CITY OF GARDENA

PLANNING & ENVIRONMENTAL QUALITY COMMISSION

Meeting Agenda

1700 W. 162nd Street, Gardena, California
Website: www.cityofgardena.org

AGENDA

Tuesday, December 1, 2020

7:00 P.M.

In order to minimize the spread of the COVID 19 virus Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that all the Gardena Planning and Environmental Quality Commissioners may attend this meeting telephonically.

1. This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on the ZOOM app. Details on how to access this live stream can be found on the City's website at https://www.cityofgardena.org/agendas-planning-environmental-commission/.

2. Observers may view the meeting by downloading the ZOOM app and clicking onto the following link:
   https://us02web.zoom.us/j/87102352134

3. You may also dial in using your phone:
   United States: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799
   International numbers available: https://us02web.zoom.us/u/kbyauD47m
   Webinar ID: 871 0235 2134

4. We strongly encourage that if you wish to make a comment on a specific agenda item, to please submit your comment via email to CDDPlanningandZoning@cityofgardena.org prior to the meeting. Comments will be accepted via email up until 7:00pm on Tuesday, December 1, 2020.

5. If you wish to speak live on a specific agenda item during the meeting you, may use the "Raise your Hand" feature on Zoom, or if you are dialing in on your phone you may press *9 during the item you wish to speak on. For Non-Agenda Items, you would be allowed to speak during Oral Communications, and during a Public Hearing you would be allowed to speak when the Public Hearing is opened. Members of the public wishing to address the Planning Commission will be given three (3) minutes to speak.

6. Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection on the City's website at https://www.cityofgardena.org/agendas-planning-environmental-commission/.

7. The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the Planning Division by phone (310) 217-9524 or email CDDPlanningandZoning@cityofgardena.org at least 6 hours prior to the scheduled special meeting to ensure assistance is provided.

   The City of Gardena thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

PUBLIC COMMENT: The Planning and Environmental Quality Commission will hear from the public on any item on the agenda or any item of interest that is not on the agenda. However, the Commission cannot take action on any item not scheduled on the agenda. These items may be referred for administrative action or scheduled on a future agenda.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone **courteously**;
- Listen to others **respectfully**;
- Exercise **self-control**;
- Give **open-minded** consideration to all viewpoints;
- Focus on the issues and **avoid personalizing debate**; and
- **Embrace respectful disagreement** and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions.

Thank you for your attendance and cooperation.

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1. Call meeting to order
2. Roll Call
3. Approval of Minutes – November 17, 2020
4. Oral Communications from the Public
5. **Environmental Assessment #10-20, Site Plan Review #5-20, Vesting Tentative Tract Map #4-20, *Continued from the November 17, 2020 meeting***

   The applicant is requesting a site plan review and vesting tentative tract map approval for the

construction of 52 three-story attached condominium townhomes, including three live-work units, in the General Commercial (C-3) and Mixed-Use Overlay (MUO) zone areas per section 18.19.030.A, 18.44.010 and Title 17 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption**.**
Project Location: 2500 West Rosecrans Avenue (APN:4064-003-028, 040)
Applicant: G3 Urban Inc.

6. Community Development Director's Report

7. Planning & Environmental Quality Commissioners' Reports

8. Adjournment

Dated this 25th day of November 2020

/s/ RAYMOND BARRAGAN
Raymond Barragan, Secretary
Planning and Environmental Quality Commission

CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
MINUTES
TUESDAY, November 17, 2020, MEETING
VIRTUAL MEETING VIA ZOOM
* * *

Called to order by Vice Chair Sherman at 7:05 P.M.

ROLL CALL

Present:	Deryl Henderson, Stephen Langley, Dale Pierce, Steve Sherman
Absent:	Brenda Jackson
Also in Attendance:	John F. Signo, AICP, Senior Planner
	Amanda Acuna, Senior Planner
	Peter Wallin, City Attorney
	Lisa Kranitz, Assistant City Attorney
	Starla Barker, Environmental Consultant, De Novo

APPROVAL OF MