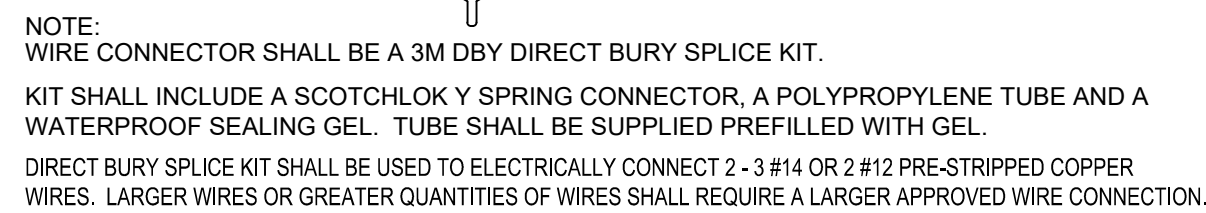
SEE SHEETS L-9 - L-10 FOR IRRIGATION DETAILS

PLANNING AND ZONING INFORMATION :
PROPOSED: 39-UNIT 100% AFFORDABLE HOUSING, FOUR
STORY APARTMENT OVER ON-GRADE PARKING
ADDRESS: 8016 N. FAIR AVE., SUN VALLEY, CA 91352
LOT AREA: 22,376.4 SQ.FT PER ZIMAS





(A) PIPE INSTALLATION



(E) SLEEVE INSTALLATION



NOTES:

ALL CONCRETE USED IN THRUST BLOCKS SHALL BE 470-C-2000.

SUPPLY LINES 2" IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKING. BELL AND GASKET PIPE MAY USE PIPE RESTRAINT SYSTEMS.

THRUST BLOCKS SHALL BE A MINIMUM OF 1 CUBIC FT. OF CONCRETE. PIPE SHALL NOT BE ENCASED IN CONCRETE.

ALL MAINLINES SHALL BE INSTALLED AND TESTED ACCORDING TO THE MANUFACTURER'S INSTALLATION SPECIFICATIONS.

ALL TRENCH DEPTH AND WIDTH SHALL BE PER THE SPECIFICATIONS.

WRAP PLASTIC FITTINGS IN CONTACT WITH CONCRETE USING BLACK PIPE TAPE.

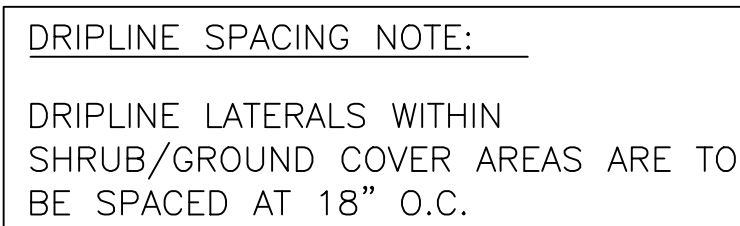
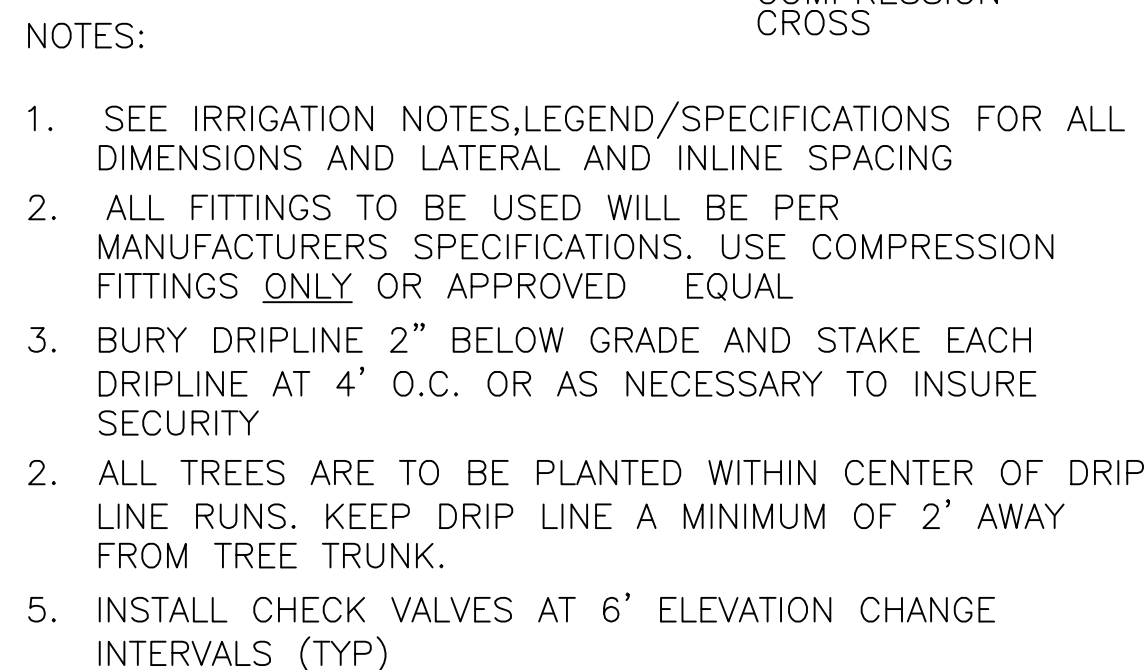


- 1.ROUND VALVE BOX WITH PURPLE BOLT-DOWN COVER - HEAT BRAND "GV," RECLAIMED WATER" ON VALVE BOX COVER IN 2" HIGH LETTERS.
- 2.FINISH GRADE.
- 3.GATE VALVE WITH BRONZE WHEELHANDLE OR CROSSHANDLE.
- 4.6" DIA. SCH. 40 PVC PIPE EXTENSION - LENGTH AS REQUIRED.
- 5.3/4" CRUSHED ROCK - 8" DEPTH.
- 6.COMMON BRICK (2 REQUIRED).
- 7.PVC MALE ADAPTER (TYPICAL).
- 8.2" CLEARANCE.
- 9.PVC MAIN LINE PIPE (PURPLE) W/ WORDS "RECLAIMED WATER - DO NOT DRINK"
- 10.PLASTIC LABEL ATTACHED WITH NYLON TIE LABEL, TO READ "RECLAIMED WATER - DO NOT DRINK" IN ENGLISH AND SPANISH

* 1" IN TURF AREAS.
2" IN SHRUB AREAS



① BACKFLOW PREVENTOR



IRRIGATION SYSTEM

I. SCOPE

Provide all labor, materials, transportation, and services necessary to furnish and install irrigation system as shown on the drawings and described herein.

II. QUALITY ASSURANCE AND REQUIREMENTS

A. Permits and Fees:

The contractor shall obtain and pay for any and all permits and all inspections as required.

B. Manufacturers Directions:

Manufacturers directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.

C. Ordinances and Regulations:

All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standards, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

D. Explanation of Drawings:

- Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting and architectural features.
- The word Architect as used herein shall refer to the Owners authorized representative.
- All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.
- The contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered. Such obstructions or differences should be brought to the attention of the Owners authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revision necessary.

III. SUBMITTALS

A. Material List:

- The contractor shall furnish the articles, equipment, materials or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Architect.
- Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number and description of all materials and equipment to be used.
- Equipment or materials installed or furnished without prior approval of the Architect may be rejected and the contractor required to remove such materials from the site at his own expense.
- Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.
- Manufacturers warranties shall not relieve the contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

B. Record and As-Built Drawings:

- The contractor shall provide and keep up to date a complete as-built record set of blue line ozalid prints which shall be corrected daily and show every change from the original drawings and specifications and the exact as-built locations, sizes, and kinds of equipment. Prints for this purpose may be obtained from the Architect at cost. This set of drawings shall be kept on the site and shall be used only as a record set.
- These drawings shall also serve as work progress sheets, and the contractor shall make neat and legible annotations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for the inspection and shall be kept in a location designated by the Architect.
- Before the date of the final inspection, the contractor shall transfer all information from the as-built prints to an ozalid sepia, procured from the Architect. All work shall be neat, in ink and subject to the approval of the Architect.
- The contractor shall dimension from two (2) permanent points of reference, building corners, sidewalks, or road intersections, etc., the location of the following items:
 - Connection to existing water lines.
 - Connection to existing electrical power.
 - Gate valves.
- Routing of sprinkler pressure lines (dimension maximum 100 feet along routing).
- Sprinkler control valves.
- Routing of control wiring.
- Quick coupling valves.
- Other related equipment as directed by the Architect.

C. Controller Charts:

- As-built drawings shall be approved by the Architect before controller charts are prepared.
- Provide one controller chart for each controller supplied.
- The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.
- The chart is to be a reduced drawing of the actual as-built system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.
- The chart shall be a black line or blue line ozalid print and a different color shall be used to indicate the area of coverage for each station.
- When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 10 mils.
- These charts shall be completed and approved prior to final inspection of the irrigation system.

D. Operation and Maintenance Manuals:

- Prepare and deliver to the Architect within ten calendar days prior to completion of the construction, two hard cover binders with three rings containing the following information:
 - Index sheet stating contractors address and telephone number, list of equipment with name and addresses of local manufacturers representatives.
 - Catalog and parts sheets on every material and equipment installed under this contract.
 - Guarantee statement.
 - Complete operating and maintenance instruction on all major equipment.
- In addition to the above mentioned maintenance manuals, provide the Owners maintenance personnel with instructions for major equipment and show evidence in writing to the Architect at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished:

- Supply as a part of this contract the following tools:
 - Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.
 - Two (2) five foot valve keys for operation of gate valves.
 - Two (2) keys for each automatic controller.
 - Two (2) quick coupler keys and matching hose swivels for each type of quick coupling valve installed.
- The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Architect.

IV. PRODUCT DELIVERY, STORAGE AND HANDLING

A. Handling of PVC Pipe and Fittings:

The contractor is cautioned to exercise care in handling, loading, unloading and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external loan at any point. Any section of pipe that has been dented or damaged will be discarded and, if installed, shall be replaced with new piping.

V. GUARANTEE

- The guarantee for the sprinkler irrigation system shall be made in accordance with the attached form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system.
- A copy of the guarantee form shall be included in the operations and maintenance manual.
- The guarantee form shall be re-typed onto the contractors letterhead and contain the following information:

GUARANTEE FOR SPRICKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

PROJECT: _____

LOCATION: _____

COMPANY: _____

SIGNED: _____

ADDRESS: _____

PHONE: _____

DATE OF ACCEPTANCE: _____

VI. MATERIALS

- General: Use only new materials of brands and types noted on drawings, specified herein, or approved equals.
- PVC Pressure Main Line Pipe and Fittings:

- Pressure main line piping for sizes 2 inches and larger, shall be PVC Class 315.
- Pipe shall be made from an NSF approved Type I, Grade I, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70, with an appropriate standard dimension (S.D.R.). (Solvent-weld Pipe).
- Pressure main line piping for sizes 1-1/2 inches and smaller shall be PVC Schedule 40 with solvent welded joints.
- Pipe shall be made from NSF approved Type I, Grade I PVC compound conforming to ASTM resin specification 1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70. (Solvent-weld Pipe).
- PVC solvent-weld fittings shall be Schedule 40, 1-2, II-I NSF approved conforming to ASTM test procedure D2466.
- Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
- All PVC pipe must bear the following markings:
 - Manufacturers name
 - Nominal pipe size
 - Schedule or class
 - Pressure rating in P.S.I.
 - NSF (National Sanitation Foundation) approval
 - Date of extrusion
- All fittings shall bear the manufacturers name or trademark, material designation, size applicable I.P.S. schedule and NSF seal of approval.

C. PVC Non-Pressure Lateral Line Piping:

- Non-pressure buried lateral line piping shall be PVC class 200 with solvent-weld joints.
- Pipe shall be made from NSF approved, Type I, Grade II PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70, with an appropriate standard dimension ratio.
- Except as noted in paragraph 1 and 2 of section 2.01C, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in section 12.018 of these specifications.

D. Brass Pipe and Fittings:

- Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification number WW-P-351.
- Fittings shall be red brass conforming to Federal Specification number WW-P-460.

E. Galvanized Pipe Fittings:

- Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.
- Fittings shall be medium galvanized screwed beeded malleable iron. Galvanized couplings may be merchant coupling.
- All galvanized pipe and fittings installed below grade shall be painted with two (2) coats of Kippers number 50 Bitumastic.

F. Gate Valves:

- Gate Valves 3 inch and smaller shall be 125 lb. SWP bronze gate valve with screw-in bonnet, nonrising stem and solid wedge disc.
- Gate valves 3 inch and smaller shall have threaded ends and shall be equipped with a bronze handwheel.
- Gate valves 3 inch and smaller shall be similar to those manufactured by Nibco or approved equal.
- All gate valves shall be installed per installation detail.

G. Quick Coupling Valves:

- Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 P.S.I. operable with quick coupler. Key size and type shall be as shown on plans.

H. Backflow Prevention Units:

- Backflow preventers and or vacuum breakers shall be of size and type as indicated on the drawings. All sprinkler irrigation systems that are using water from the potable water system shall require backflow prevention. All backflow prevention units shall be installed in accordance with the requirements set forth by local codes and the County Health Department.
- Sprinkler irrigation systems which use water from the reclaimed water system will not require backflow prevention. However, all pressure main line piping receiving water from the reclaimed water system shall be of an approved type of purple pipe approved warning tape. Refer to reclaimed water notes for additional information.

I. Anti-Drain Valves:

- Anti-drain valves shall be of heavy duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valve shall be field adjustable against drawout from 5 to 40 feet of head. Anti-drain valve shall be similar to the Valcon ADV or approved equal.

J. Control Wiring:

- Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U.F. 600 volt. Pilot wires shall be a different color wire for each automatic controller. Common wires shall be white with a different color stripe for each automatic controller. Install in accordance with valve manufacturers specification and wire chart. In no case shall wire size be less than number 14.
- Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.
- Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.
- An expansion curl should be provided within three (3) feet of each wire connection and at least every one hundred (100) feet of wire length on runs more than one hundred (100) feet in length. Expansion curls shall be formed by wrapping at least five (5) turns of wire around a one-inch in diameter pipe then withdrawing the pipe.
- All splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Pen-Tite wire connector, or approved equal. Use on splice per connector sealing pack.
- Field splices between the automatic controller and electrical control valves will not be allowed without prior approval of the Architect.

K. Automatic Controllers:

- Automatic controllers shall be of size and type shown on the plans.
- Final location of automatic controllers shall be approved by the Owners authorized representative.
- Unless otherwise noted on the plans, the 120v volt electrical power to the automatic controller location to be furnished by others. The final electrical hook-up shall be the responsibility of the irrigation contractor.

L. Electric Control Valves:

- All electric control valves shall be the same manufacturer as the automatic controllers, or per plan.
- All electric control valves shall have a manual flow adjustment.
- Provide and install one control valve box for each electric control valve.

M. Control Valve Boxes:

- Use 9 inch x 24 inch round box for all gate valves, Brooks number 9 or approved equal.
- Use 9-1/2 inch x 16 inch x 11 inch rectangular box for all electrical control valves, Carson Industries 1419-12B or approved equal.

N. Sprinkler Heads:

- All sprinkler heads shall be of the same size, type and deliver the same rate of precipitation with diameter (or radius) of throw, pressure, and discharge as shown on the plants and or specified in these special provisions.
- Spray heads shall have a screw adjustment.
- Riser units shall be fabricated in accordance with the details shown on the plans.
- Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.
- All sprinkler heads of the same type shall be of the same manufacturer.
- Overhead irrigation shall not be permitted within 24-inches of any non-permeable surface.

VII. INSPECTION

A. Site Conditions:

- All scaled dimensions are approximate. The contractor shall check and verify all size dimensions and receive Architects approval prior to proceeding with work under this section.
- Exercise extreme care in excavating and working near existing utilities,. Contractor shall be responsible for damages to utilities which are cause by his operations or neglect. Check existing utilities drawings for existing utility locations.
- Coordinate installation of sprinkler irrigation materials, including pipe, so there shall be NO interference with utilities or other construction or difficulty in planting trees, shrubs, and groundcovers.
- The contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler irrigation system.

VIII. PREPARATION

A. Physical Layout:

- Prior to installation, the contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.
- All layout shall be approved by Architect prior to installation.

B. Water Supply:

- Sprinkler irrigation system shall be connected to water supply point of connection as indicated on the drawings.
- Connections shall be made at approximate locations as shown on drawings. Contractor is responsible for minor changes caused by actual site conditions.

C. Electrical Supply:

- Electrical connections for automatic controller shall be made to electrical points of connection as indicated on the drawings..
- Connections shall be made at approximate locations as shown on drawings. Contractor is responsible for minor changes caused by actual site conditions.

IX. INSTALLATION

A. Trenching:

- Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted.
- Provide for a minimum of eighteen (18) inches cover for all pressure supply lines.
- Provide for a minimum cover of twelve (12) inches for all non-pressure lines.
- Provide for a minimum cover of eighteen (18) inches for all control wiring.

B. Backfilling:

- The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities.
- A fine granular material backfill will be initially placed on all lines. No foreign matter larger than one-half (1/2) inch in size will be permitted in the initial backfill.
- Flooding of trenches will be permitted only with approval of the Architect.
- If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction area is necessary, the contractor shall make all required adjustments without cost to the Owner.

C. Trenching and Backfill Under Paving:

- Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand (a layer six (6) inches below the pipe and three (3) inches above the pipe) and compacted in layers to 95 percent compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil And shall be left in a firm yielding condition. All trenches shall be left flush with the adjoining grade. The sprinkler irrigation contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.
- Generally, piping under existing walks is done by jacking, boring or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced by the contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Architect. No hydraulic driving will be permitted under concrete paving.

D. Assemblies:

- Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per plans.
- Install NO multiple assemblies on plastic lines. Provide each assembly with its own outlet.
- Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with prior approval of Architect.
- PVC pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before installation. Installation and solvent welding methods shall be as recommended by the pipe and fitting manufacturer.
- On PVC to metal connections, the contractor shall work the metal connections first. Teflon tape or approved equal shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required,. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

E. Line Clearance:

All lines shall have a minimum clearance of six (6) inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

F. Automatic Controller:

Install as per manufacturers instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings.

G. High Voltage Wiring for Automatic Controller:

- 120 volt power connection to the automatic controller shall be provided by the irrigation contractor.
- All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

H. Remote Control Valves:

Install where shown on drawings and details. When grouped together, allow at least twelve (12) inches between valves. Install each remote control valve in a separate valve box. The irrigation controller letter and the valve station number shall be placed on a plastic identity tag and attached to the valve wires. The valve box shall be branded on the cover with the same information.

I. Flushing of System:

- After all new sprinkler pipe lines and risers are in place and connected, All necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.
- Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Architect.

J. Sprinkler Heads:

- Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.
- Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

X. TEMPORARY REPAIRS

The Owner reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the Builder-Developer shall not relieve the contractor of his responsibilities under the terms of the guarantee as herein specified.

XI. EXISTING TREES

Where it is necessary to excavate adjacent to existing trees, the contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts thorough. Roots one (1) inch and larger in diameter shall be painted with two coats of Tree Seal, or equal. Trenches adjacent to trees should be closed within twenty-four (24) hours; and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

XII. FIELD QUALITY CONTROL

A. Adjustment of the System:

- The contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
- It is determined that adjustments in the irrigation equipment will provide proper and more adequate cover, the contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arc as required.
- Lowering raised sprinkler heads by the contractor shall be accomplished within ten (10) days after notification by Owner.
- All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the plans.

B. Testing of Irrigation system:

- The contractor shall request the presence of the Architect in writing at least 72 hours in advance of testing.
- Test all pressure lines under hydrostatic pressure of 150 lbs. per square inch, and prove watertight. Note: Testing of pressure main lines shall occur prior to installation of electric control valves.
- All piping under paved areas shall be tested under hydrostatic pressure of 150 lbs. per square inch, and proved watertight, prior to paving.
- Sustain pressure in lines for not less than two (2) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
- All hydrostatic tests shall be made only in the presence of the Architect, or other duly authorized representative of the Owner. No pipe shall be backfilled until it has been inspected, tested and approved in writing.
- Furnish necessary force pump and all other test equipment.
- When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans, or where he system has been willfully installed as indicated on the drawings when it is obviously inadequate, without bringing this to the attention of the Architect. This test shall be accomplished before any ground cover is planted.
- Upon completion of each phase of work, entire system shall be tested and adjusted to meet site requirements.

XIII. MAINTENANCE

- The entire sprinkler irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting.
- The Architect reserves the right to waive or shorten the operation period.

XIV. CLEAN-UP

Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to original conditions.

XV. FINAL INSPECTION PRIOR TO ACCEPTANCE

- The contractor shall operate each system in its entirety for the Architect at time of final inspection. Any items deemed not acceptable by the inspector shall be reworked to the complete satisfaction of the Architect.
- The contractor shall show evidence to the Architect that the Owner has received all accessories, charts, record drawings, and equipment as required before final inspection can occur.

XVI. FINAL INSPECTION SCHEDULE

- Contractor shall be responsible for notifying the Architect in advance for the following inspections, according to the time indicated:
 - Pre-job Conference - 7 days
 - Pressure supply line installation and testing - 72 hours
 - Automatic controller installation - 72 hours
 - Control wire installation - 72 hours
 - Lateral line and sprinkler installation - 72 hours
 - Coverage test - 72 hours
 - Final inspection - 7 days
- When inspections have been conducted by other than the Architect show evidence of when and by whom these inspections were made.
- No inspection will commence without as-built drawings. In the event the contractor calls for an inspection without as-built drawings, without completing previously noted corrections, or without preparing the system for inspection, he shall be responsible for reimbursing the Architect at the rate of \$75.00 per hour portal to portal (plus transportation costs) for the inconvenience. No further inspections will be scheduled until this charge has been paid.



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REVISION	BY

OWNER	USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406
PROJECT	8016 FAIR AVE., SUN VALLEY, CA 91352
DRAWING TITLE	IRRIGATION SPECIFICATIONS
DATE:	5/6/2024
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	23-026
SHEET:	L -11 11 OF 13

PLANTING SPECIFICATIONS

I. SCOPE

- Furnish all material, labor, transportation, equipment, and property to complete the landscaping of the planting areas shown on the drawings, or reasonably implied to complete the construction. Included as a part of the work of this Section, but not necessarily limited by it, are the following items:
- A. Pre-planting weed control of all planting areas.
 - B. Soil preparation and fine grading of all planting areas, including the addition of soil amendments.
 - C. Preparation of all planting and specimen tree holes.
 - D. Furnishing and installation of all plant materials, lawns, ground covers, mulches, etc.
 - E. Furnishing and installation of all required planting backfill materials, tree stakes, guy wires, and miscellaneous material.
 - F. Providing maintenance for ninety (90) continuous calendar days after acceptance of construction.
 - G. Guarantee and replacement.

II. MATERIALS

All materials shall be of standard, approved and first grade quality and shall be in prime conditions when installed and accepted. Any commercially processed or packaged material shall be delivered to the site in the original unopened container bearing the manufacturers guaranteed analysis. Contractor shall supply Owner with a sample of all supplied materials accompanied by analytical data from an approved laboratory source illustrating compliance or bearing the manufacturers guaranteed analysis.

A. Topsoil:

- Topsoil, as required, shall be obtained from on site excavations.

B. Soil Conditioners and Fertilizers:

- Soil conditioners may include any or all of the specific conditioners herein specified.
- 1. Nitrogen stabilized organic amendment.

Amendment shall be fir or cedar sawdust. Source shall be derived from wood of fir or wood of cedar containing the following physical properties:

Percent Passing	Sieve Size
95-100	6.33 mm (1/4 inch)
80-100	2.38 (No. 8, 8 mesh)
0-30	500 Micron (No. 35, 32 mesh)

Chemistry shall be:

- Nitrogen Content (dry weight) - 0.65% - 0.84%
- Iron Content - Minimum 0.08 % dilute acid soluble Fe. on dry weight basis.
- Soluble Salts - Maximum 3.5 Millimohos centimeter at 25 degrees centigrade as determined by saturation extract method.

Ash - (dry weight) 0 - 6.0%

2. Other Materials:

- Fertilizer shall be delivered to the site in the original unopened containers and of commercial grade, uniform in composition, dry and free flowing, of the following analysis
 - a. Gro-Power Plus
 - b. Gro-Power planting tablets
 - c. As Specified

C. Tree Support:

Materials for staking and guying shall be as follows:

- 1. Support stakes shall be lodge pole pine stakes, Length as determined to facilitate upright stand as described.
- 2. Ties: Elastic webbing, polyethylene tape, or Owner approved tie.
- 3. Guy wire, steel guy anchor and plastic hose tie of adequate size and length to safely support tree.

D. Miscellaneous Materials:

- Sand: Washed river sand or equal.
- Post Emergent Weed Killer: Paraquat, Roundup, or Owner approved herbicide.
- Tree Wound Paint: As approved.
- Fiber: Wood cellulose mulching fiber Conweb or equal.
- Chemical Additive: Seed germinating additive CPA 4000 or equal.

1. Nomenclature:

The scientific and common names of plants herein specified conform with the approved names given in A Checklist of Woody Ornamental Plants in California, Manual 32, published by the University of California School of Agriculture (1963).

2. Plant List for Bid:

The contractor is herein referred to the landscape plans for the plant material selection and the requirements of this section of the specifications. Container sizes, unless otherwise stated, have been used to indicate the size of the plant material required.

3. Labeling/Delivery:

Each group of plant materials delivered to the site shall be clearly labeled as to species, variety and nursery source; however, determination of plant species or variety will be made by the Landscape Architect, and his decision will be final.

The contractor shall notify the Landscape Architect 72 hours in advance of delivery of all plant materials and shall submit an itemized list of the plants in each delivery.

As a convenience to the contractor, the Landscape Architect upon request, will inspect box size material at the source nursery prior to delivery at the cost of the contractor. Said source nurseries shall be reasonably close to the project site as determined by the Landscape Architect. Plant material so inspected shall arrive at the project site in an undamaged condition.

4. Quality and Size:

Plants shall be in accordance with the California State Department of Agricultures regulation for nursery inspections, rules and grading. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous, and free of insect infestations, plant diseases, sun scalds, fresh abrasions of the bark, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well (hardened off). All plants shall have normally well - developed branch systems and vigorous and fibrous root systems which are not root or pot bound. In the event of disagreement as to condition of root system, the root condition of the plants furnished by the contractor in containers will be determined by removal of earth from the roots of not less than two plants or more than two percent of the total number of plants of each species or variety. Where container grown plants are from several sources, the roots of not less than two plants of each species or variety from each source will be inspected. In case the sample plants inspected are found to be defective, the Landscape Architect reserves the right to reject the entire lot or lots of plants represented by the defective samples, The Landscape Architect is the sole judge as to acceptability. Any plants rendered unsuitable for planting because of this inspection will be considered as samples and will be provided at the expense of the contractor.

The size of the plants will correspond with that normally expected for species and variety of commercially available nursery stock, or as specified in the Special Conditions or drawings. The minimum acceptable size of all plants, measured before pruning with the branches in normal position, shall conform with the measurements, if any specified on the drawings in the list of plants to be furnished. Plants larger in size than specified may be used with the approval of the Landscape Architect, but the use of larger plants will make no change in contract price. If the use of larger plants is approved, the ball of earth or spread of roots for each plant will be increased proportionately.

5. Rejection or Substitutions:

All plants not conforming to the requirements herein specified, shall be considered defective, and such plants, whether in place or not, shall be marked as rejected and immediately removed from the site of the work and replaced with new plants at the contractors expense. The plants shall be of the species, variety, size and condition specified herein or as shown on the drawings. Under no condition will there be any substitution of plants or sizes of those listed on the accompanying plans, except with the expressed consent of the Landscape Architect.

6. Pruning:

At no time shall trees or plant material be pruned, trimmed or topped prior to delivery and any alteration of their shape shall be conducted only with the approval and when in the presence of the Landscape Architect and as noted in the Planting Specifications.

7. Protection:

All plants at all times shall be handled and stored so that they are adequately protected from drying out, from wind burn, or from any other injury.

8. Right of Inspection:

The Landscape Architect reserves the right to approve or reject at any time upon delivery or during the work any or all plant material regarding size, variety or condition.

- E. Seed:
- All seed used shall be labeled and shall be furnished in sealed standard containers with signed copies of a statement from the vendor, certifying that each container of seed delivered is fully labeled in accordance with the California State Agricultural Code and is equal to or better than the requirements of these specifications.
- F. Hydro-Mulching Materials:
- The hydro-mulch mix shall consist of wood cellulose mulching fiber, Conweb mulching fiber or equal.
- G. Hydro-Mulching Application:
- Equipment: Hydraulic equipment used for the application of the fertilizer, seed and slurry of prepared wood pulp shall be of the Super Hydroseeder type as approved by the Landscape Architect. This equipment shall have a built-in agitation system and operating capacity sufficient to agitate, suspend and homogeneously mix a slurry containing not less than 40 lbs. of fiber mulch plus a combined total of 7 lbs. fertilizer solids for each 100 gallons of water. The slurry distribution lines shall be large enough to prevent stoppage and shall be equipped with a set of hydraulic spray nozzles which will provide a continuous non-fluctuating discharge. The slurry tank shall have a minimum capacity of 1,500 gallons and shall be mounted on a traveling unit, either self-propelled or drawn by a separate unit, which will place the slurry tank and spray nozzles within sufficient proximity to the areas to be seeded.

III. GRADING AND SOIL PREPARATION

- The general subsoil grading, deep ripping, tilling, and establishment of the rough grade will be done by others, under a separate contract. Other work such as fine grading, cultivation (and in some cases, addition of topsoil) and/or soil conditioners are required to prepare the finish grade. After approximate finished grades have been established, soil shall be conditioned and fertilized in the following manner. Materials shall, at the following rates, be uniformly spread and cultivated thoroughly by means of mechanical tiller into the top 6 inch of soil per 1000 square feet:
- Application Rates
- | |
|--|
| See Soil Notes |
| 4 cu. Yards of Nitrogen Stabilized Organic Amendment |
- All soil areas shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve (12) inches.
- A. Final Grades:
- After the foregoing specified deep watering, minor modifications to grade may be required to establish the final grade. These areas shall not be worked until the moisture content has been reduced to a point where working it will not destroy soil structure.
 - 1. Finish grading shall insure proper drainage of the site.
 - 2. All areas shall be graded so that the final grades will be one inch below adjacent paved areas, sidewalks, valve boxes, headers, clean-outs, drains, manholes, etc.
 - 3. Surface drainage shall be away from all building foundations.
 - 4. Eliminate all erosion scars.
 - 5. *For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

IV. PLANTING INSTALLATION

- Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accordance with locally accepted practices, as approved by the Landscape Architect.
- A. Weed Control:
- After soil preparation and establishment of final grades prior to any planting, the contractor shall irrigate thoroughly for a period of time, two (2) to three (3) weeks or until weed seeds have germinated. When there is sufficient weed seed germination, the contractor shall apply a post-emergent weed killer, according to the directions of the manufacturer. The contractor shall then wait an additional one (1) week to allow the weed killer to dissipate, then plant as indicated in the plans and specifications.
- B. Layout of Major Plantings:
- Locations for plants and outlines of areas to be planted shall be marked on the ground by the contractor before any pits are dug. All such locations shall be approved by the Landscape Architect. If an underground construction or utility line is encountered in the excavation of planting areas, other locations for planting may be selected by the Landscape Architect.
- C. Planting of Trees, Shrubs and Vines:
- 1. Excavation for planting: Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plant pits and planting beds.
 - a. Protect all areas from excessive compaction when trucking plants or other material to the planting site.
 - b. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and 6 inch minimum deeper than the root ball.
 - c. Excess soil generated from the planting holes and not used as backfill or in establishing the final grades shall be removed from the site.
 - 2. Planting:
 - No planting shall be done in any area until the area concerned has been satisfactorily prepared in accordance with these specifications.
 - Only as many plants as can be planted and watered on that same day shall be distributed in planting area.
 - Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken, and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.
 - Container plants shall be backfilled with:
 - See Soil Notes
 - Palm Backfill
 - 8 parts by volume washed river sand
 - 2 parts by volume nitrogen stabilized organic amendment
 - 10 lbs. Gro-Power palm fertilizer per cubic yard of mix
 - 2 lbs. Agricultural gypsum per cubic yard of mix
 - All plants which settle deeper than specified above shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the root ball. At this stage water shall be added to the top of the partly filled hole to thoroughly saturate the root ball and adjacent soil.
 - After the water has completely drained, planting tablets shall be placed as indicated below:
 - 3 tablets per one gallon container
 - 8 tablets per five gallon container
 - 15 tablets per fifteen gallon container
 - 16 tablets per 20 inch and 24 inch box
 - 18 tablets per 30 inch box
 - 20 tablets per 36 inch box
 - 22 tablets per 42 inch box
 - 24 tablets per 48 inch box
 - Larger sizes: For each half inch caliper measured 14 inches above soil level use 3 additional tablets. The reminder of the hole shall then be backfilled.
 - Planting tablets shall be set with each plant on the top of the root ball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified.
 - After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least two inches of water. Basins shall be of a size suitable for the individual plant. In no case shall a basin for a fifteen gallon plant be less than four feet in diameter; a five gallon plant, less than three feet in diameter; and a one gallon plant, less than two feet in diameter. The basins shall be constructed of amended backfill materials.



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REVISION	BY

OWNER	PROJECT	DRAWING TITLE
USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406	8016 FAIR AVE., SUN VALLEY, CA 91352	PLANTING SPECIFICATIONS

DATE:	5/6/2024
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	23-026
SHEET:	L - 12 12 OF 13

3. Pruning:
Pruning shall be limited to the minimum necessary to remove injured twigs and branches, and to compensate for loss of roots during transplanting, but never to exceed one-third of the branching structure. Upon approval of the Landscape Architect, pruning may be done before delivery of plants, but not before plants have been inspected and approved. Cuts over three-quarters of an inch in diameter shall be painted with tree wound paint.
4. Staking and Guying:
Staking of all trees shall conform to tree staking and tree guying details and as herein specified. Protective stakes may be planted with the tree, driving them into undisturbed soil at the bottom of the planting hole until 18 inches remains above ground level. Support stakes tall enough to support the particular tree shall be driven 18 inches into the soil. A line drawn between the two support stakes shall be at right angles to the most troublesome wind direction. Attach crossties to the supportive stakes on the leeward side of the prevailing wind. Ties shall be placed as low on the trunk as possible but high enough so the tree will return to upright after deflection. To find the proper height for tie locations, hold the trunk in one hand, pull the top to one side and release. The height at which the trunk will just return to the upright when the top is released is the height at which to attach the ties. Ties are to form a loose loop around the tree trunk and auxiliary stake so that the trunk cannot work towards the support stakes. Support stakes are not to exceed 6 inches above the tie locations. The auxiliary stake shall be attached to those trees needing extra trunk support as determined by the Landscape Architect. Wind and wrap the top of the wire with friction tape. One tree of each size shall be staked and approved by the Landscape Architect prior to continued staking.
- D. Ground Covers:
Ground covers will be planted in the areas indicated on the plans. Ground cover plants shall be grown in flats, peat pots, or taken as cuttings, as indicated on the plans. Flat grown plants (rooted cuttings) shall remain in those flats until transplanting. The flats soil shall contain sufficient moisture so that it will not fall apart when lifting the plants. If plants from peat pits are used, the pots shall be protected at all times prior to planting to prevent unnecessary drying of the root ball. Unrooted cuttings shall be 10 inches or more in length. They shall be insect and disease free tip cuttings from healthy, vigorous and strong growing plants. Mature or brown-colored stem growths or cuttings which have been trimmed or rooted before planting will not be accepted. Cuttings shall be planted not more than 2 days after cutting and shall not be allowed to dry or wither.
1. Ground cover shall be planted in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the drawings. Triangular spacing shall be used unless otherwise noted on the plans.
 2. Each rooted plant shall be planted with its appropriate amount of flat soil or in a peat pot, in a manner that will insure minimum disturbance of the root system, but in no case shall this depth be less than two nodes. To avoid drying out, plantings shall be immediately sprinkled after planting until the entire area is soaked to the full depth of each hole, unless otherwise noted on the drawings.
- E. Lawn:
Lawn shall be planted by hydroseeding and sodded as indicated on the plans. All areas shall be free from weeds and weed residue.
- F. Hydroseeding:
Hydroseeding shall include application of mulch, fertilizer and seed planting bed preparation, pre and post-planting irrigation.
1. After soil preparation, establishment of final grades and weed control, the surface two (2) inches of soil shall be loosened by harrow rototiller and floated level and irrigated just prior to planting.
 2. Preparation: The slurry preparation shall take place at the site of work and shall begin by adding water to the tank when the engine is at half throttle. When the water level has reached the height of the agitator shaft, good recirculation shall be established and at this time the seed and chemical additive shall be added. Fertilizer shall then be added followed by wood pulp mulch. The wood pulp mulch shall only be added to the mixture after the tank is at least one-third filled with water. The engine throttle shall be opened to full speed when the tank is half filled with water. All the wood pulp mulch shall be added by the time the tank is two-thirds to three-fourths full. Spraying shall commence five minutes after addition of the chemical additive when the tank is full.
- Application rates:
Fiber 1,500 lbs. per acre.
Seed See plans
Gro-Power Plus 1,200 lbs. per acre (if area has been soil prepped, only use 400 lbs. per acre)
Chemical Additives 3 gallons per acre
Urea Formaldehyde 300 lbs. per acre
3. Application: The operator shall spray the area with a uniform visible coat by using the green color of the wood pulp as a guide. The slurry shall be applied in a sweeping motion, in an arched stream so as to fall like rain allowing the wood fibers material to spread at the required rate per acre.
 4. Time Limit: All slurry mixture which has not been applied with in two hours after mixing will be rejected and removed from the project at the contractors expense.
 5. Irrigation: Immediately after completion of hydroseeding, each area shall be irrigated. Irrigation during the germination period of the seeds shall keep the hydro-mulch moist at all times without creating run-off, erosion or over-saturation. The irrigation system is to be in operating condition and have been tested before planting is started.

V. ESTABLISHMENT AND MAINTENANCE PERIOD

- The contractor shall continuously maintain all areas involved in this contract during the progress of the work and during the establishment period until final acceptance of the work by the Owner. The contractor shall request an inspection to begin the plant establishment period after all planting and related work has been completed in accordance with the Contract Documents. A prime requirement is that all lawn areas shall show an even, healthy stand of grass seedlings which shall have been mowed twice. If such criteria is met to the satisfaction of the Landscape Architect, a field notification will be issued to the contractor to establish the effective beginning date of the plant establishment and maintenance period. Any day when the contractor fails to adequately maintain plantings, replace unsuitable plants or do weed control or other work, as determined necessary by the Landscape Architect, will not be credited as one of the plant establishment working days. Improper maintenance or possible poor condition of any planting at the termination of the scheduled establishment period may cause postponement of the final completion date of the contract. Maintenance shall be continued by the contractor until all work is acceptable. In order to carry out the plant establishment work, the contractor shall furnish sufficient men and adequate equipment to perform the work during the plant establishment period. Maintenance shall be according to the following standards:
- A. All areas shall be kept free of debris and all planted areas shall be weeded and cultivated at intervals of not more than ten (10) days. Watering, mowing, rolling, edging, trimming, fertilization, spraying and pest control, as may be required, shall be included in the establishment period.
- B. The contractor shall be responsible for maintaining adequate protection of the area. Damaged areas shall be repaired at the contractors expense.
- C. Between the 15th day and the 20th day of the establishment period, the contractor shall reseed all spots or areas within the lawn where normal turf growth is not evident.
- D. Fertilize all planting areas with the following - See soil notes
- E. Mowing of turf will commence when the grass has reached a height of two inches. The height of cut will be 1 to 1-1/2 inches. Mowing will be at least weekly after the first cut. Turf must be well established and free of bare spots and weeds to the satisfaction of the Landscape Architect prior to final acceptance.
- F. The contractors maintenance period will be extended if these provisions are not filled.
- G. Clean-up:
The contractor shall keep the premises free from accumulation of waste materials and debris. After all planting operations have been completed, the contractor shall remove all trash, excess soil, empty plant containers, tools, and equipment used in this work and/or any other debris resulting from his work on the site. Any scars, ruts, or mars in the area caused by the landscape work shall be repaired at the contractors expense. The contractor shall leave the site area broom clean and shall wash down all paved areas within the contract area leaving the premises in a clean condition.

GUARANTEE AND REPLACEMENT

- A. All plant material installed under the contract shall be guaranteed against any and all poor, inadequate or inferior materials and /or workmanship for a period of one year. Any plant found to be dead or in poor condition due to faulty materials or workmanship, as determined by the Landscape Architect, shall be replaced by the contractor at his expense.
- B. Any materials found to be dead, or in poor condition during the establishment period shall be replaced immediately. The Landscape Architect shall be the sole judge as to the condition of material. Material to be replaced within the guarantee period shall be replaced by the contractor within 15 days of written notification by the Owner.
- C. Replacement shall be made in the same manner as required for original plantings. Materials and labor involved in the replacing of material shall be supplied by the contractor at no additional cost to the Owner.

VI. INSPECTIONS

- Normal progress inspection shall be requested from the Landscape Architect at least 72 hours in advance of an anticipated inspection. An inspection will be made by the Landscape Architect on each of the steps listed below. The contractor will not be permitted to initiate the succeeding steps of work until he has received written approval to proceed by the Owner.
- A. Immediately prior to the commencement of the work on this section
- B. Completion of fine grading.
- C. Completion of soil conditioning
- D. Prior to application of post-emergent weed killers.
- E. Pre or post-delivery of all plant material.
- F. Completion of major plant layout.
- G. Prior to hydroseeding or installation of sod.
- H. Commencement of maintenance.
- I. Completion of first 30 day maintenance period.
- Final Acceptance of the Project: Prior to the date of the final inspection, the contractor shall acquire from the Owner approved mylar prints, and finally record from the job record set all changes made during construction, label said prints As-Built's, and deliver to the Landscape Architect. Prior to the date of final inspection, the contractor shall deliver to the Landscape Architect the Landscape and Irrigation Guarantee as required.

SOIL NOTES

1. Soil Preparation - add 50 lbs. of Agricultural Gypsum 1,000 sq. ft.
2. Backfill shall consist of the following:
7 parts native on site soil, by volume
3 parts nitrolized shavings, by volume 16 lbs. Gro-power Plus per cubic yard of mix
3. Hydro-seeding - For already soil prepared areas, apply 280 lbs. Gro-power Hi-Nitrogen per acre.
For non-prepped soil areas, apply 1,000 lbs. Gro-power Plus and 300 lbs. Gro-power Controlled release per acre.
4. Maintenance - Feed with 20 lbs. Gro-power Plus 1,000 sq. ft. on days 45 and 85 of maintenance.

NOTES

The above materials are for bid purposes only. The exact materials will be determined after the grading is completed, along with a soils test by the Landscape Contractor

AGRONOMIC SOIL REPORT

Contractor shall obtain a agronomic soil report prior to start of construction. This report is required for pre-installation meeting along with all it's recommended material being on-site for inspection prior to beginning work.



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REVISION	BY

DRAWING TITLE	OWNER
	USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406
PROJECT	8016 FAIR AVE., SUN VALLEY, CA 91352
PLANTING SPECIFICATIONS	

DATE:	5/6/2024
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB :	23-026
SHEET:	L - 13 13 OF 13

EXHIBIT B

Maps

Vicinity Map
Radius Map
Zoning Map



Arb: 1

PHOTOS INDEX

P-0 COVER SHEET


P-1 INDEX MAP OF EXISTING SITE

P-2 INDEX MAP OF ABUTTING
PROPERTY NEIGHBORS

P-3 TO P-6 PHOTOS OF EXISTING SUBJECT PROPERTY

P-7 TO P-10 ABUTTING NEIGHBORS PICTURES

CASE NO _____


DRAWING TITLE	PROJECT	OWNER	SHEET	ENGINEERING INC.
COVER SHEET	8016 FAIR AVE., SUN VALLEY, CA 91352	USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406	P-0	 6747 ODESSA AVE SUITE #204 Van Nuys, CA 91406 PHONE: (818) 758-0018 CELL: (818) 203-3336 FAX: (818) 708-2847



1A



1B


DRAWING TITLE	PROJECT	OWNER	SHEET	ENGINEERING INC.
PHOTOS OF EXISTING SUBJECT PROPERTY	8016 FAIR AVE., SUN VALLEY, CA 91352	USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406	P-3	 <p>6747 ODESSA AVE SUITE #204 Van Nuys, CA 91406 PHONE: (818) 758-0018 CELL: (818) 203-3336 FAX: (818) 708-2847</p>

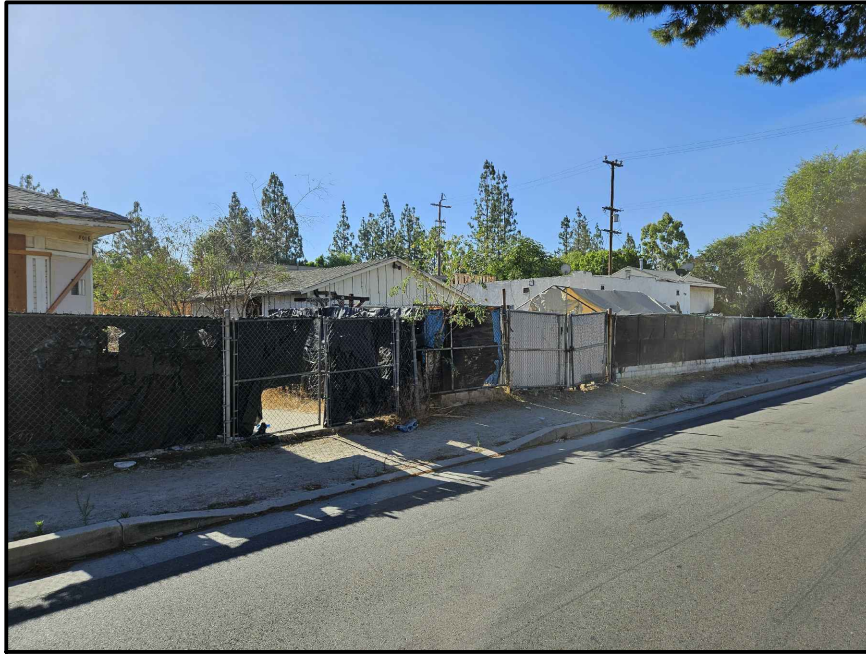


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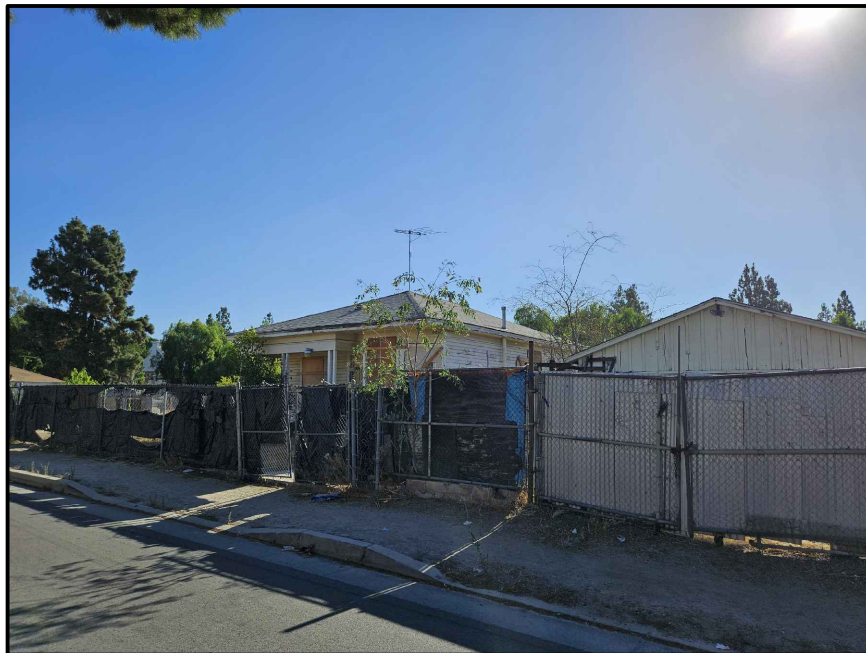


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DRAWING TITLE	PROJECT	OWNER	SHEET	ENGINEERING INC.
PHOTOS OF EXISTING SUBJECT PROPERTY	8016 FAIR AVE., SUN VALLEY, CA 91352	USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406	P-4	 6747 ODESSA AVE SUITE #204 Van Nuys, CA 91406 PHONE: (818) 758-0018 CELL: (818) 203-3336 FAX: (818) 708-2847



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DRAWING TITLE	PROJECT	OWNER	SHEET	ENGINEERING INC.
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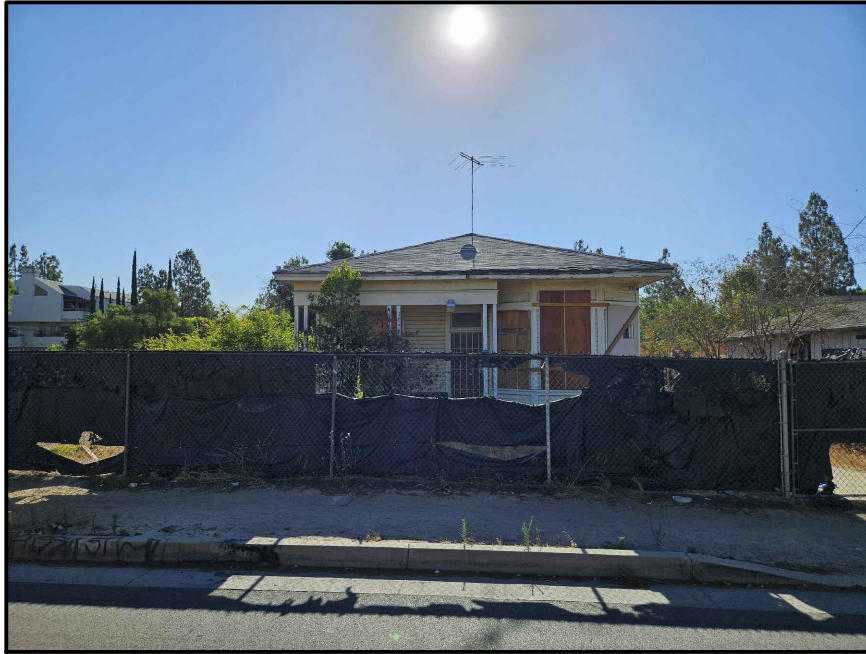


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DRAWING TITLE	PROJECT	OWNER	SHEET	ENGINEERING INC.
PHOTOS OF EXISTING SUBJECT PROPERTY	8016 FAIR AVE., SUN VALLEY, CA 91352	USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406	P-6	 <p>6747 ODESSA AVE SUITE #204 Van Nuys, CA 91406 PHONE: (818) 758-0018 CELL: (818) 203-3336 FAX: (818) 708-2847</p>



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3


DRAWING TITLE	PROJECT	OWNER	SHEET	ENGINEERING INC.
ABUTTING NEIGHBORS PICTURES	8016 FAIR AVE., SUN VALLEY, CA 91352	USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406	P-7	 <p>6747 ODESSA AVE SUITE #204 Van Nuys, CA 91406 PHONE: (818) 758-0018 CELL: (818) 203-3336 FAX: (818) 708-2847</p>



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5


DRAWING TITLE	PROJECT	OWNER	SHEET	ENGINEERING INC.
ABUTTING NEIGHBORS PICTURES	8016 FAIR AVE., SUN VALLEY, CA 91352	USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406	P-8	 <p>6747 ODESSA AVE SUITE #204 Van Nuys, CA 91406 PHONE: (818) 758-0018 CELL: (818) 203-3336 FAX: (818) 708-2847</p>

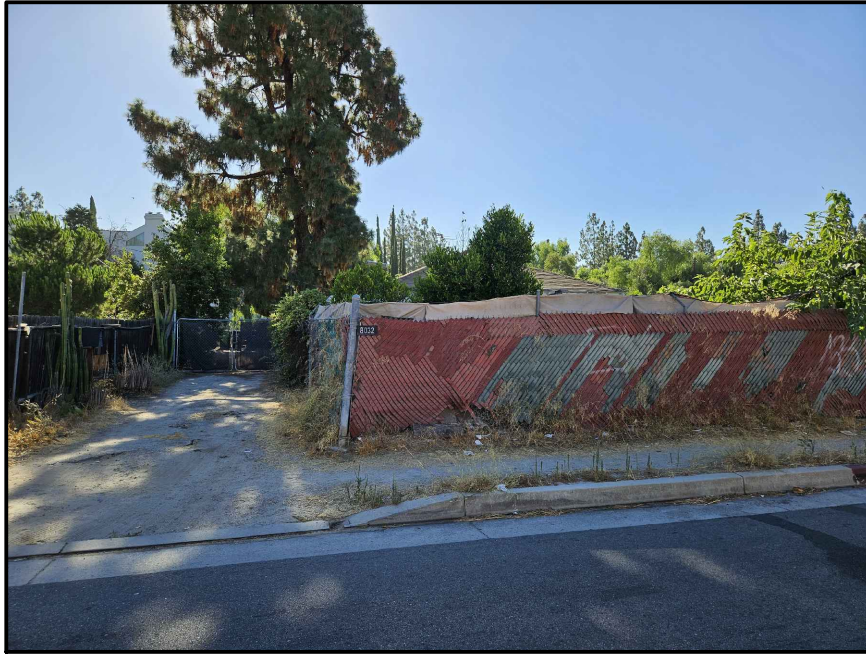


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DRAWING TITLE	PROJECT	OWNER	SHEET	ENGINEERING INC.
ABUTTING NEIGHBORS PICTURES	8016 FAIR AVE., SUN VALLEY, CA 91352	USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406	P-9	 6747 ODESSA AVE SUITE #204 Van Nuys, CA 91406 PHONE: (818) 758-0018 CELL: (818) 203-3336 FAX: (818) 708-2847



8



9

DRAWING TITLE	PROJECT	OWNER	SHEET	ENGINEERING INC.
ABUTTING NEIGHBORS PICTURES	8016 FAIR AVE., SUN VALLEY, CA 91352	USL STRATHERN LLC 7355 BALBOA BLVD., #100 VAN NUYS, CA 91406	P-10	 <p>6747 ODESSA AVE SUITE #204 Van Nuys, CA 91406 PHONE: (818) 758-0018 CELL: (818) 203-3336 FAX: (818) 708-2847</p>



Address: 8016 N FAIR AVE

APN: 2314006012

PIN #: 189B173 175

Tract: TR 4226

Block: None

Lot: 13

Arb: 1

Zoning: R1-1-CUGU

General Plan: Low Medium II Residential



EXHIBIT C

Environmental Documents

(ENV-2023-6038-CE)



CITY OF LOS ANGELES

DEPARTMENT OF CITY PLANNING

CITY HALL • 200 NORTH SPRING STREET • LOS ANGELES, CA 90012

Categorical Exemption

8016 North Fair Avenue

Environmental Case Number: ENV-2023-6038-CE

Project Location: 8016 North Fair Avenue

Community Plan Area: Sun Valley – La Tuna Canyon

Council District: 6 – Padilla

Project Description: The project involves the construction, use, and maintenance of a new 54,604 square-foot residential building containing 39-units which are 100% affordable (restricted to one manager's unit as well as 31 units for Low Income and 7 units for Moderate Income households). The project proposes a maximum 47-foot-tall, four-story building containing 35 vehicular parking spaces within the first floor. There are 8 existing non-protected trees on the property which will require removal and replacement to develop the project. The project is expected to result in 725 cubic yards of grading and 2,707 cubic yards of over-excavation/re-compaction.

In order to facilitate the development of the proposed project, the applicant is requesting the following discretionary actions:

1. Pursuant to LAMC Section 12.22-A,25, a Density Bonus for a Housing Development with a total of 39 dwelling units which will be 100 percent affordable, including 1 manager's unit, 31 units reserved for Low Income households, and 7 units reserved for Moderate Income households, along with the following Off-Menu Incentives and Waivers of Development Standard:
 - a. An Off-Menu Incentive to allow an increased Residential Floor Area Ratio (RFAR) of 2.44 in lieu of the otherwise allowable 0.45 RFAR in a R1 Zone;
 - b. An Off-Menu Incentive to permit a 25 percent reduction in the required amount of open space;
 - c. An Off-Menu Incentive to allow relief from the required encroachment plane pursuant to LAMC Section 12.08 C.5;
 - d. An Off-Menu Incentive to permit a 15-foot front yard setback in lieu of the prevailing setback pursuant to LAMC Section 12.08 C.1;
 - e. A Waiver of Development Standards to allow relief from the required sidewall plane break pursuant to LAMC Section 12.08 C.2; and
2. Any additional actions as deemed necessary or desirable, including but not limited to demolition, grading, foundation, street closure(s), tree removal, haul route, and building permits.

PREPARED BY:

The City of Los Angeles
Department of City Planning

APPLICANT:

Uzi Levy
USL Strathern LLC

April 2024

Project Background

The project site consists of a single square-shaped interior lot, encompassing a total lot area of approximately 22,376 square feet or 0.51 acres. The subject property has approximately 150 feet of street frontage along the easterly side of Fair Avenue with a depth of 150 feet, as shown in Figure 2 below. The site is currently developed with a one-story single-family residence which is proposed to be demolished as part of the project.

The project site is located in the Sun Valley – La Tuna Canyon Community Plan area which is one of the 35 Community Plans which together form the Land Use Element of the General Plan. The Sun Valley – La Tuna Canyon Community Plan designates the subject property for Low Medium II Residential land uses with corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The project site is zoned R1-1-CUGU and is utilizing the density permitted under the corresponding RD1.5 Zone as a project qualified by AB2334. The site is located within a Transit Priority Area in the City of Los Angeles (ZI-2452), State Enterprise Zone: Los Angeles (ZI-2374), Environmental Justice Improvement Area (ZI-2355) and is subject to Clean Up Green Up (CUGU): Pacoima/Sun Valley (ZI-2458). The subject property is not located within any other Specific Plan areas and is not subject to any community design overlays or interim control ordinances.

Based upon the existing mobility and circulation networks near the proposed project, the creation of 38 net new units will not result in significant traffic impacts in the community. The Los Angeles Department of Transportation (LADOT) Transportation Assessment Letter Referral Form dated February 28, 2024, concluded that implementation of the proposed project would not result in a significant Household or Work VMT impact. Therefore, the project is not expected to result in any significant impact relating to traffic.

The project site does not fall within an Alquist-Priolo Fault Zone, a Preliminary Fault Rupture Study Area, Flood Zone, Landslide Area, Liquefaction Area, Tsunami Inundation Zone, a Very High Fire Hazard Severity Zone, Hillside Area, or BOE Special Grading Area. The project site is located within approximately 1.1 kilometers of the nearest fault zone (Verdugo Fault). The project involves the grading of approximately 725 cubic yards of earth, and the over-excavation and re-compaction of approximately 2,707 cubic yards of soil from the site.

A Tree Disclosure Statement signed by the property owner, indicates there are no protected trees or shrubs on the project site as defined under LA City Ordinance No. 177,404. The subject property contains a total of eight (8) trees on site which all have a health rating of C- or lower. All eight (8) on-site trees will require removal and replacement. The removal or replacement of any street trees will be conducted in accordance with the Urban Forestry Division.

The project site is located in a substantially urbanized and developed area surrounded by a variety of uses and zoning designations. Adjoining properties to the north and south are zoned R1-1-CUGU and (T)(Q)RD1.5-1-CUGU and are developed with single-family residences. Farther north, past Lorne Street, there is a park and Sun Valley Recreation Center on land zoned OS-1XL-CUGU. Adjoining properties to the east are zoned (Q)RD1.5-1-CUGU and R1-1 and are developed with multi-family residential uses. Farther east, there are properties zoned (Q)C2-1L-CDO-CUGU and (Q)P-1L-CDO-CUGU which are part of a major commercial district along Vineland Avenue and San Fernando Road. West of the project site, across Fair Avenue, there is a large parcel zoned M3-1-G-CUGU, M2-1-G-CUGU, and [T]P-1-G-CUGU which is currently vacant but will be improved into a park under the purview of Los Angeles County.

The proposed project would not have a significant effect on the environment. A “significant effect on the environment” is defined as “a substantial, or potentially substantial, adverse change in the environment” (CEQA Guidelines, Public Resources Code Section 21068). The proposed project

and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines, which establish guidelines and thresholds of significant impact, and provide the methods for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project has been determined that it is Categorically Exempt from environmental review pursuant to Article 19, Section 15332 of the CEQA Guidelines (Class 32) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

CLASS 32 CATEGORICAL EXEMPTION

The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of “In-fill Projects.” A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following five applicable conditions: (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.

As previously stated, the project involves the construction, use, and maintenance of a new 54,604 square-foot residential building containing 39-units which are 100% affordable (restricted to one manager's unit as well as 31 units for Low Income and 7 units for Moderate Income households). The project proposes a maximum 47-foot-tall, four-story building containing 35 vehicular parking spaces within the first floor. Roof and site drainage as well as sewer availability are required to comply with Bureau of Engineering and Bureau of Sanitation standards, Hydrants, Fire Department Access, and Fire Safety also require review and approval by the Los Angeles Fire Department before permits can be issued. Furthermore, the project must comply with all City Regulatory Compliance Measures (RCMs) that apply.

As a new residential building developed on an infill site, this project qualifies for the Categorical Exemption. The project can be characterized as infill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting the five conditions listed 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.

The project site is located in the Sun Valley – La Tuna Canyon Community Plan area which is one of the 35 Community Plans which together form the Land Use Element of the General Plan. The Sun Valley – La Tuna Canyon Community Plan designates the subject property for Low Medium II Residential land uses with corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The project site is zoned R1-1-CUGU and is utilizing the density permitted under the corresponding RD1.5 Zone as a project qualified by AB2334. The site is located within a Transit Priority Area in the City of Los Angeles (ZI-2452), State Enterprise Zone: Los Angeles (ZI-2374), Environmental Justice Improvement Area (ZI-2355) and is subject to Clean Up Green Up (CUGU): Pacoima/Sun Valley (ZI-2458). The subject property is not located within any other Specific Plan areas and is not subject to any community design overlays or interim control ordinances.

With the exception of the requests herein, which enable the provision of affordable housing units, the proposed project is otherwise consistent with the requirements of the underlying zone. The project proposes a residential development on a site designated for such uses. The requested Incentives are permissible by the provisions of Density Bonus law, and the project will comply with all other applicable provisions of the zoning code.

The project is also consistent with the following goal and objectives of the Community Plan:

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

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

Policy 1-1.1: Designate land for single and multi-family residential development.

Objective 1-2: “To locate new housing in a manner which reduces vehicular trips and which increases accessibility to services and facilities.”

Policy 1-2.1: “Locate higher residential densities near commercial centers, and major bus routes where public service facilities, utilities, and topography will accommodate this development.”

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

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

The project is further consistent with other elements of the General Plan, including the Framework Element, the Housing Element, and the Mobility Element. The Framework Element was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The project supports the following goal and objective of the Framework Element:

GOAL 4A: “AN EQUITABLE DISTRIBUTION OF HOUSING OPPORTUNITIES BY TYPE AND COST ACCESSIBLE TO ALL RESIDENTS OF THE CITY.”

Objective 4.1: “Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City sub-region to meet the projected housing needs by income level of the future population...”

The Housing Element of the General Plan (2021-2029) will be implemented by the recommended action herein. The Housing Element is the City’s blueprint for meeting housing and growth challenges. It identifies the City’s housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City’s housing and growth strategy, and provides the array of programs the City has committed to implement

to create sustainable, mixed-income neighborhoods across the City. The Housing Element includes the following objectives and policies relevant to the instant request:

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

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

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

Policy 1.1.6: Allocate citywide housing targets across Community Plan areas in a way that seeks to address patterns of racial and economic segregation, promote jobs/ housing balance, provide ample housing opportunities, and affirmatively further fair housing.

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

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

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

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

Goal 2: A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.

Objective 2.3: Preserve, conserve and improve the quality of housing.

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

Objective 3.1: Use design to create a sense of place, promote health, foster community belonging, and promote racially and socially inclusive neighborhoods.

Policy 3.1.5: Develop and implement environmentally sustainable urban design standards and pedestrian-centered improvements in development of a project and within the public and private realm such as shade trees, parkways and comfortable sidewalks.

Policy 3.1.6: Establish plans and development standards that promote positive health outcomes for the most vulnerable communities and populations.

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

Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.

Policy 3.2.1: Promote the integration of housing with other compatible land uses at both the building and neighborhood level.

Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed-income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing

The Mobility Element of the General Plan, also known as Mobility Plan 2035, provides policies with the ultimate goal of developing a balanced transportation network for all users. The project supports the following policies of the Mobility Element:

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

Policy 5.2: “Support ways to reduce vehicle miles traveled (VMT) per capita.”

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

The project proposes a new 100 percent affordable multi-family development, consisting of 39 dwelling units with all units (except for one Manager’s unit) set aside for Very Low, Low, and Moderate Income Households, that will provide much-needed housing, including affordable housing. Accordingly, the project fulfills the Community Plan, Framework Element, and Housing Element goals and objectives of providing quality housing for all persons in the community, including those at all income levels. The project utilizes the base density afforded by the underlying General Plan Land Use designation to provide a higher number of residential units than would otherwise be permitted, thereby facilitating the creation of a higher number of affordable units and addressing the need for affordable housing in the City. Additionally, the project is a Density Bonus development located in proximity to Strathern Street and Vineland Avenue, a major arterial intersection in the region that is well-served by diverse commercial and institutional uses as well as public transportation. Thus, by locating higher-density development along major transit corridors and by providing residential units located close to commercial services and jobs, the project will contribute towards the creation of sustainable neighborhoods and a reduction in vehicle trips and VMT.

In addition, the project has been conditioned to include automobile parking spaces both ready for immediate use by electric vehicles (e.g. with electric vehicle chargers installed) and capable of supporting electric vehicles in the future. The project has also been conditioned to provide solar infrastructure. Together, these conditions further support applicable policies in the Health and Wellness Element, Air Quality Element, and Mobility Element of the General Plan by reducing the level of pollution/greenhouse gas emissions, ensuring new development is compatible with alternative fuel vehicles, and encouraging the adoption of low emission fuel sources and supporting infrastructure. These conditions also support good planning practice by promoting overall sustainability and providing additional benefits and conveniences for residents, workers, and visitors.

The project contributes to and furthers the relevant goals, objectives, and policies of the plans that govern land use and development in the City. In addition, the project does not substantially conflict with any applicable plan or other regulation. Therefore, the project substantially conforms with the purpose, intent, and provisions of the General Plan, the applicable Community Plan, and the applicable specific plan.

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

The subject property is located wholly within the Sun Valley – La Tuna Canyon Community Plan area within the City of Los Angeles. The project site consists of one (1) interior lot encompassing a total lot area of approximately 22,376 square feet or 0.51 acres. The project site is substantially surrounded by urban uses and is not located near any areas designated for farmland or agricultural uses. The neighborhood is fully built-out with residential, commercial, and institutional uses that are consistent with their General Plan land use designations and zoning.

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

The project site consists of one (1) interior lot encompassing a total lot area of approximately 22,376 square feet or 0.51 acres. The subject property is currently developed with a single-family residence.

A Tree Report dated February 14, 2023, states that there are no street trees and eight (8) existing trees on site. None of the trees have been identified as protected tree species as defined under LA City Ordinance No. 177,404, nor are they a habitat for any endangered, rare, or threatened species. Any removal and replacement of street trees would be conducted in accordance with Bureau of Street Services, Urban Forestry Division. Furthermore, the project site is in a long-established urban neighborhood which is fully built out with commercial and residential development. The project site, therefore, has no value as habitat for endangered species, 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:

Traffic. A significant impact may occur if the project conflicts with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. On July 30, 2019, pursuant to SB 743 and the recent changes to Section 15064.3 of the State's CEQA Guidelines, the City of Los Angeles adopted vehicle miles traveled (VMT) as a criteria in determining transportation impacts under CEQA. The new Los Angeles Department of Transportation (LADOT), Transportation Assessment Guidelines (TAG) provide instructions on preparing transportation assessments for land use proposals and defines the significant impact thresholds. LADOT has established that any project resulting in a net increase of 250 or more daily vehicle trips requires a VMT analysis.

Based upon the existing mobility and circulation networks near the proposed project, the creation of 38 net new units will not result in significant traffic impacts in the community. The Los Angeles Department of Transportation (LADOT) Transportation Assessment Letter Referral Form dated February 28, 2024, concluded that implementation of the proposed project would not result in a significant Household or Work VMT impact, and

that no further VMT analysis or traffic study is required. Therefore, the project is not expected to result in any significant impact relating to traffic.

Noise. The project must comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574 and any subsequent ordinances which prohibit the emission or creation of noise beyond certain levels. The Ordinances cover both operational noise levels (i.e. post-construction), as well as any noise impact during construction. Section 41.40 of the LAMC regulates noise from demolition and construction activities and prohibits construction activity (including demolition) and repair work, where the use of any power tool, device, or equipment would disturb persons occupying sleeping quarters in any dwelling hotel, apartment, or other place of residence, 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 Saturdays and holidays; all such activities are also prohibited on Sundays. Section 112.05 of the LAMC also specifies the maximum noise level of construction machinery that can be generated in any residential zone of the city or within 500 feet thereof. As the project is required to comply with the above ordinances and regulations, it will not result in any significant noise impacts. All construction-related noise impacts would be less than significant and temporary in nature.

A Noise Impact Analysis, dated July 9, 2023, prepared by Gerrick Environmental and attached to the subject environmental case file, concluded that no significant permanent operational or cumulative noise impacts are expected as a result of the proposed project (the Noise Study provides the full analysis). Given that the project would be required to comply with all existing and applicable noise regulations, the study concluded that the project would not result in any significant impacts and that no mitigation measures are necessary. Although noise arising from construction is unavoidable, the noise would be temporary and limited to the duration of the construction in any one location. The report states that standard, industry-wide best practices for construction in urban or otherwise noise-sensitive areas would ensure that construction noise does not exceed the noise limit imposed by LAMC Section 112.05. These could include erecting temporary noise barriers around the project's perimeter, using mufflers to dampen noise from internal combustion engines, and warming-up or staging equipment away from sensitive receptors. Complete elimination of construction activity noise is technically infeasible; however, incorporation of the best available noise reduction methods will minimize impacts on the residential and commercial uses bordering the project site. Compliance with the various local regulatory measure will further minimize any adverse construction noise impact potential.

As the project is a residential development, the project is not expected to generate significant permanent operational noise impacts. Noise generated at outdoor recreational spaces such as balconies and patios would not exceed the recommended noise compatibility guidelines. Any new stationary sources of noise, such mechanical HVAC equipment, installed on the proposed development will be required to comply with LAMC Sections 112.02 and 112.05 which prohibit 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 dBA. As such, the proposed project is expected to generate a negligible increase in ambient noise from operation.

Through compliance with all existing regulations governing both construction and operational noise, any noise impacts resulting from the project will be less than significant.

Air Quality. The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin

and reducing emissions from area and point stationary, mobile, and indirect sources. The 2016 Air Quality Management Plan (AQMP) was prepared by SCAQMD and adopted in April 2017 to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The project is not expected to conflict with, or obstruct, the implementation of the AQMP and SCAQMD rules. The project is consistent with current zoning regulations and policies within the City of Los Angeles, allowing for the proposed development on the subject site. The project would also comply with the 2020 Los Angeles Green Building Code (LAGBC), which builds upon and sets higher standards than those in the 2022 California Green Building Standards Code (CalGreen, effective January 1, 2023). Additionally, the project's infill location would promote the concentration of development in a long-established urban neighborhood with extensive infrastructure and access to public transit facilities, thus reducing the vehicle miles traveled for residents, and visitors. Therefore, project impacts related to air quality will be less than significant.

During construction, appropriate dust control measures would be implemented as part of the proposed project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. Specifically, Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas.

Best Management Practices (BMP) will be implemented that would include (but not be limited to) the following:

- Unpaved demolition and construction areas shall be wetted at least three times daily during excavation and construction, and temporary dust covers shall be used to reduce emissions and meets SCAQMD Rule 403;
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust;
- General contractors shall maintain and operate construction equipment to minimize exhaust emissions; and
- Trucks shall not idle but be turned off.

By implementing BMPs, all construction-related impacts will be less than significant and temporary in nature. No permanent significant impacts are anticipated to occur from construction.

Furthermore, an Air Quality and GHG Impact Report was prepared by Gerrick Environmental, dated July 9, 2023, which is included in the subject case file. The study quantifies the estimated daily construction and operational emissions for various pollutants from the project site using CalEEMod simulations. Based on the simulation results, none of the construction and operational emissions are expected to exceed the South Coast Air Quality Management District (SCAQMD) air quality significance thresholds. Furthermore, the report finds that the project is consistent with all applicable aspects of the City's General Plan Air Quality Element. The study does not recommend any mitigation measures as all construction and operational emissions are expected to be below the thresholds considered by SCAQMD to be significant under CEQA guidelines. Potential impacts related to air quality from the project will therefore be less than significant.

Water Quality. With regard to water quality, a significant impact would occur if the project would: 1) exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB); 2) increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded; or 3) increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. All wastewater from the project would be treated according to requirements of the National Pollutant Discharge Elimination System (NPDES) permit authorized by the LARWQCB. Therefore, the proposed project would result in a less than significant impact related to wastewater treatment requirements.

Additionally, prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would not result in a significant impact related to water or wastewater infrastructure.

Lastly, development of the proposed project would maintain existing drainage patterns; site generated surface water runoff would continue to flow to the City's storm drain system. The proposed project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed project would not result in a significant impact related to existing storm drain capacities.

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

The site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the area for the past several decades. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all projects, it can be anticipated that the proposed project will not create any substantial impact on existing utilities and public services through the addition of 90 dwelling units at the subject site.

In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Furthermore, the project must comply with all City Regulatory Compliance Measures (RCMs) that apply. Therefore, the proposed project can be adequately served by all required utilities and public services.

EXCEPTIONS TO CATEGORICAL EXEMPTIONS

The City has further considered whether the proposed project is subject to any of the six exceptions set forth in State CEQA Guidelines Section 15300.2 that would prohibit the use of any categorical exemption. Planning staff has determined that none of the exceptions apply to the proposed project, as described below.

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

As the proposed project is not defined as a Class 3, 4, 5, 6 or 11 project, this exception is non-applicable. The project site is in an urbanized area in the City of Los Angeles. The project site is not located in a particularly sensitive environment and is not located on a site containing wetlands, endangered species, or wildlife habitats; therefore, this exception is not applicable.

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

The proposed four-story residential development with 39 dwelling units on the project site is consistent with the zone and land uses as designated by the Sun Valley – La Tuna Canyon Community Plan, and as permitted by the requested Density Bonus Incentive Program pursuant to LAMC 12.22 A.25. A successive project of the same type and nature would reflect a development that is consistent with the underlying land use designation and the Los Angeles Municipal Code, and thus would be subject to the same regulations and requirements, including development standards and environmental impacts. The impacts of each subsequent project will be mitigated if necessary, and thus will not result in a cumulative impact.

The project would not result in a cumulatively considerable contribution to any impact. The threshold of significance for a cumulatively considerable contribution to a traffic impact is the same as the threshold of significance for a project impact. Therefore, since the project would not exceed that threshold, it would have neither a project-specific significant impact, nor the potential to result in a cumulatively considerable contribution to a significant traffic impact. The same is true for air quality thresholds of significance; the project does not have the potential to result in a project-specific significant air quality impact, and therefore, does not have the potential to result in a cumulatively considerable contribution to a significant air quality impact.

Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate impacts related to Air Quality, Construction Noise/Vibrations, Operational Noise/Vibrations, and Transportation/Traffic. Numerous Los Angeles Municipal Code Sections provide requirements for construction activities and ensure impacts from construction related noise, traffic, and parking are less than significant. The Noise Regulation Ordinance, No. 144,331, provides regulatory compliance measures related to construction noise and maximum noise levels for all activities. LAMC Section 62 provides specific regulatory compliance measures related to construction traffic and parking. LAMC Section 41 requires construction site postings listing representative contact information and permitted construction/demolition hours as established by the Department of Building and Safety. Additionally, there is insufficient evidence to conclude that significant impacts will occur based on past project approvals or in progress entitlement applications and that the proposed project will have adverse impacts on the cumulative impacts of construction

noise and transportation/traffic in this area. Furthermore, there is insufficient evidence to conclude that the proposed project will be under construction at the same time as projects within the vicinity. Thus, this exception does not apply.

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

The project site consists of one (1) interior lot encompassing a total lot area of approximately 22,376 square feet or 0.51 acres. The project involves the demolition of an existing single-family residence, and the construction, use, and maintenance of a new four-story residential building, 47 feet in height, containing a total of 39 dwelling units. The project proposes to provide 35 on-site vehicular parking within one at-grade level. The project consists of residential uses and operations that are compatible with the surrounding urban development and consistent with the underlying zoning.

The project site is located in an urbanized area within the City of Los Angeles that consists primarily of residential and commercial uses and operations that are compatible with the surrounding urban development and consistent with the underlying zoning. The site does not demonstrate any unusual circumstances, and the project will not generate any significant impacts regarding traffic, noise, air quality, or water quality. There are no special districts or other known circumstances that indicate a sensitive surrounding environment. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- (d) **Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.**

Based on a review of the California Scenic Highway Mapping System, the subject site is not located along a California State Scenic Highway and will not impact any identified scenic resources, including trees, historic buildings, rock outcroppings, or other similar resources, within a highway officially designated as a State Scenic Highway. Therefore, this exception does not apply.

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

Based on a review of the California Department of Toxic Substances Control "Envirostor Database," no known hazardous waste sites are located on the project site. Additionally, there are also no listed hazardous waste sites within the immediate vicinity of the project site. The subject property was previously developed with a church use including a classroom building and surface parking lot, a commercial use that is not expected to utilize hazardous waste or materials that pose significant constraint on the project site.

Additionally, the project site is not located within a Hazardous Waste/Border Zone or Methane Zone. Properties area as designated by the City of Los Angeles. No industrial wastewater is generated on the project site and sanitary wastewater is discharged to the

City Bureau of Sanitation. The project will comply with any applicable developmental regulations. Therefore, this exception for a Categorical Exemption does not apply to this project.

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

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register. In addition, the project site is not located within a Historic Preservation Overlay Zone and thus not subject to historic preservation review. For these reasons, construction of the proposed project would not constitute a substantial adverse change in the significance of a historic resource as defined by CEQA, therefore, this exception does not apply.

CONCLUSION

In summary, the project involves the construction, use, and maintenance of a new four-story, 47-foot in height, approximately 54,604 square-foot apartment building containing 39 units, including 38 units set aside for Very Low, Low, and Moderate Income households. The project proposes to provide 35 on-site vehicular parking spaces within one at-grade level. The project is consistent with the surrounding developments (which consists of established residential, commercial, light manufacturing, and institutional uses), is permitted by the Density Bonus Incentive Program, and is entirely consistent with the existing General Plan designation, zoning, and requirements of the LAMC. The project will not generate a significant number of vehicle trips and will not result in any significant impacts to land use planning, environmental habitat, noise, air quality, or water quality. In addition, the project is located in a long-established urbanized neighborhood, and thus will be adequately served by all required public utilities and services.

Furthermore, the project is not in a particularly sensitive environment, and will not impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, or officially adopted by any federal, state, or local agency. The project will not result in any significant impacts and, therefore, will not make a cumulatively considerable contribution to any significant impacts that are not already accounted for by the General Plan and future environmental clearances. The project is consistent with the surrounding developments, including established residential and commercial uses, does not present any unusual circumstances that would result in a significant impact on the environment, and would not constitute a substantial adverse change in the significance of a historic resource as defined by CEQA. Therefore, none of the possible exceptions to Categorical Exemptions, found in Section 15300.2 Exceptions, apply to this project, and as such, the project qualifies for a Class 32 Categorical Exemption.

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

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	39.00	Dwelling Unit	0.50	39,000.00	112
Enclosed Parking with Elevator	34.00	Space	0.00	13,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2024
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
Land Use - actual lot size
Construction Phase -
Demolition - 1,096 sf debris
Construction Off-road Equipment Mitigation -
Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	1.03	0.50
tblLandUse	LotAcreage	0.31	0.00

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**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					
2024	0.1654	0.3756	0.4820	9.3000e-004	0.0281	0.0168	0.0448	8.6700e-003	0.0155	0.0242	0.0000	83.4661	83.4661	0.0190	1.6500e-003	84.4337
Maximum	0.1654	0.3756	0.4820	9.3000e-004	0.0281	0.0168	0.0448	8.6700e-003	0.0155	0.0242	0.0000	83.4661	83.4661	0.0190	1.6500e-003	84.4337

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					
2024	0.1654	0.3756	0.4820	9.3000e-004	0.0248	0.0168	0.0416	7.1000e-003	0.0155	0.0226	0.0000	83.4661	83.4661	0.0190	1.6500e-003	84.4336
Maximum	0.1654	0.3756	0.4820	9.3000e-004	0.0248	0.0168	0.0416	7.1000e-003	0.0155	0.0226	0.0000	83.4661	83.4661	0.0190	1.6500e-003	84.4336

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	11.54	0.00	7.23	18.11	0.00	6.50	0.00	0.00	0.00	0.00	0.00	0.00

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-5-2024	4-4-2024	0.2335	0.2335
2	4-5-2024	7-4-2024	0.3117	0.3117
		Highest	0.3117	0.3117

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	0.2941	0.0148	0.6504	6.5000e-004		0.0395	0.0395		0.0395	0.0395	4.1425	8.6184	12.7609	0.0130	2.8000e-004	13.1694
Energy	2.2600e-003	0.0193	8.2300e-003	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003	0.0000	92.7449	92.7449	3.7800e-003	8.2000e-004	93.0830
Mobile	0.1071	0.1232	1.1165	2.4400e-003	0.2589	1.7900e-003	0.2607	0.0691	1.6600e-003	0.0707	0.0000	226.1683	226.1683	0.0155	9.8100e-003	229.4780
Waste						0.0000	0.0000		0.0000	0.0000	3.6417	0.0000	3.6417	0.2152	0.0000	9.0221
Water						0.0000	0.0000		0.0000	0.0000	0.8061	15.9713	16.7775	0.0836	2.0500e-003	19.4766
Total	0.4034	0.1573	1.7751	3.2100e-003	0.2589	0.0428	0.3018	0.0691	0.0427	0.1118	8.5903	343.5029	352.0932	0.3311	0.0130	364.2290

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**2.2 Overall Operational****Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1672	0.0119	0.4056	7.0000e-005		2.8200e-003	2.8200e-003		2.8200e-003	2.8200e-003	0.0000	9.0866	9.0866	7.9000e-004	1.5000e-004	9.1525
Energy	2.2600e-003	0.0193	8.2300e-003	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003	0.0000	92.7449	92.7449	3.7800e-003	8.2000e-004	93.0830
Mobile	0.1071	0.1232	1.1165	2.4400e-003	0.2589	1.7900e-003	0.2607	0.0691	1.6600e-003	0.0707	0.0000	226.1683	226.1683	0.0155	9.8100e-003	229.4780
Waste						0.0000	0.0000		0.0000	0.0000	3.6417	0.0000	3.6417	0.2152	0.0000	9.0221
Water						0.0000	0.0000		0.0000	0.0000	0.8061	15.9713	16.7775	0.0836	2.0500e-003	19.4766
Total	0.2765	0.1544	1.5302	2.6300e-003	0.2589	6.1700e-003	0.2651	0.0691	6.0400e-003	0.0751	4.4478	343.9711	348.4189	0.3189	0.0128	360.2122

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	31.46	1.81	13.79	18.07	0.00	85.59	12.15	0.00	85.85	32.79	48.22	-0.14	1.04	3.69	1.00	1.10

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/5/2024	1/18/2024	5	10	
2	Grading	Grading	1/20/2024	1/23/2024	5	2	
3	Building Construction	Building Construction	1/24/2024	6/11/2024	5	100	

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

4	Paving	Paving	6/12/2024	6/18/2024	5	5
5	Architectural Coating	Architectural Coating	6/19/2024	6/25/2024	5	5

Acres of Grading (Site Preparation Phase): 0**Acres of Grading (Grading Phase): 1.5****Acres of Paving: 0****Residential Indoor: 78,975; Residential Outdoor: 26,325; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 816 (Architectural Coating – sqft)****OffRoad Equipment**

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

Trips and VMT

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

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
Architectural Coating	1	7.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	34.00	6.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	4	10.00	0.00	108.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2024**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	3.0800e-003	0.0274	0.0370	6.0000e-005		1.2500e-003	1.2500e-003		1.2000e-003	1.2000e-003	0.0000	5.2104	5.2104	9.4000e-004	0.0000	5.2339
Total	3.0800e-003	0.0274	0.0370	6.0000e-005		1.2500e-003	1.2500e-003		1.2000e-003	1.2000e-003	0.0000	5.2104	5.2104	9.4000e-004	0.0000	5.2339

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.2 Demolition - 2024****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.1000e-004	7.4400e-003	1.9200e-003	3.0000e-005	9.3000e-004	4.0000e-005	9.7000e-004	2.6000e-004	4.0000e-005	3.0000e-004	0.0000	3.1051	3.1051	1.7000e-004	4.9000e-004	3.2564
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	1.5000e-004	1.1000e-004	1.5800e-003	0.0000	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4238	0.4238	1.0000e-005	1.0000e-005	0.4272
Total	2.6000e-004	7.5500e-003	3.5000e-003	3.0000e-005	1.4800e-003	4.0000e-005	1.5200e-003	4.1000e-004	4.0000e-005	4.5000e-004	0.0000	3.5289	3.5289	1.8000e-004	5.0000e-004	3.6836

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	3.0800e-003	0.0274	0.0370	6.0000e-005		1.2500e-003	1.2500e-003		1.2000e-003	1.2000e-003	0.0000	5.2104	5.2104	9.4000e-004	0.0000	5.2339
Total	3.0800e-003	0.0274	0.0370	6.0000e-005		1.2500e-003	1.2500e-003		1.2000e-003	1.2000e-003	0.0000	5.2104	5.2104	9.4000e-004	0.0000	5.2339

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.2 Demolition - 2024****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.1000e-004	7.4400e-003	1.9200e-003	3.0000e-005	9.3000e-004	4.0000e-005	9.7000e-004	2.6000e-004	4.0000e-005	3.0000e-004	0.0000	3.1051	3.1051	1.7000e-004	4.9000e-004	3.2564
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	1.5000e-004	1.1000e-004	1.5800e-003	0.0000	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4238	0.4238	1.0000e-005	1.0000e-005	0.4272
Total	2.6000e-004	7.5500e-003	3.5000e-003	3.0000e-005	1.4800e-003	4.0000e-005	1.5200e-003	4.1000e-004	4.0000e-005	4.5000e-004	0.0000	3.5289	3.5289	1.8000e-004	5.0000e-004	3.6836

3.3 Grading - 2024**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.3100e-003	0.0000	5.3100e-003	2.5700e-003	0.0000	2.5700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.1000e-004	9.7300e-003	5.5500e-003	1.0000e-005		4.0000e-004	4.0000e-004		3.7000e-004	3.7000e-004	0.0000	1.2380	1.2380	4.0000e-004	0.0000	1.2480
Total	9.1000e-004	9.7300e-003	5.5500e-003	1.0000e-005	5.3100e-003	4.0000e-004	5.7100e-003	2.5700e-003	3.7000e-004	2.9400e-003	0.0000	1.2380	1.2380	4.0000e-004	0.0000	1.2480

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Grading - 2024****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	2.0000e-005	2.5000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0678	0.0678	0.0000	0.0000	0.0684
Total	2.0000e-005	2.0000e-005	2.5000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0678	0.0678	0.0000	0.0000	0.0684

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.0700e-003	0.0000	2.0700e-003	1.0000e-003	0.0000	1.0000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.1000e-004	9.7300e-003	5.5500e-003	1.0000e-005		4.0000e-004	4.0000e-004		3.7000e-004	3.7000e-004	0.0000	1.2380	1.2380	4.0000e-004	0.0000	1.2480
Total	9.1000e-004	9.7300e-003	5.5500e-003	1.0000e-005	2.0700e-003	4.0000e-004	2.4700e-003	1.0000e-003	3.7000e-004	1.3700e-003	0.0000	1.2380	1.2380	4.0000e-004	0.0000	1.2480

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Grading - 2024****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	2.0000e-005	2.5000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0678	0.0678	0.0000	0.0000	0.0684
Total	2.0000e-005	2.0000e-005	2.5000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0678	0.0678	0.0000	0.0000	0.0684

3.4 Building Construction - 2024**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	0.0298	0.2987	0.3534	5.7000e-004		0.0141	0.0141		0.0130	0.0130	0.0000	50.1212	50.1212	0.0162	0.0000	50.5265
Total	0.0298	0.2987	0.3534	5.7000e-004		0.0141	0.0141		0.0130	0.0130	0.0000	50.1212	50.1212	0.0162	0.0000	50.5265

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Building Construction - 2024****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3000e-004	0.0121	4.4300e-003	5.0000e-005	1.8900e-003	6.0000e-005	1.9500e-003	5.5000e-004	6.0000e-005	6.0000e-004	0.0000	5.3728	5.3728	1.8000e-004	7.7000e-004	5.6081
Worker	5.0300e-003	3.8200e-003	0.0539	1.6000e-004	0.0186	1.1000e-004	0.0187	4.9500e-003	1.0000e-004	5.0500e-003	0.0000	14.4089	14.4089	3.6000e-004	3.6000e-004	14.5247
Total	5.3600e-003	0.0159	0.0583	2.1000e-004	0.0205	1.7000e-004	0.0207	5.5000e-003	1.6000e-004	5.6500e-003	0.0000	19.7817	19.7817	5.4000e-004	1.1300e-003	20.1328

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	0.0298	0.2987	0.3534	5.7000e-004		0.0141	0.0141		0.0130	0.0130	0.0000	50.1211	50.1211	0.0162	0.0000	50.5264
Total	0.0298	0.2987	0.3534	5.7000e-004		0.0141	0.0141		0.0130	0.0130	0.0000	50.1211	50.1211	0.0162	0.0000	50.5264

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Building Construction - 2024****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3000e-004	0.0121	4.4300e-003	5.0000e-005	1.8900e-003	6.0000e-005	1.9500e-003	5.5000e-004	6.0000e-005	6.0000e-004	0.0000	5.3728	5.3728	1.8000e-004	7.7000e-004	5.6081
Worker	5.0300e-003	3.8200e-003	0.0539	1.6000e-004	0.0186	1.1000e-004	0.0187	4.9500e-003	1.0000e-004	5.0500e-003	0.0000	14.4089	14.4089	3.6000e-004	3.6000e-004	14.5247
Total	5.3600e-003	0.0159	0.0583	2.1000e-004	0.0205	1.7000e-004	0.0207	5.5000e-003	1.6000e-004	5.6500e-003	0.0000	19.7817	19.7817	5.4000e-004	1.1300e-003	20.1328

3.5 Paving - 2024**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.4800e-003	0.0131	0.0176	3.0000e-005		6.1000e-004	6.1000e-004		5.7000e-004	5.7000e-004	0.0000	2.3502	2.3502	6.8000e-004	0.0000	2.3673
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.4800e-003	0.0131	0.0176	3.0000e-005		6.1000e-004	6.1000e-004		5.7000e-004	5.7000e-004	0.0000	2.3502	2.3502	6.8000e-004	0.0000	2.3673

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Paving - 2024****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3000e-004	1.0000e-004	1.4300e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3814	0.3814	1.0000e-005	1.0000e-005	0.3845
Total	1.3000e-004	1.0000e-004	1.4300e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3814	0.3814	1.0000e-005	1.0000e-005	0.3845

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.4800e-003	0.0131	0.0176	3.0000e-005		6.1000e-004	6.1000e-004		5.7000e-004	5.7000e-004	0.0000	2.3502	2.3502	6.8000e-004	0.0000	2.3673
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.4800e-003	0.0131	0.0176	3.0000e-005		6.1000e-004	6.1000e-004		5.7000e-004	5.7000e-004	0.0000	2.3502	2.3502	6.8000e-004	0.0000	2.3673

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Paving - 2024****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3000e-004	1.0000e-004	1.4300e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3814	0.3814	1.0000e-005	1.0000e-005	0.3845
Total	1.3000e-004	1.0000e-004	1.4300e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3814	0.3814	1.0000e-005	1.0000e-005	0.3845

3.6 Architectural Coating - 2024**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	0.1239					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.5000e-004	3.0500e-003	4.5300e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6392
Total	0.1244	3.0500e-003	4.5300e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6392

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Architectural Coating - 2024****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	5.0000e-005	4.0000e-005	5.5000e-004	0.0000	1.9000e-004	0.0000	1.9000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1483	0.1483	0.0000	0.0000	0.1495
Total	5.0000e-005	4.0000e-005	5.5000e-004	0.0000	1.9000e-004	0.0000	1.9000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1483	0.1483	0.0000	0.0000	0.1495

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	0.1239					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.5000e-004	3.0500e-003	4.5300e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6392
Total	0.1244	3.0500e-003	4.5300e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6392

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Architectural Coating - 2024****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	5.0000e-005	4.0000e-005	5.5000e-004	0.0000	1.9000e-004	0.0000	1.9000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1483	0.1483	0.0000	0.0000	0.1495
Total	5.0000e-005	4.0000e-005	5.5000e-004	0.0000	1.9000e-004	0.0000	1.9000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1483	0.1483	0.0000	0.0000	0.1495

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1071	0.1232	1.1165	2.4400e-003	0.2589	1.7900e-003	0.2607	0.0691	1.6600e-003	0.0707	0.0000	226.1683	226.1683	0.0155	9.8100e-003	229.4780
Unmitigated	0.1071	0.1232	1.1165	2.4400e-003	0.2589	1.7900e-003	0.2607	0.0691	1.6600e-003	0.0707	0.0000	226.1683	226.1683	0.0155	9.8100e-003	229.4780

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	212.16	191.49	159.51	689,191	689,191
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	212.16	191.49	159.51	689,191	689,191

4.3 Trip Type Information

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

4.4 Fleet Mix

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

5.0 Energy Detail

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

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	70.3567	70.3567	3.3600e-003	4.1000e-004	70.5618
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	70.3567	70.3567	3.3600e-003	4.1000e-004	70.5618
NaturalGas Mitigated	2.2600e-003	0.0193	8.2300e-003	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003	0.0000	22.3882	22.3882	4.3000e-004	4.1000e-004	22.5212
NaturalGas Unmitigated	2.2600e-003	0.0193	8.2300e-003	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003	0.0000	22.3882	22.3882	4.3000e-004	4.1000e-004	22.5212

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

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	419539	2.2600e-003	0.0193	8.2300e-003	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003	0.0000	22.3882	22.3882	4.3000e-004	4.1000e-004	22.5212
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		2.2600e-003	0.0193	8.2300e-003	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003	0.0000	22.3882	22.3882	4.3000e-004	4.1000e-004	22.5212

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	419539	2.2600e-003	0.0193	8.2300e-003	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003	0.0000	22.3882	22.3882	4.3000e-004	4.1000e-004	22.5212
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		2.2600e-003	0.0193	8.2300e-003	1.2000e-004		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003	0.0000	22.3882	22.3882	4.3000e-004	4.1000e-004	22.5212

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**5.3 Energy by Land Use - Electricity****Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	150170	47.1349	2.2500e-003	2.7000e-004	47.2722
Enclosed Parking with Elevator	73984	23.2219	1.1100e-003	1.3000e-004	23.2896
Total		70.3567	3.3600e-003	4.0000e-004	70.5618

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	150170	47.1349	2.2500e-003	2.7000e-004	47.2722
Enclosed Parking with Elevator	73984	23.2219	1.1100e-003	1.3000e-004	23.2896
Total		70.3567	3.3600e-003	4.0000e-004	70.5618

6.0 Area Detail

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

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	0.1672	0.0119	0.4056	7.0000e-005		2.8200e-003	2.8200e-003		2.8200e-003	2.8200e-003	0.0000	9.0866	9.0866	7.9000e-004	1.5000e-004	9.1525
Unmitigated	0.2941	0.0148	0.6504	6.5000e-004		0.0395	0.0395		0.0395	0.0395	4.1425	8.6184	12.7609	0.0130	2.8000e-004	13.1694

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0124					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1418					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1277	0.0101	0.2479	6.3000e-004		0.0372	0.0372		0.0372	0.0372	4.1425	7.9606	12.1031	0.0124	2.8000e-004	12.4957
Landscaping	0.0121	4.6400e-003	0.4025	2.0000e-005		2.2300e-003	2.2300e-003		2.2300e-003	2.2300e-003	0.0000	0.6578	0.6578	6.3000e-004	0.0000	0.6736
Total	0.2941	0.0148	0.6504	6.5000e-004		0.0395	0.0395		0.0395	0.0395	4.1425	8.6184	12.7609	0.0130	2.8000e-004	13.1694

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0124					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1418					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	8.5000e-004	7.2800e-003	3.1000e-003	5.0000e-005		5.9000e-004	5.9000e-004		5.9000e-004	5.9000e-004	0.0000	8.4288	8.4288	1.6000e-004	1.5000e-004	8.4789
Landscaping	0.0121	4.6400e-003	0.4025	2.0000e-005		2.2300e-003	2.2300e-003		2.2300e-003	2.2300e-003	0.0000	0.6578	0.6578	6.3000e-004	0.0000	0.6736
Total	0.1672	0.0119	0.4056	7.0000e-005		2.8200e-003	2.8200e-003		2.8200e-003	2.8200e-003	0.0000	9.0866	9.0866	7.9000e-004	1.5000e-004	9.1525

7.0 Water Detail**7.1 Mitigation Measures Water**

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	16.7775	0.0836	2.0500e-003	19.4766
Unmitigated	16.7775	0.0836	2.0500e-003	19.4766

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.54101 / 1.60194	16.7775	0.0836	2.0500e-003	19.4766
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		16.7775	0.0836	2.0500e-003	19.4766

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**7.2 Water by Land Use****Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.54101 / 1.60194	16.7775	0.0836	2.0500e-003	19.4766
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		16.7775	0.0836	2.0500e-003	19.4766

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

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	3.6417	0.2152	0.0000	9.0221
Unmitigated	3.6417	0.2152	0.0000	9.0221

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**8.2 Waste by Land Use****Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	17.94	3.6417	0.2152	0.0000	9.0221
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		3.6417	0.2152	0.0000	9.0221

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	17.94	3.6417	0.2152	0.0000	9.0221
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		3.6417	0.2152	0.0000	9.0221

9.0 Operational Offroad

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

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Fair Avenue, LA - Los Angeles-South Coast County, Summer

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

Fair Avenue, LA
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	39.00	Dwelling Unit	0.50	39,000.00	112
Enclosed Parking with Elevator	34.00	Space	0.00	13,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2024
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
Land Use - actual lot size
Construction Phase -
Demolition - 1,096 sf debris
Construction Off-road Equipment Mitigation -
Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	1.03	0.50
tblLandUse	LotAcreage	0.31	0.00

Fair Avenue, LA - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**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					
2024	49.7646	9.7457	8.2966	0.0192	5.4014	0.4006	5.8020	2.5923	0.3686	2.9608	0.0000	1,930.1046	1,930.1046	0.4432	0.1109	1,969.3578
Maximum	49.7646	9.7457	8.2966	0.0192	5.4014	0.4006	5.8020	2.5923	0.3686	2.9608	0.0000	1,930.1046	1,930.1046	0.4432	0.1109	1,969.3578

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					
2024	49.7646	9.7457	8.2966	0.0192	2.1611	0.4006	2.5617	1.0255	0.3686	1.3940	0.0000	1,930.1046	1,930.1046	0.4432	0.1109	1,969.3578
Maximum	49.7646	9.7457	8.2966	0.0192	2.1611	0.4006	2.5617	1.0255	0.3686	1.3940	0.0000	1,930.1046	1,930.1046	0.4432	0.1109	1,969.3578

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	59.99	0.00	55.85	60.44	0.00	52.92	0.00	0.00	0.00	0.00	0.00	0.00

Fair Avenue, LA - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**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	11.1613	0.8463	23.0532	0.0508		2.9970	2.9970		2.9970	2.9970	365.3098	707.8010	1,073.1108	1.0950	0.0248	1,107.8747
Energy	0.0124	0.1059	0.0451	6.8000e-004		8.5600e-003	8.5600e-003		8.5600e-003	8.5600e-003		135.2261	135.2261	2.5900e-003	2.4800e-003	136.0297
Mobile	0.6402	0.6501	6.5413	0.0146	1.5263	0.0104	1.5367	0.4066	9.6100e-003	0.4162		1,488.8490	1,488.8490	0.0966	0.0595	1,508.9873
Total	11.8139	1.6023	29.6395	0.0661	1.5263	3.0159	4.5422	0.4066	3.0152	3.4217	365.3098	2,331.8761	2,697.1859	1.1942	0.0868	2,752.8916

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	1.0101	0.6193	3.4674	3.8900e-003		0.0649	0.0649		0.0649	0.0649	0.0000	749.0951	749.0951	0.0198	0.0136	753.6516
Energy	0.0124	0.1059	0.0451	6.8000e-004		8.5600e-003	8.5600e-003		8.5600e-003	8.5600e-003		135.2261	135.2261	2.5900e-003	2.4800e-003	136.0297
Mobile	0.6402	0.6501	6.5413	0.0146	1.5263	0.0104	1.5367	0.4066	9.6100e-003	0.4162		1,488.8490	1,488.8490	0.0966	0.0595	1,508.9873
Total	1.6626	1.3754	10.0538	0.0192	1.5263	0.0838	1.6102	0.4066	0.0831	0.4897	0.0000	2,373.1702	2,373.1702	0.1190	0.0756	2,398.6685

Fair Avenue, LA - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	85.93	14.16	66.08	70.98	0.00	97.22	64.55	0.00	97.24	85.69	100.00	-1.77	12.01	90.04	12.86	12.87

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/5/2024	1/18/2024	5	10	
2	Grading	Grading	1/20/2024	1/23/2024	5	2	
3	Building Construction	Building Construction	1/24/2024	6/11/2024	5	100	
4	Paving	Paving	6/12/2024	6/18/2024	5	5	
5	Architectural Coating	Architectural Coating	6/19/2024	6/25/2024	5	5	

Acres of Grading (Site Preparation Phase): 0**Acres of Grading (Grading Phase): 1.5****Acres of Paving: 0****Residential Indoor: 78,975; Residential Outdoor: 26,325; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 816 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Grading	Graders	1	6.00	187	0.41

Fair Avenue, LA - Los Angeles-South Coast County, Summer

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

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

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
Architectural Coating	1	7.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	34.00	6.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	4	10.00	0.00	108.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Fair Avenue, LA - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.2 Demolition - 2024****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6156	5.4776	7.3949	0.0120		0.2504	0.2504		0.2392	0.2392		1,148.6874	1,148.6874	0.2080		1,153.8870
Total	0.6156	5.4776	7.3949	0.0120		0.2504	0.2504		0.2392	0.2392		1,148.6874	1,148.6874	0.2080		1,153.8870

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	0.0233	1.4129	0.3828	6.2200e-003	0.1891	8.9600e-003	0.1980	0.0518	8.5700e-003	0.0604		684.2442	684.2442	0.0386	0.1087	717.6011
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0298	0.0199	0.3358	9.6000e-004	0.1118	6.4000e-004	0.1124	0.0296	5.9000e-004	0.0302		97.1730	97.1730	2.2800e-003	2.1500e-003	97.8697
Total	0.0531	1.4328	0.7186	7.1800e-003	0.3008	9.6000e-003	0.3104	0.0815	9.1600e-003	0.0907		781.4172	781.4172	0.0409	0.1109	815.4707

Fair Avenue, LA - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.2 Demolition - 2024****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6156	5.4776	7.3949	0.0120		0.2504	0.2504		0.2392	0.2392	0.0000	1,148.6874	1,148.6874	0.2080		1,153.8870
Total	0.6156	5.4776	7.3949	0.0120		0.2504	0.2504		0.2392	0.2392	0.0000	1,148.6874	1,148.6874	0.2080		1,153.8870

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	0.0233	1.4129	0.3828	6.2200e-003	0.1891	8.9600e-003	0.1980	0.0518	8.5700e-003	0.0604		684.2442	684.2442	0.0386	0.1087	717.6011
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0298	0.0199	0.3358	9.6000e-004	0.1118	6.4000e-004	0.1124	0.0296	5.9000e-004	0.0302		97.1730	97.1730	2.2800e-003	2.1500e-003	97.8697
Total	0.0531	1.4328	0.7186	7.1800e-003	0.3008	9.6000e-003	0.3104	0.0815	9.1600e-003	0.0907		781.4172	781.4172	0.0409	0.1109	815.4707

Fair Avenue, LA - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Grading - 2024****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3119	0.0000	5.3119	2.5686	0.0000	2.5686			0.0000			0.0000
Off-Road	0.9132	9.7297	5.5468	0.0141		0.4001	0.4001		0.3681	0.3681		1,364.662 3	1,364.662 3	0.4414		1,375.696 2
Total	0.9132	9.7297	5.5468	0.0141	5.3119	0.4001	5.7120	2.5686	0.3681	2.9367		1,364.662 3	1,364.662 3	0.4414		1,375.696 2

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	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	0.0239	0.0159	0.2687	7.7000e-004	0.0894	5.1000e-004	0.0899	0.0237	4.7000e-004	0.0242		77.7384	77.7384	1.8300e-003	1.7200e-003	78.2957
Total	0.0239	0.0159	0.2687	7.7000e-004	0.0894	5.1000e-004	0.0899	0.0237	4.7000e-004	0.0242		77.7384	77.7384	1.8300e-003	1.7200e-003	78.2957

Fair Avenue, LA - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Grading - 2024****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					2.0717	0.0000	2.0717	1.0017	0.0000	1.0017			0.0000			0.0000
Off-Road	0.9132	9.7297	5.5468	0.0141		0.4001	0.4001		0.3681	0.3681	0.0000	1,364.662 3	1,364.662 3	0.4414		1,375.696 2
Total	0.9132	9.7297	5.5468	0.0141	2.0717	0.4001	2.4718	1.0017	0.3681	1.3698	0.0000	1,364.662 3	1,364.662 3	0.4414		1,375.696 2

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	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	0.0239	0.0159	0.2687	7.7000e-004	0.0894	5.1000e-004	0.0899	0.0237	4.7000e-004	0.0242		77.7384	77.7384	1.8300e-003	1.7200e-003	78.2957
Total	0.0239	0.0159	0.2687	7.7000e-004	0.0894	5.1000e-004	0.0899	0.0237	4.7000e-004	0.0242		77.7384	77.7384	1.8300e-003	1.7200e-003	78.2957

Fair Avenue, LA - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Building Construction - 2024****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598		1,104.983 4	1,104.983 4	0.3574		1,113.917 7
Total	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598		1,104.983 4	1,104.983 4	0.3574		1,113.917 7

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.7000e-003	0.2308	0.0873	1.1000e-003	0.0384	1.1700e-003	0.0396	0.0111	1.1100e-003	0.0122		118.3648	118.3648	4.0400e-003	0.0170	123.5424
Worker	0.1014	0.0677	1.1418	3.2700e-003	0.3800	2.1900e-003	0.3822	0.1008	2.0100e-003	0.1028		330.3882	330.3882	7.7600e-003	7.3000e-003	332.7568
Total	0.1081	0.2985	1.2291	4.3700e-003	0.4185	3.3600e-003	0.4218	0.1119	3.1200e-003	0.1150		448.7530	448.7530	0.0118	0.0243	456.2992

Fair Avenue, LA - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Building Construction - 2024****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598	0.0000	1,104.983 4	1,104.983 4	0.3574		1,113.917 7
Total	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598	0.0000	1,104.983 4	1,104.983 4	0.3574		1,113.917 7

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.7000e-003	0.2308	0.0873	1.1000e-003	0.0384	1.1700e-003	0.0396	0.0111	1.1100e-003	0.0122		118.3648	118.3648	4.0400e-003	0.0170	123.5424
Worker	0.1014	0.0677	1.1418	3.2700e-003	0.3800	2.1900e-003	0.3822	0.1008	2.0100e-003	0.1028		330.3882	330.3882	7.7600e-003	7.3000e-003	332.7568
Total	0.1081	0.2985	1.2291	4.3700e-003	0.4185	3.3600e-003	0.4218	0.1119	3.1200e-003	0.1150		448.7530	448.7530	0.0118	0.0243	456.2992

Fair Avenue, LA - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Paving - 2024****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269		1,036.239 3	1,036.239 3	0.3019		1,043.785 8
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269		1,036.239 3	1,036.239 3	0.3019		1,043.785 8

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0537	0.0358	0.6045	1.7300e-003	0.2012	1.1600e-003	0.2024	0.0534	1.0700e-003	0.0544		174.9114	174.9114	4.1100e-003	3.8600e-003	176.1654
Total	0.0537	0.0358	0.6045	1.7300e-003	0.2012	1.1600e-003	0.2024	0.0534	1.0700e-003	0.0544		174.9114	174.9114	4.1100e-003	3.8600e-003	176.1654

Fair Avenue, LA - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.5 Paving - 2024****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269	0.0000	1,036.239 3	1,036.239 3	0.3019		1,043.785 8
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269	0.0000	1,036.239 3	1,036.239 3	0.3019		1,043.785 8

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0537	0.0358	0.6045	1.7300e-003	0.2012	1.1600e-003	0.2024	0.0534	1.0700e-003	0.0544		174.9114	174.9114	4.1100e-003	3.8600e-003	176.1654
Total	0.0537	0.0358	0.6045	1.7300e-003	0.2012	1.1600e-003	0.2024	0.0534	1.0700e-003	0.0544		174.9114	174.9114	4.1100e-003	3.8600e-003	176.1654

Fair Avenue, LA - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Architectural Coating - 2024****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	49.5630					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	49.7437	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0209	0.0139	0.2351	6.7000e-004	0.0782	4.5000e-004	0.0787	0.0208	4.1000e-004	0.0212		68.0211	68.0211	1.6000e-003	1.5000e-003	68.5088
Total	0.0209	0.0139	0.2351	6.7000e-004	0.0782	4.5000e-004	0.0787	0.0208	4.1000e-004	0.0212		68.0211	68.0211	1.6000e-003	1.5000e-003	68.5088

Fair Avenue, LA - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Architectural Coating - 2024****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	49.5630					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	49.7437	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0209	0.0139	0.2351	6.7000e-004	0.0782	4.5000e-004	0.0787	0.0208	4.1000e-004	0.0212		68.0211	68.0211	1.6000e-003	1.5000e-003	68.5088
Total	0.0209	0.0139	0.2351	6.7000e-004	0.0782	4.5000e-004	0.0787	0.0208	4.1000e-004	0.0212		68.0211	68.0211	1.6000e-003	1.5000e-003	68.5088

Fair Avenue, LA - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6402	0.6501	6.5413	0.0146	1.5263	0.0104	1.5367	0.4066	9.6100e-003	0.4162		1,488.8490	1,488.8490	0.0966	0.0595	1,508.9873
Unmitigated	0.6402	0.6501	6.5413	0.0146	1.5263	0.0104	1.5367	0.4066	9.6100e-003	0.4162		1,488.8490	1,488.8490	0.0966	0.0595	1,508.9873

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	212.16	191.49	159.51	689,191	689,191
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	212.16	191.49	159.51	689,191	689,191

4.3 Trip Type Information

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

4.4 Fleet Mix

Fair Avenue, LA - Los Angeles-South Coast County, Summer

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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0124	0.1059	0.0451	6.8000e-004		8.5600e-003	8.5600e-003		8.5600e-003	8.5600e-003		135.2261	135.2261	2.5900e-003	2.4800e-003	136.0297
NaturalGas Unmitigated	0.0124	0.1059	0.0451	6.8000e-004		8.5600e-003	8.5600e-003		8.5600e-003	8.5600e-003		135.2261	135.2261	2.5900e-003	2.4800e-003	136.0297

Fair Avenue, LA - Los Angeles-South Coast County, Summer

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

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1149.42	0.0124	0.1059	0.0451	6.8000e-004		8.5600e-003	8.5600e-003		8.5600e-003	8.5600e-003		135.2261	135.2261	2.5900e-003	2.4800e-003	136.0297
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0124	0.1059	0.0451	6.8000e-004		8.5600e-003	8.5600e-003		8.5600e-003	8.5600e-003		135.2261	135.2261	2.5900e-003	2.4800e-003	136.0297

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	1.14942	0.0124	0.1059	0.0451	6.8000e-004		8.5600e-003	8.5600e-003		8.5600e-003	8.5600e-003		135.2261	135.2261	2.5900e-003	2.4800e-003	136.0297
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0124	0.1059	0.0451	6.8000e-004		8.5600e-003	8.5600e-003		8.5600e-003	8.5600e-003		135.2261	135.2261	2.5900e-003	2.4800e-003	136.0297

6.0 Area Detail

Fair Avenue, LA - Los Angeles-South Coast County, Summer

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

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	1.0101	0.6193	3.4674	3.8900e-003		0.0649	0.0649		0.0649	0.0649	0.0000	749.0951	749.0951	0.0198	0.0136	753.6516
Unmitigated	11.1613	0.8463	23.0532	0.0508		2.9970	2.9970		2.9970	2.9970	365.3098	707.8010	1,073.1108	1.0950	0.0248	1,107.8747

Fair Avenue, LA - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0679					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7770					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	10.2194	0.8092	19.8335	0.0506		2.9791	2.9791		2.9791	2.9791	365.3098	702.0000	1,067.3098	1.0894	0.0248	1,101.9342
Landscaping	0.0970	0.0371	3.2197	1.7000e-004		0.0178	0.0178		0.0178	0.0178		5.8010	5.8010	5.5800e-003		5.9404
Total	11.1613	0.8463	23.0532	0.0508		2.9970	2.9970		2.9970	2.9970	365.3098	707.8010	1,073.1108	1.0950	0.0248	1,107.8747

Fair Avenue, LA - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0679					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7770					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0681	0.5823	0.2478	3.7200e-003		0.0471	0.0471		0.0471	0.0471	0.0000	743.2941	743.2941	0.0143	0.0136	747.7111
Landscaping	0.0970	0.0371	3.2197	1.7000e-004		0.0178	0.0178		0.0178	0.0178		5.8010	5.8010	5.5800e-003		5.9404
Total	1.0101	0.6193	3.4674	3.8900e-003		0.0649	0.0649		0.0649	0.0649	0.0000	749.0951	749.0951	0.0198	0.0136	753.6516

7.0 Water Detail**7.1 Mitigation Measures Water**

Fair Avenue, LA - Los Angeles-South Coast County, Summer

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

AIR QUALITY and GHG IMPACT ANALYSES
FAIR AVENUE RESIDENTIAL PROJECT
SUN VALLEY (LOS ANGELES), CALIFORNIA

Prepared by:



Sara Friedman Gerrick
Senior Engineer
Gerrick Environmental

Prepared for:

GA Engineering, Inc.
Attn: Armin Gharai
19562 Ventura Blvd., Suite 230
Tarzana, CA 91356

Date:

July 9, 2023

Project No.: P23-027 A

BACKGROUND

The project is located at 8016 Fair Avenue and currently contains a residential structure and detached garage totaling 1,096 sf that will be demolished as part of this project. The project proposes a 39-unit affordable housing apartment building over on-grade parking. The structure will be 4 stories. Parking will provide space for 34 automobiles, and 37 bicycles. The lot size is approximately 0.5 acres.

AIR QUALITY IMPACT

STANDARDS OF SIGNIFICANCE

The SCAQMD has designated significant emissions levels as surrogates for evaluating regional air quality impact significance independent of chemical transformation processes. Projects with daily emissions that exceed any of the following emission thresholds are recommended by the SCAQMD to be considered significant under CEQA guidelines.

Daily Emissions Thresholds		
Pollutant	Construction	Operations
ROG	75	55
NO _x	100	55
CO	550	550
PM-10	150	150
PM-2.5	55	55
SO _x	150	150
Lead	3	3

Source: SCAQMD CEQA Air Quality Handbook, November, 1993 Rev.

CONSTRUCTION ACTIVITY IMPACTS

CalEEMod was developed by the SCAQMD to provide a model by which to calculate both construction emissions and operational emissions from a variety of land use projects. It calculates both the daily maximum and annual average emissions for criteria pollutants as well as total or annual greenhouse gas (GHG) emissions.

The proposed project entails construction of a 39-unit affordable housing apartment building over on-grade parking. The structure will be 4 stories. Parking will provide space for 34 automobiles, and 37 bicycles. The lot is approximately 0.5 acres and construction will include the demolition of the existing on-site single-family home and detached garage.

Estimated construction emissions were modeled using CalEEMod2020.4.0 to identify maximum daily emissions for each pollutant with durations and equipment fleets found in the model for the proposed use. Construction was assumed to begin the first quarter of 2024.

Construction Activity Equipment Fleet	
Phase Name and Duration	Equipment
Demolition (10 days) 1,096 sf	1 Concrete Saw
	1 Dozer
	2 Loader/Backhoes
Grading (2 days)	1 Grader
	1 Dozer
	1 Loader/Backhoe
Construction (100 days)	1 Crane
	2 Forklifts
	2 Loader/Backhoes
Paving (5 days)	1 Paver
	4 Cement Mixers
	1 Loader/Backhoe
	1 Roller

Utilizing the indicated equipment fleet and durations the following worst case daily construction emissions are calculated by CalEEMod:

Construction Activity Emissions Maximum Daily Emissions (pounds/day)						
Maximal Construction Emissions	ROG	NO_x	CO	SO₂	PM-10	PM-2.5
2024	49.8	9.7	8.3	<0.1	2.6	1.4
SCAQMD Thresholds	75	100	550	150	150	55

Assumes watering 2x per day during grading activities.

Peak daily construction activity emissions are estimated to be below SCAQMD CEQA thresholds without the need for added mitigation.

Localized Significance Thresholds

The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Localized Significance Thresholds (LSTs).

For the proposed project, the primary source of possible LST impact would be during construction. LSTs are applicable for a sensitive receptor where it is possible that an individual could remain for 24 hours such as a residence, hospital or convalescent facility.

LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NO_x), carbon monoxide (CO), and particulate matter (PM-10 and PM-2.5). LSTs represent the maximum

emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

LST screening tables are available for 25, 50-, 100-, 200- and 500-meter source-receptor distances. For this project, there are residential uses nearby such that the most conservative 25-meter distance was modeled.

The SCAQMD has issued guidance on applying CalEEMod to LSTs. LST pollutant screening level concentration data is currently published for 1, 2 and 5 acre sites for varying distances. For this project, the most stringent thresholds for a 1-acre site were applied.

The following thresholds and emissions are therefore determined (pounds per day):

LST and Project Emissions (pounds/day)

LST 1 acre/25 meters E SF Valley	CO	NOx	PM-10	PM-2.5
LST Threshold	498	80	4	3
Max On-Site Emissions*	8	10	3	1

CalEEMod Output in Appendix

*Max On-Site Emissions excludes on-road truck haul for demo

Assumes dust suppression during grading.

LSTs were compared to the maximum daily construction activities. Emissions meet the LST for construction thresholds without the need for added mitigation. LST impacts are less-than-significant.

OPERATIONAL IMPACTS

Operational emissions were calculated using CalEEMod for an assumed project build-out year of 2024 as a target for full occupancy. The project would generate 212 weekday trips using default trip rates in CalEEMod for the proposed uses. In addition to mobile sources from vehicles, general development causes smaller amounts of “area source” air pollution to be generated from on-site energy consumption (primarily space heating, hot water, and landscaping). These sources represent a minimal percentage of the total project NOx and CO burdens, and a few percent of other pollutants. The inclusion of such emissions adds negligibly to the total significant project-related emissions burden as shown below.

Daily Operational Impacts 2024

Source	Operational Emissions (lbs/day)					
	ROG	NO _x	CO	SO ₂	PM-10	PM-2.5
Area	1.0	0.6	3.5	<0.1	0.1	0.1
Energy	<0.1	0.1	<0.1	<0.1	<0.1	<0.1
Mobile	0.6	1.7	6.5	<0.1	1.5	0.4
Total	1.6	1.4	10.1	<0.1	1.6	0.5
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

*assumes only natural gas hearths (no wood burning fireplaces)

The project would not cause any operational emissions to exceed their respective SCAQMD CEQA significance thresholds. Operational emission impacts are judged to be less than significant. No impact mitigation for operational activity emissions is considered necessary to support this finding.

GHG EMISSIONS THRESHOLDS

On December 5, 2008, the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency (e.g., stationary source permit projects, rules, plans, etc.) of 10,000 Metric Tons (MT) CO₂e/ year CO₂e. In September 2010, the SCAQMD CEQA Significance Thresholds GHG Working Group released revisions which recommended a threshold of 3,000 MT CO₂e for all land use projects. This 3,000 MT/year recommendation has been used as a guideline for this analysis. In the absence of an adopted numerical threshold of significance, project related GHG emissions in excess of the guideline level are presumed to trigger a requirement for enhanced GHG reduction at the project level.

PROJECT GHG EMISSIONS GENERATION

Construction Activity GHG Emissions

Construction was assumed to begin in the first quarter of 2024 and finish at year end. During project construction, the CalEEMod computer model predicts that the construction activities will generate the annual CO₂e emissions identified below.

Construction Emissions (Metric Tons CO₂e)

Year	MT CO ₂ e
2024	84.4
Amortized	2.8

CalEEMod Output provided in appendix

SCAQMD GHG emissions policy from construction activities is to amortize emissions over a 30-year lifetime. The amortized level is also provided. GHG impacts from construction are considered individually less-than-significant.

Project Operational GHG Emissions

The input assumptions for operational GHG emissions calculations and the GHG conversion from consumption to annual regional CO₂e emissions are summarized in the CalEEMod output files found in the appendix of this report.

The total operational and annualized construction emissions for the proposed project are identified as follows:

Proposed Uses Operational Emissions 2024	
Consumption Source	
Area Sources	9.2
Energy Utilization	93.1
Mobile Source	229.5
Waste	9.0
Water	19.5
Construction	2.8
Total	363.1
Guideline Threshold	3,000
Exceeds Threshold?	No

*assumes natural gas hearths

Total project GHG emissions would be substantially below the proposed significance threshold of 3,000 MT suggested by the SCAQMD. Hence, the project would not result in generation of a significant level of greenhouse gases.

CALEEMOD2020.4.0 COMPUTER MODEL OUTPUT

- **DAILY EMISISONS**
- **ANNUAL EMISSIONS**

CONSTRUCTION AND TRAFFIC NOISE IMPACT ANALYSIS

FAIR AVENUE RESIDENTIAL PROJECT

SUN VALLEY (LOS ANGELES), CALIFORNIA

Prepared by:



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Tarzana, CA 91356

Date:

July 9, 2023

Project No.: P23-027 N

BACKGROUND

The project is located at 8016 Fair Avenue in Sun Valley. The project proposes a 39-unit affordable housing apartment building over on-grade parking. The structure will be 4 stories. Parking will provide space for 34 automobiles, and 37 bicycles. Open space will include a 2,250-sf rear yard, a 600-sf gym and 300 sf of balcony space. The lot is approximately 0.5 acres and currently houses a 1,096 sf single family house and garage which will be demolished as part of this project.

SURROUNDING SENSITIVE USES

Required setbacks are 16-feet for the front yard, 7-feet for the side yards and 15-feet for the rear yard. The closest sensitive uses are a single-story single-family home to the north and a single-story single-family home to the south of the site. These homes are very close to the lot line with an approximate 5-foot separation from the property line. With setbacks, the closest homes to the north and south will have a 12-foot setback to the closest project façade. The closest residence to the rear yard (east) has an approximate 80-foot distance separation. There is parking in between the property line and multi-family residences to the east.

Fair Avenue is considered a “collector” roadway with a 66-foot ROW and 40-foot roadway width. There are no available traffic counts in the immediate vicinity of the site.

CONSTRUCTION IMPACTS

CONSTRUCTION SIGNIFICANCE

The noise impact assessment evaluates short-term (temporary) impacts associated with construction. For construction noise, the potential for impacts is assessed by considering several factors, including the proximity of construction-related noise sources to sensitive receptors, typical noise levels associated with construction equipment, the potential for construction noise levels to interfere with adjacent activities, and whether proposed activities would occur outside the construction time limits specified in the Los Angeles Noise Ordinance.

Construction noise is typically governed by ordinance limits on allowable times of equipment operations. The City of Los Angeles limits construction activities to the hours of 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. to 6:00 p.m. on any Saturday. Construction is not permitted on any national holiday or on any Sunday.

In addition, Section 112.05 of the Los Angeles Building Code specifies the maximum noise level of powered equipment or powered hand tools. Use of any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet from construction and industrial machinery is prohibited. However, the above noise limitation does not apply where compliance is technically infeasible (Section 112.05, Los Angeles Municipal Code). “Technically infeasible” means that the above noise limitation cannot be complied with despite the use of mufflers,

shields, sound barriers and/or any other noise reduction device or techniques during the operation of equipment. An inability to reduce construction equipment noise exposure to 75 dBA or less at any off-site, noise sensitive use would be considered a significant, but temporary, noise impact.

CONSTRUCTION NOISE IMPACTS

For this analysis, a noise impact is considered potentially significant if project construction activities extended beyond ordinance time limits for construction or construction-related noise levels exceed the ordinance noise level standards unless technically infeasible to do so. The project proposes a new 39-unit apartment building with on-grade parking providing 34 automobile spaces and 37 bicycle spaces. The lot size is approximately 0.5 acres, and the project requires demolition an on-site home and garage totaling 1,096 sf.

Construction noise levels will vary at any given receptor and are dependent on the construction phase, equipment type, duration of use, distance between the noise source and receptor, and the presence or absence of barriers between the noise source and receptor. The most impacted sensitive uses are the single-family single-story structures directly to the north and south. These structures have an approximate 5-foot setback to the shared property line. The project side yard setback is 7-feet, so these off-site uses have a 12-foot setback to the closest project building façade. The structure to be demolished is approximately 13-feet from the residence to the south and 113 feet from the residence to the north.

OFF-ROAD EQUIPMENT

The City of Los Angeles limits construction activities to the hours of 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. to 6:00 p.m. on any Saturday. Additionally, use of any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at 50 feet from construction and industrial machinery is prohibited unless technically infeasible.

The exact construction schedule for the proposed development is not known at this time. Construction activities proposed for similar projects typically include demolition and clearing, grading and improvements, construction of the building shells, interior finishing, and landscaping. Construction equipment such as bulldozers, backhoes, loaders, and assorted other hand tools and professional grade equipment would likely be used.

In 2006, the Federal Highway Administration (FHWA) published the Roadway Construction Noise Model that includes a national database of construction equipment reference noise emissions levels. In addition, the database provides an acoustical usage factor to estimate the fraction of time each piece of construction equipment is operating at full power during a construction phase. The usage factor is a key input variable that is used to calculate the average Leq noise levels.

Table 1 identifies the highest (Lmax) noise levels associated with each type of equipment identified for use, then adjusts this noise level for distance to the closest sensitive receptor and the extent of equipment usage (usage factor), which is represented as Leq. The table is organized by construction activity and equipment associated with each activity.

Quantitatively, the primary noise prediction equation is expressed as follows for the hourly average noise level (Leq) at distance D between the source and receiver (dBA):

$$Leq = L_{max} @ 50' - 20 \log (D/50') + 10 \log (U.F\%/100) - I.L.(bar)$$

Where:

- $L_{max} @ 50'$ is the published reference noise level at 50 feet
- U.F.% is the usage factor for full power operation per hour
- I.L.(bar) is the insertion loss for intervening barriers

For the proposed project, the construction fleet could include equipment such as shown in Table 1. which describes the noise level for each individual piece of equipment at a 50-foot reference distance.

Table 1
Construction Equipment Noise Levels

Phase Name	Equipment	Usage Factor ¹	Hours of Operation ²	Published Noise @ 50 feet (dBA)	Actual Measured Noise @ 50 feet (dBA)	Cumulative Noise Level @ 50 feet (dBA))
Demolition	Loader/Backhoe	37%	3.0	80	78	74
	Concrete Saw	20%	1.6	90	90	84
	Dozer	40%	3.2	85	82	78
Grading	Grader	40%	3.2	85	85	81
	Dozer	40%	3.2	85	82	78
	Loader/Backhoe	37%	3.0	80	78	74
	Excavator	40%	3.2	85	81	78
Building Construction	Forklift	20%	1.6	75	75	68
	Loader/Backhoe	37%	3.0	80	78	74
	Crane	16%	1.3	85	81	73
Paving	Paver	50%	4.0	85	77	74
	Paving Equip	40%	3.2	76	76	72
	Roller	38%	3.0	85	80	76

Source: FHWA's Roadway Construction Noise Model, 2006

¹Estimates the fraction of time each piece of equipment is operating at full power during a construction operation

²Represents the actual hours of peak construction equipment activity out of a typical 8-hour day

The highest noise levels generated by construction activities would typically range from about 75 to 90 dBA L_{max} at a distance of 50 feet from the noise source. Adjusted for usage, typical hourly average construction generated noise levels are about 68 dBA to 84 dBA Leq measured at a reference distance of 50 feet from the source. Construction generated noise levels drop off or increase at a rate of about 6 dBA per doubling/halving of distance between the source and receptor. Shielding by buildings or terrain often results in lower construction noise levels at distant receptors. The potential for construction-related noise to adversely affect nearby residential receptors would depend on the location and proximity of construction activities to these receptors. The most impacted sensitive use would be the multi-family residential buildings to the north and south, approximately 5-feet from the shared property line and 12-feet to the closest project structure including required setbacks.

On-Site Demolition

Demolition activities are predicted to require use of the noisiest construction equipment. The probable equipment fleet is comprised of backhoe, dozer, and a concrete saw. Demolition debris will be hauled off site. The structure to be demolished is approximately 13-feet from the residence to the south and 113 feet from the residence to the north. At 13 feet the noisiest piece of construction equipment, a concrete saw, could generate noise levels of 96 dBA Leq. Other demolition equipment such as a loader/backhoe will only generate noise levels of about 84 dBA which will be much quieter. Demolition will primarily impact the residence to the south. Demolition is estimated to require 10 days.

On-Site Grading

Grading is anticipated to require 2 days. After demolition, grading will generate the most noise. The closest off-site structures only have about 5-foot distance separation from the project property line. Since the site is small, most grading will be done with smaller hand tools such as loader/backhoe, not a dozer. The loader/backhoe will not operate directly at the property line for any length of time. Nevertheless, noise levels at the residences to the east and west will be noticeable. However, because the structures only have a 5-foot setback there is no room to install a noise barrier.

Interior noise levels would be approximately 25 dBA lower assuming closed windows. Although noise levels would be noticeable, they would be temporary and will occur only when heavy equipment operates at the closest property line.

Building Construction

Construction activities would require smaller, less noisy equipment than demolition and grading but would require a longer duration. The closest on-site to off-site sensitive use structure is approximately 12-feet from the closest building facade. At the closest residence construction noise levels could be as high as 80-86 dBA Leq. With closed windows, the noise interior noise level would decrease to 55-61 dBA Leq.

Paving

Paving activities for the entire site are only estimated to require 5 days. However, the side yard setbacks (applicable to the northern and southern perimeters) which are comprised of 7-foot wide areas will utilize smaller, quieter, equipment consisting primarily of hand tools due to limited space.

Summary

Construction noise is unavoidable though noise would be temporary and limited to the duration of the construction in any one location and different types of construction equipment would be used throughout the construction process. These temporary impacts will cease once the project is completed. Complete elimination of construction activity noise is technically infeasible. However, incorporation of the best available noise reduction methods will minimize impacts.

The closest sensitive use bordering the site is as close as 5-feet to the property line, but 12-feet to the closest project structure with the required setbacks.

Construction activities from project development may exceed noise levels allowed by Section 112.05 of the Municipal Code at the nearest off-site sensitive uses. This can be mitigated by required compliance with all applicable regulatory measures. Compliance with City of Los Angeles Noise Standards requires that:

- Construction activities are limited to the hours of 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. to 6:00 p.m. on any Saturday. Construction is not permitted on any national holiday or on any Sunday.
- Construction vehicles and equipment (fixed or mobile) shall be equipped with properly operating and maintained mufflers.
- Backup audible warning devices shall be replaced with backup strobe lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health.
- Any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA at receptor is prohibited unless no means exist to reduce such noise below 75 dBA.
- Material stockpiles and/or vehicle staging areas shall be located as far as practical from dwelling units.

The project is required to comply with these regulatory measures, which will minimize any adverse construction noise impact potential. No mitigation measures are necessary.

ON-SITE TRAFFIC NOISE EXPOSURE

The City of Los Angeles General Plan provides the following compatibility guidelines for sensitive uses shown in Table 2.

Table 2
Community Noise Exposure
CNEL, dB

Land Use	Normally Acceptable¹	Conditionally Acceptable²	Normally Unacceptable³	Clearly Unacceptable⁴
Single Family, Duplex, Mobile Homes	50-60	55-70	70-75	Above 70
Multi-Family Homes	50-65	60-70	70-75	Above 70
Schools, Libraries, Churches, Hospitals, Nursing Homes	50-70	60-70	70-80	Above 80
Transient Lodging-Motels, Hotels	50-65	60-70	70-80	Above 80
Auditoriums, Concert Halls, Amphitheaters	-	50-70	-	Above 65
Sports Arena, Outdoor Spectator Sports	-	50-75	-	Above 70
Playgrounds, Neighborhood Parks	50-70	-	67-75	Above 72
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50-75	-	70-80	Above 80
Office Buildings, Business and Professional Commercial	50-70	67-77	Above 75	-
Industrial, Manufacturing, Utilities, Agriculture	50-75	70-80	Above 75	-
<p>Source: California Department of Health Services, as referenced in the 2006 City of Los Angeles L.A. CEQA Thresholds Guide: Your Resource for Preparing CEQA Analyses in Los Angeles.</p> <p>Notes:</p> <p>¹ Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.</p> <p>² Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.</p> <p>³ Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.</p> <p>⁴ Clearly Unacceptable: New construction or development should generally not be undertaken.</p>				

Noise levels of up to 70 dBA CNEL are “conditionally acceptable” for residential uses and levels of up to 75 dBA CNEL are considered “normally unacceptable”. This threshold would apply to outdoor recreational spaces.

As stated, Fair Avenue is considered a “collector” roadway with a 66-foot ROW and 40-foot roadway width. There are no available traffic counts in the vicinity of the site.

Recreational space includes a 2,250-sf rear yard, a 600-sf gym and 300 sf of balcony space. Due to limited traffic, these areas would meet the City of Los Angeles noise compatibility guidelines without the need for any additional attenuation.

The interior residential noise standard is 45 dB CNEL. For typical wood-framed construction with stucco and gypsum board wall assemblies, the exterior to interior noise level reduction is as follows:

Partly open windows – 12 dB

Closed single-paned windows – 20 dB

Closed dual-paned windows – 30 dB

Use of dual-paned windows is required by the California Building Code (CBC) for energy conservation in new construction. Interior standards will be met as long as occupants have the option to close their windows. Where window closure is needed to shut out noise, supplemental ventilation is required by the CBC with some specified gradation of fresh air. Central air conditioning would meet this requirement.

PROJECT TRAFFIC ON AREA ROADWAYS

The project is expected to generate 212 daily trips using default ITE trip generation factors for the proposed use. The daily noise level from 212 vehicular trips would be 46 dBA CNEL which is quite low. In addition, the project is not expected to generate the default trip generation rates due to availability of mass transportation and limited on-site parking. Therefore, the project noise levels from individual vehicles would be expected to be much lower than the numbers provided in this analysis.

Traffic Noise Summary

- The project will be capable of meeting an interior noise level of 45 dBA CNEL.
- The recommended exterior noise guideline of 70 dBA CNEL will be met in exterior space.
- Project traffic will not have a significant impact on area roadways.



REFERRAL FORMS:

TRANSPORTATION STUDY ASSESSMENT

DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

RELATED CODE SECTION: Los Angeles Municipal Code Section 16.05 and various code sections.

PURPOSE: The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

GENERAL INFORMATION

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with Los Angeles City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.
- A transportation study is not needed for the following project applications:
 - Ministerial / by-right projects
 - Discretionary projects limited to a request for change in hours of operation
 - Tenant improvement within an existing shopping center for change of tenants
 - Any project only installing a parking lot or parking structure
 - Time extension
 - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT.

SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

- ☐ Copy of Department of City Planning Application ([CP-7771.1](#)).
- ☐ Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- ☐ If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- ☐ Copy of project-specific VMT Calculator analysis results.

TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW

LADOT DEVELOPMENT SERVICES DIVISION OFFICES: Please route this form for processing to the appropriate LADOT Development Review Office as follows (see [this map](#) for geographical reference):

Metro

213-972-8482
100 S. Main St, 9th Floor
Los Angeles, CA 90012

West LA

213-485-1062
7166 W. Manchester Blvd
Los Angeles, CA 90045

Valley

818-374-4699
6262 Van Nuys Blvd, 3rd Floor
Van Nuys, CA 91401

1. PROJECT INFORMATION

Case Number: _____

Address: _____

Project Description: _____

Seeking Existing Use Credit (will be calculated by LADOT): Yes _____ No _____ Not sure _____

Applicant Name: _____

Applicant E-mail: _____ Applicant Phone: _____

Planning Staff Initials: _____ Date: _____

2. PROJECT REFERRAL TABLE

	Land Use (list all)	Size / Unit	Daily Trips ¹
Proposed ¹			
	Total trips ¹ :		
a. Does the proposed project involve a discretionary action?			Yes <input type="checkbox"/> No <input type="checkbox"/>
b. Would the proposed project generate 250 or more daily vehicle trips ² ?			Yes <input type="checkbox"/> No <input type="checkbox"/>
c. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station ³ ?			Yes <input type="checkbox"/> No <input type="checkbox"/>
If YES to a. and b. or c. , or to all of the above, the Project <u>must</u> be referred to LADOT for further assessment.			
Verified by: Planning Staff Name: _____ Phone: _____			
Signature: _____ Date: _____			

¹ Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

² To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

³ Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

TO BE COMPLETED BY LADOT

3. PROJECT INFORMATION

	Land Use (list all)	Size / Unit	Daily Trips
Proposed			
	Total new trips:		
Existing			
	Total existing trips:		
	Net Increase / Decrease (+ or -)		

- a. Is the project a single retail use that is less than 50,000 square feet? Yes ☐ No ☐
- b. Would the project generate a net increase of 250 or more daily vehicle trips? Yes ☐ No ☐
- c. Would the project generate a net increase of 500 or more daily vehicle trips? Yes ☐ No ☐
- d. Would the project result in a net increase in daily VMT? Yes ☐ No ☐
- e. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? Yes ☐ No ☐
- f. Does the project trigger Site Plan Review (LAMC 16.05)? Yes ☐ No ☐
- g. Project size:
- i. Would the project generate a net increase of 1,000 or more daily vehicle trips? Yes ☐ No ☐
- ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? Yes ☐ No ☐
- iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? Yes ☐ No ☐

VMT Analysis (CEQA Review)

If **YES** to **a.** and **NO** to **e.** a VMT analysis is **NOT** required.

If **YES** to both **b.** and **d.**; or to **e.** a VMT analysis **is** required.

Access, Safety, and Circulation Assessment (Corrective Conditions)

If **YES** to **c.**, a project access, safety, and circulation evaluation may be required.

If **YES** to **f.** and either **g.i.**, **g.ii.**, or **g.iii.**, an access assessment may be required.

LADOT Comments:

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TDM Requirements: **Yes** ☐ **No** ☐

Fee Calculation Estimate: _____

VMT Analysis Required (Question b. satisfied): **Yes** ☐ **No** ☐

Access, Safety, and Circulation Evaluation Required (Question c. satisfied): **Yes** ☐ **No** ☐

Access Assessment Required (Question c., f., and either g.i., g.ii. or g.iii satisfied): **Yes** ☐ **No** ☐

Prepared by DOT Staff Name: _____ Phone: _____

Signature: _____  Date: _____

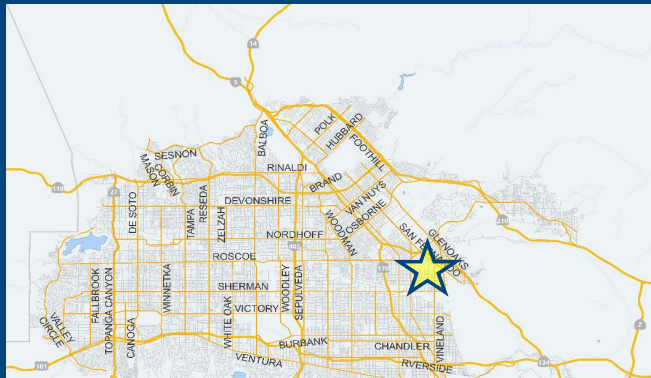
CITY OF LOS ANGELES VMT CALCULATOR Version 1.4



Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: 8016 N FAIR AVE1
 Scenario: [www](#)
 Address: 8016 N FAIR AVE, 91352 [Q](#)



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

☐ Yes ☐ No

Existing Land Use

Land Use Type	Value	Unit
Housing Single Family	1	DU
Housing Single Family	1	DU

[Click here to add a single custom land use type \(will be included in the above list\)](#)

Proposed Project Land Use

Land Use Type	Value	Unit
Housing Multi-Family	1	DU
Housing Affordable Housing - Family	38	DU
Housing Multi-Family	1	DU

[Click here to add a single custom land use type \(will be included in the above list\)](#)

Project Screening Summary

Existing Land Use	Proposed
8 Daily Vehicle Trips	179 Daily Vehicle Trips
60 Daily VMT	1,351 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips 171
Net Daily Trips

The net increase in daily VMT ≤ 0 1,291
Net Daily VMT

The proposed project consists of only retail land uses ≤ 50,000 square feet total. 0.000
ksf

The proposed project is not required to perform VMT analysis.



McKinley & Associates (818) 240-1358

Certification Letter

February 14, 2023

USL STRATHERN LLC
7355 Balboa Blvd. Suite 100
Van Nuys, CA 91406

REVIEWED
BY

AGENT V FOR BA
[Signature] 6/22/23
Bryan Ramirez, St. Tree Superintendent
Urban Forestry Division
Reviewing Tree Report Only
Review of report does not
indicate UFD approval for
any tree removal

Dear USL STRATHERN LLC:

Recently I was contacted by Tania Escobar, GA Engineering Inc., who requested an Arborist Certification Letter concerning the trees located on the property at 8016 Fair Avenue, Sun Valley. This letter is in reference to the City of Los Angeles Native Tree Ordinance No. 186873 as required by Public Works, Urban Forestry.

Background/Observations:

On Monday, February 13, 2023 at approximately 3:00 p.m. I arrived at the property located at 8016 Fair Avenue, Sun Valley, California. I was provided with a topographic survey and site plan of the subject property. The subject property has an existing house and garage. The existing trees all appear to be exotic species. A new apartment building is planned to be built on the subject property. The following trees were observed on the subject property:

Tree Inspection Data:

Tree #1 *Punica granatum* or Pomegranate; (12)2" D.B.H.; 20' Sp.; 15' Ht.; Rating: D+
Tree #2 *Olea europaea* or Olive; (8)4" D.B.H.; 24' Sp.; 18' Ht.; Rating: C-
Tree #3 *Schinus molle* or California Pepper; (7)5" D.B.H.; 18' Sp.; 20' Ht.; Rating: C
Tree #4 *Schinus molle* or California Pepper; (8)3" D.B.H.; 16' Sp.; 18' Ht.; Rating: C-
Tree #5 *Punica granatum* or Pomegranate; (10)2" D.B.H.; 18' Sp.; 15' Ht.; Rating: D+
Tree #6 *Olea europaea* or Olive; (6)4" D.B.H.; 30' Sp.; 30' Ht.; Rating: C-
Tree #7 *Olea europaea* or Olive; (3)12" D.B.H.; 40' Sp.; 40' Ht.; Rating: C
Tree #8 *Schinus molle* or California Pepper; (9)5" D.B.H.; 30' Sp.; 30' Ht.; Rating: C-

Recommendation

There are no protected trees on or near the subject property. The existing exotic trees will all be removed in order to construct the proposed new apartment building. The existing trees all have a combined trunk diameter of 8 inches or greater and therefore are considered significant. Each significant tree to be removed must be replaced with 1-24 inch-box size tree. In this case 8-24 inch-box size trees would have to be planted on the subject property. The replacement trees must be shown on the new landscape plan.

Arborists and Environmental Consultants



McKinley & Associates (818) 240-1358

Certification

As an I.S.A Certified Arborist and Licensed Pest Control Adviser I further certify that there are no native, protected species of Oak, California Bay, California Sycamore, Southern California Black Walnut tree, Elderberry or Toyon growing on or near the subject property. No native, protected Oak, Bay, Sycamore, Southern California Black Walnut, Elderberry or Toyon will be impacted on the subject property or neighboring, adjoining properties by any future development of this property.

I am an Associate Arborist with McKinley & Associates. I am a Certified Arborist and a Licensed Pest Control Adviser and am therefore considered a Tree Expert as defined in the City of Los Angeles Ordinance No. 186873. I prepared this Arborist Certification Letter as required by the City of Los Angeles.

Thank you for the opportunity to serve you and your arboricultural and horticultural needs. If you have any further questions, please feel free to contact me during the day on my business cell phone at (818) 858-5077.

Yours truly,

Dennis Gaudenti, Associate Arborist
Certified Arborist #WE-1159A
International Society of Arboriculture
Agricultural Pest Control Adviser
License #70750

GRAPHIC SCALE



Dennis Gaudenti
WE-1159A

ISA Certified Arborist®
ISA Tree Risk Assessment Qualified

Expiration
30 Jun 2023
31 May 2027



DEPARTMENT OF PESTICIDE REGULATION
LICENSING/CERTIFICATION PROGRAM

PCA



AGRICULTURAL PEST CONTROL ADVISER LICENSE

LICENSE #: 70750
Categories: ABCDEFG

EXPIRES: 12/31/2024
Issued: 1/1/2023

DENNIS A GAUDENTI
9241 DORRINGTON PL
ARLETA, CA 91331



This License must be shown to any representative of the Director or
Commissioner upon request.



DEPARTMENT OF PESTICIDE REGULATION
LICENSING/CERTIFICATION PROGRAM

QAL



QUALIFIED APPLICATOR LICENSE

LICENSE #: 98070
Categories: ABCEFH

EXPIRES: 12/31/2024
Issued: 1/1/2023

DENNIS A GAUDENTI
9241 DORRINGTON PL
ARLETA, CA 91331



This License must be shown to any representative of the Director or
Commissioner upon request.

APPLICATIONS



TREE DISCLOSURE STATEMENT

Los Angeles Municipal Code (LAMC) Section 46.00 requires disclosure and protection of certain trees located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application that includes changes to the building footprint, including demolition or grading permit applications, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

If there are any protected trees or protected shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project, a Tree Report (CP-4068) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

Property Address: 8016 FAIR AVENUE, SUN VALLEY

Date of Field Visit: 2/13/2023

Does the property contain any of the following protected trees or shrubs?

☐ Yes (Mark any that apply below)

- ☐ Oak, including Valley Oak (*Quercus lobota*) and California Live Oak (*Quercus agrifolia*) or any other tree of the oak genus indigenous to California, but excluding the Scrub Oak
- ☐ Southern California Black Walnut (*Juglans californica*)
- ☐ Western Sycamore (*Platanus racemosa*)
- ☐ California Bay (*Umbellularia californica*)
- ☐ Mexican Elderberry (*Sambucus mexicana*)
- ☐ Toyon (*Heteromeles arbutifolia*)

☒ No

Does the property contain any street trees in the adjacent public right-of-way?

☐ Yes ☒ No

Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more diameter at 4.5 feet above average natural grade at base of tree and/or is more than 35 feet in height?

☐ Yes ☒ No

Does the project occur within the Coastal Zone and contain any of the following trees?

☐ Yes (Mark any that apply below)

- ☐ Blue Gum Eucalyptus (*Eucalyptus globulus*)
- ☐ Red River Gum Eucalyptus (*Eucalyptus camaldulensis*)
- ☐ Other Eucalyptus species

☒ No

Tree Expert Credentials (if applicable)

Name of Tree Expert: DENNIS GAUDENTI

Mark which of the following qualifications apply:

- ☒ Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor
- ☐ Certified arborist with the International Society of Arboriculture who is a licensed landscape architect
- ☐ Registered consulting arborist with the American Society of Consulting Arborists

Certification/License No.: WE-1159A / Lic. No. 70750

Owner's Declaration

I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.

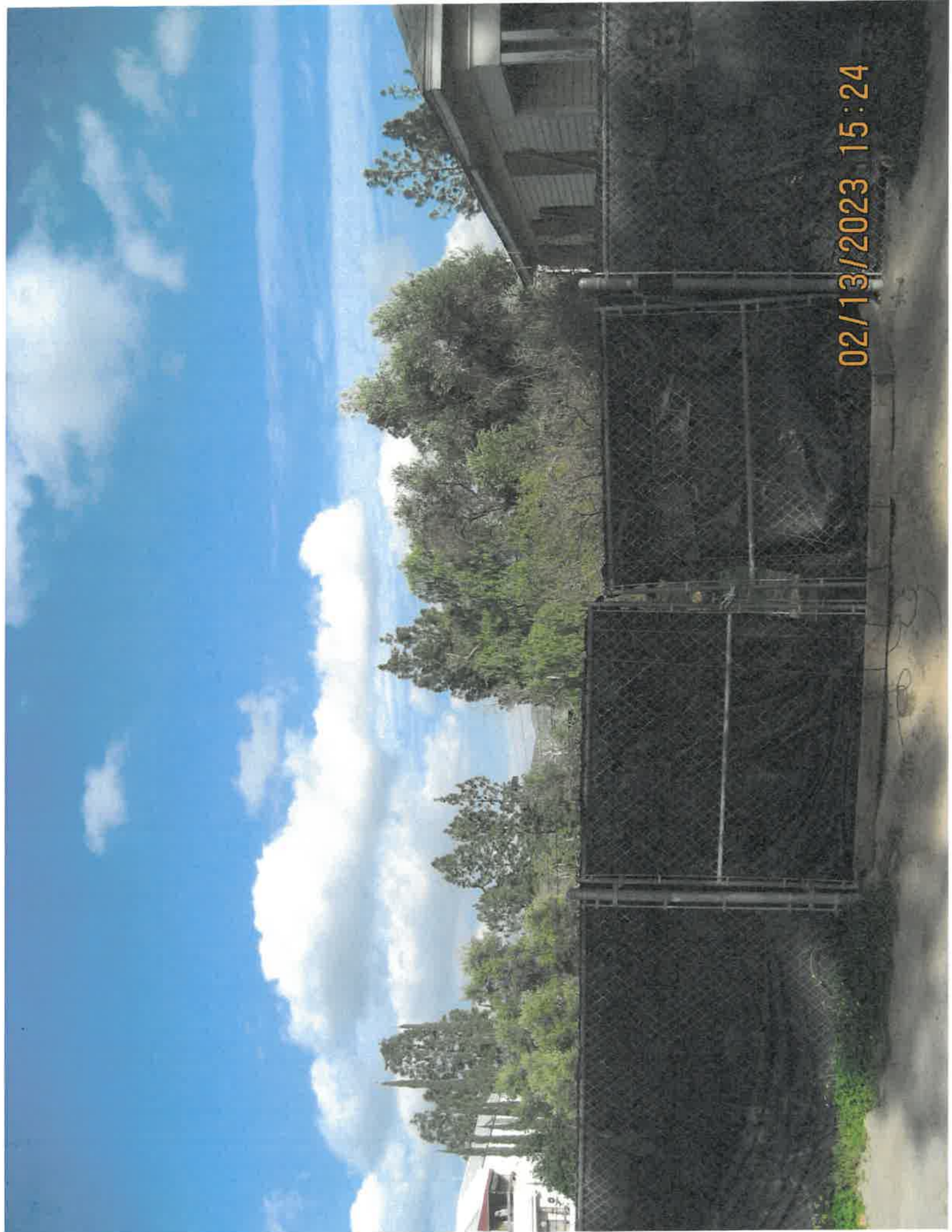
Name of the Owner (Print) _____

Owner Signature _____

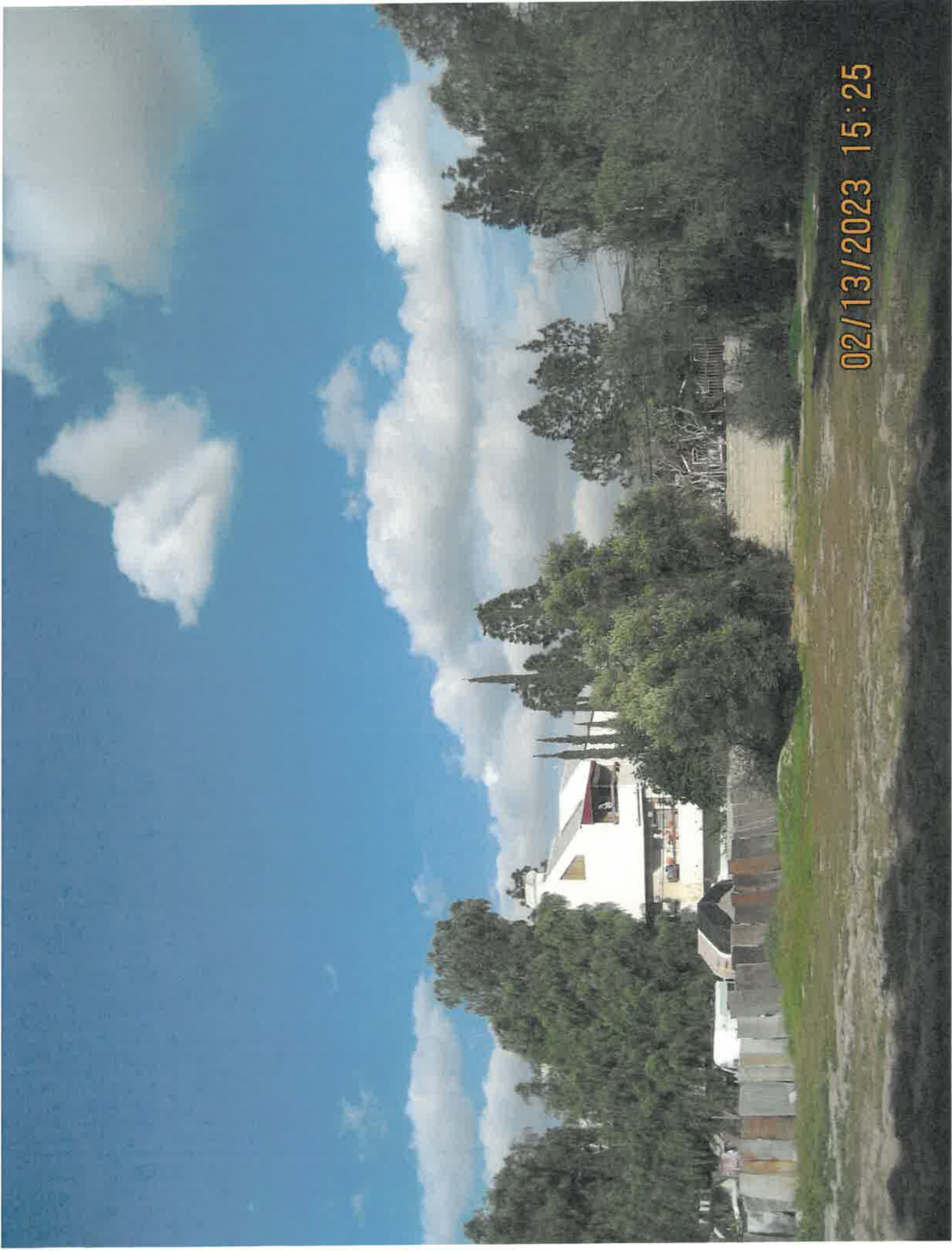
Date _____



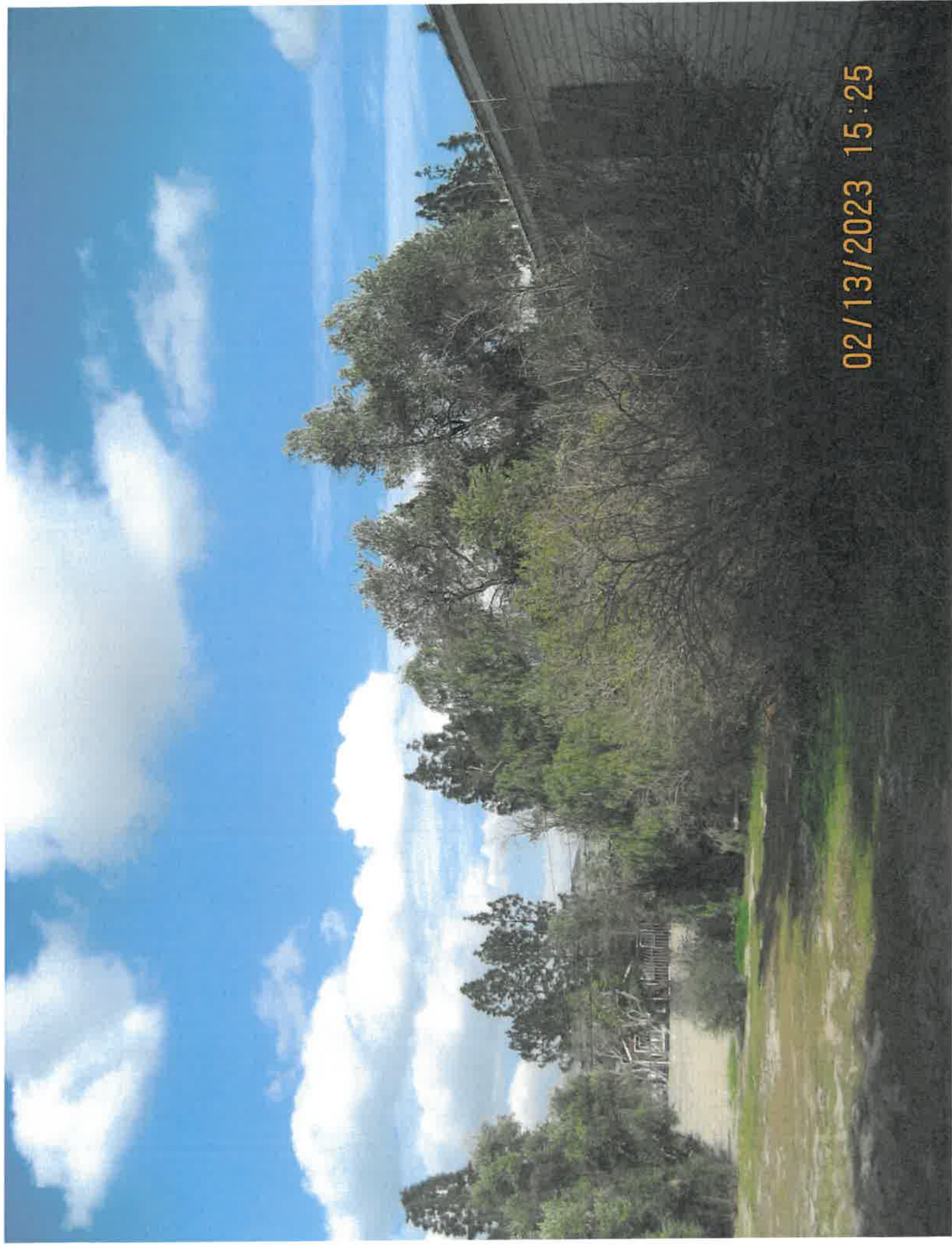
02/13/2023 15:23



02/13/2023 15:24



02/13/2023 15:25



02/13/2023 15:25

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Project Site Address: 8016 N FAIR AVE., SUN VALLEY, CA 91352

Description of Proposed Project: 39-UNIT 100% AFFORDABLE HOUSING, FOUR STORY APARTMENT
OVER ON-GRADE PARKING

THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

URBAN FORESTRY PRELIMINARY EVALUATION

Protected Trees and Protected Shrubs

- ☒ **Ready to File.** No changes required at this time.
- ☐ **Ready to File with Modifications.** See attached **Tree Protection Plan** (if applicable, include any Notices to Comply [NTCs]).
- ☐ **Not Ready to File.** See Urban Forestry Comments below. Note that filing with this box checked will result in delays in case processing.

Trees within the Public Right-of-Way

- ☒ **Ready to File.** No changes required at this time.
- ☐ **Ready to File with Modifications.** See attached **Tree Protection Plan** (if applicable, include any NTCs or Street Tree Notices [STNs]).
- ☐ **Not Ready to File.** See Urban Forestry Comments below. Note that filing with this box checked will result in delays in case processing.

Urban Forestry Comments

Urban Forestry Staff Signature:  _____

Print Name: Albert Vera **Review Date:** 6/22/2023

- ☐ Additional Documents Attached
- ☐ Additional Consultation required by:
 - ☐ Bureau of Engineering
 - ☐ Department of Transportation

EXHIBIT D

Public Correspondence

CITY OF LOS ANGELES

President
Norma O. Chávez

CALIFORNIA

**Sun Valley Area
Neighborhood Council**

Vice President
Monica Vacas

Secretary
Eddie Venegas



2nd Vice President
Douglas D. Sierra

Treasurer
Cindy I. Valle

P.O. Box 457
Sun Valley CA 91353-0457
Telephone 818-767-8262

March 12, 2024

RE: The 39-unit, 100% affordable housing, four story apartment project to be located at 8016 N. Fair Ave. in a R1-1-CUGU zone. **CPC-2023-6037-DB-HCA, ENV-2023-6038-EAF**

POSITION: For

The Sun Valley Area Neighborhood Council, SVANC, in its regular meeting of March 12, 2024, passed the following letter of support by a vote of: ? yes, ? no, ? absent, ? abstain ? recused, and ? ineligible.

During the Planning and Land Use Management Committee meeting on February 22, 2024, the applicant stated that they had originally applied for an eight unit project, but the city had denied their petition and requested they built 52 units of affordable housing. The applicant lowered the number of units from 52 to 39 with 35 parking spaces.

The Committee members did not agree with the size of the project as presented because the four-story building is too big for such small space and in an area for single family homes. This project is to be located on a very narrow street highly impacted by heavy traffic. However, given the statement of the applicant that the city was requesting a high number of units, the members felt that if this project would be approved by the city because of the affordable housing component, the committee should request some conditions be met to improve the community in this area.

SVANC recommends approving the project with some conditions and if and only if the project is validated and approved under [Executive Directive 1](#). The recommendations are as follows: the applicant will build a sidewalk from Lorne to Strathern Ave, a minimum of two street lights will be installed in that block, canopy trees will be planted in the front of the property as well as the inside of the property, and the colors to be used will be earth tones that will fit more aesthetically with the character of Sun Valley.

Respectfully,

Norma O. Chávez
President, Sun Valley Area Neighborhood Council



Esther Ahn <esther.ahn@lacity.org>

Public Comments on 8016 N Fair Ave Affordable Housing Project - 2/27/24

1 message

Mariam <mariam888@yahoo.com>

Tue, Feb 27, 2024 at 7:20 PM

To: esther.ahn@lacity.org

Cc: Hector <Hect59@hotmail.com>, bernal Family <bernalfamily28@gmail.com>, Nancy Flores <nf0806@aol.com>, Lionel Mares <lionelm85@outlook.com>, Norma Chávez <profechavez@aol.com>

Ms. Ahn,

As a Sun Valley community member, below are my concerns and input *in re* 8016 N Fair housing project. No planner, no developer, no architect knows a community better than someone who lives in the same community. Blueprints are different from reality on the ground. I am going to cover everything I deem important, so please bear with me for lengthy email. Some of my community members are included in this email so they can use your email address to communicate their concerns and provide their own input.

1. It is too premature to build affordable housing on [8016 Fair Ave](#) - Fair being a very narrow, overburdened by commercial and residential traffic street. In its current condition, Fair Ave has been a nightmare for the community for as long as I remember; unruly traffic, diesel trucks, tow trucks, speeding vehicles, air pollution originating from this mobile source alone. Imagine what it would become if you add to this traffic nightmare.

2. Public Works (county) project known as [Rory Shaw](#), which is across from 8016 Fair, is nowhere near commencement, let alone implementation. It is a 20+ years old green flood control measure, which it *is not happening any time soon*. We were told by the county that no one knows how much longer this critical project will take; it could be another 20-30 years, for all we know. Therefore, planning cannot base future decisions based on a "dead" project with no deadline in the horizon. In other words, you cannot put a carriage before a horse. Because of Rory Shaw, many vital projects are put on a back burner for our neighborhood, such as building sidewalks, relocating a recycling plant sitting next to Rory Shaw, planting trees alongside Fair to mitigate damages caused by a recycling plant and help with easing air pollution, dust in the area.

3. Allowing 25% reduction of space should never be allowed. The lot is already too crowded as it is. 39 unit apartment building is too big for such small pocket of land. Above all, this poses undue burden on the adjacent community as well as is an obstacle for emergency vehicles.

4. There is no sidewalk and safe walking path on Fair Ave. Although the developer is "concerned enough" to build a sidewalk at his own expense from Strathern to Lorne, there is still no sidewalk from Lorne to Roscoe. It is unsafe for increased pedestrian traffic that will be generated when a 39 unit complex is fully inhabited. There is also no sidewalk alongside Strathern to Tujunga. People walk in the center of the street, and with more traffic that this project will generate, it will create more unsafe conditions both for pedestrians and drivers.

5. Building 2 bedroom apartments in such a crowded space is absurd. The bare minimum size of each 2 bedroom household will be **4-5 people in each household**, multiply that by 39; that's a lot of cars and pedestrian traffic in an already congested and polluted neighborhood; add to that, only 2 vehicles at a time can use the driveway to get in and out of building, obstructing the view of drivers on both directions creating unprecedented block of ongoing traffic flow, accidents, verbal and physical altercations, to name a few. Developer has no knowledge of this, but we do because we drive on Fair regularly.

6. The intersection of Fair and Strathern lacks pedestrian crossing; it is not controlled by traffic light or any other device for safe crossing; DOT rejected the idea of putting a safe pedestrian crossing there when we requested one prior to this project.

7. The area is prone to flooding, because there is no flood control in that specific part of Sun Valley. Rory Shaw is a dream come true.

8. Parking is a major concern and challenge. Although the city waives parking requirement without proper justification, that does not make it right for planning and developer to take advantage of an underserved low income community of color and build a monstrosity anyways because they were given green light for speedy construction. Nothing else matters.

It is a big concern because on the one side there is a very busy one of its kind and size Sun Valley Park & Recreation Center. On both sides of Strathern Street there are two fairly large multi-family town house complexes, that have been struggling with street parking for as long as they lived there, because the area was never improved. As you see, planning should waive the requirement of AB 2097 because it is stressing an already choking neighborhood. Any housing project should come with parking. It is crazy to think otherwise in today's LA. It should be illegal to force people commute by unsafe and unstable public transportation. First, the city should make sure Sun Valley has safe and functional transit infrastructure, including but not limited to roads, street signs, painted road markings, safe pedestrian and train crossings, frequent buses, sheltered bus stops, etc., then maybe offer an alternative to driving, not the other way around.

After all, it is a choice people make - to drive or not. And many of us already struggle with driving and soaring gas prices. It's not that we do it happily. We have no choice. There is no transit in Sun Valley. I am trying to do my part of helping my community being green by driving an EV, and I have a hard time finding a fast charger in Sun Valley, because there is only a few, mostly broken or vandalized, others always occupied.

9. The developer did not create proper landscape, showing space available in the front of the building, on the sides, etc. From what I see, it's an incomplete and vague blueprint with lots of loopholes. It's all about incentives, waivers, and, most importantly, profit on more units, bigger building. Projects like this are not from the good graces of developers; they are easy and nowadays super fast to implement, easy to cut corners, easy to manipulate neighborhoods and play with people's feelings, easy to ignore the obvious, and all of this is because the city allows them under the guise of "affordable housing". The city should take into account that by creating this rush of building affordable housing also creates significant parking problems in all neighborhoods, especially ones in struggling EJ areas. And that beats the purpose of affordable housing. No right person in the right state of mind will rent an apartment without parking, only the most vulnerable who have no other choice, but they will realize soon enough what a bad decision they made, and the building will have a high turnaround, folks will come and go, no permanency.

10. There is not enough city infrastructure to support and sustain uncontrolled growth in population flooding the community with emerging affordable housing in every corner: there are no buses and proper bus routes to get from point A to Z, no shaded bus stops, not enough trees in the streets to provide shade in hot summer months. There are no department or grocery stores, no pharmacies, no health clinics, no banks, no restaurants, no safe sidewalks, no jobs, the roads are exhausted, faded, unpaved, cracked under the commercial trucks, and much more. Sun Valley-La Tuna Community plan of 1999 is another 20+ years old project, like Rory Shaw. Because of the city not putting this community plan into action fast enough, Sun Valley faces harsh consequences of this inaction, such as incompatible zoning and land use ordinances throughout the community, ongoing land use violations, unruly recycling plants and landfills all over the city...

11. There is not enough green space, parks, large trees to provide shade from scorching sun during hot summer months. The ground is burning, asphalt is melting, as it is now. Imagine bringing in more people and forcing them to use exhausted transit, waiting for a bus for hours in a bus stop that provides no shade, under the hot California sun. Again, you cannot place a carriage before a horse; the city needs to improve and build sustainable infrastructure before bringing in more people, instead of bringing in people first, then worry about infrastructure, utilities, water, electricity, etc.

With all being said, we do welcome a housing project on [8016 Fair Ave](#), but it has to be smaller to ease the transition into an old neighborhood of this size. My opinion is that this project should be no higher than 3 stories, no more than 15 units, with ample parking both for residents and visitors. Perhaps the developer should downsize the project to single and 1 bedroom units with fewer tenants, as opposed to 2 bedroom units with more tenants and more vehicles. Every household has more than one vehicle.

Sidewalk must be built alongside Fair all the way through Roscoe (either by the developer, the city or both), large canopy trees should be planted on the sidewalk and around the building. Developer should request DOT traffic and safety study as well as make a request that DOT installs a light controlled safe pedestrian crossing in the intersection of Fair And Strathern. The developer may also make the building visually appealing (color, landscape) not just a large grey box that doesn't belong.

Perhaps the city may assist our community by requesting or suggesting that Public Works expedites the "infamous" Rory Shaw project, implementation of which largely affects and obstructs every positive development and project city plans to do in the area.

I think this project should not be exempt from CEQA because the additional traffic it generates, break-and-tire-wear pollution that the traffic will cause by increasing the existing flow of traffic is worth putting into perspective. EIR should be required for people to see what good and what bad this project brings into the community (I hope mostly good given the current condition of the vacant lot soon to be 8016 N Fair housing complex.) Every project coming to Sun Valley must comply with CEQA and undergo scrutiny by planners.

Yes, every development has its cons and pros. Every project and host community is different. What makes Sun Valley stand apart from the rest is noteworthy; planning must remember and base all future planning approvals and considerations on the fact that **Sun Valley is an Environmental Justice Area**, it is a sensitive area with sensitive uses, lots of schools, currently with poor infrastructure and sustainability, it is heavily hit by industrial pollution, which is a result of poor city and planning decisions made many years ago, bad decisions that resulted in environmental nightmare our small community found itself 40 years later. Unfortunately, it is not over. Developers are sharks. They want to take this opportunity to take as many shortcuts as possible, using current housing crisis, current flawed city directives, ordinances, and assembly bills such as AB2097. Therefore, every project that ends up on your desk or any desk in city planning must take this into consideration and require developers to comply with sensitive populations such as Sun Valley. Developers are there to gain, make profit, but the community is what makes the area great or trashy.

I want to confirm that according to the developer, \$8K every month will be contributed to Sun Valley Park from each unit in this housing complex. However, I don't recall developer and his agent mentioning this during today's hearing. It is worth confirming. Sun Valley Park is not in the best shape, if true, these funds will definitely improve the park and adjacent area. They can add more trees, for sure.

Thank you.

Mariam



Esther Ahn <esther.ahn@lacity.org>

CPC-2023-6037-DB-HCA

3 messages

Marianne King <making@socal.rr.com>
To: esther.ahn@lacity.org

Fri, Feb 23, 2024 at 3:18 PM

Hi Esther,

Can I get a copy of the landscape plan for this project?

Please advise,

Thanks,

Marianne

Esther Ahn <esther.ahn@lacity.org>
To: Marianne King <making@socal.rr.com>

Tue, Feb 27, 2024 at 10:03 AM

Hi Marianne,

Please find the landscape plan attached. Thank you.

 8016 N Fair Ave_LA plans_colored_9-5-23
(landscape) (new).pdf

[Quoted text hidden]

**Esther Ahn**

City Planner

Los Angeles City Planning

200 N. Spring St., Room 763

Los Angeles, CA 90012

T: (213) 978-1486 | Planning4LA.org



Marianne King <making@socal.rr.com>
To: Esther Ahn <esther.ahn@lacity.org>

Tue, Feb 27, 2024 at 11:36 AM

Hi Esther,

Thank you. It would be nice to see some tree preservation when possible, like the trees at the rear of the site within the 15 foot rear yard setback. In any event, at least this landscape plan with 10 trees is better than the submitted site plan which showed only 8 trees to be planted. So how effective is it to plant these trees in LID planters?? I very rarely see a positive outcome under those conditions and I have seen this very developer put in palm trees instead of shade trees (after the case is completed). Since this is in a CUGU overlay and next to a surface mining site, shouldn't we be pushing for more trees anyway?

Just a few thoughts,

Marianne

[Quoted text hidden]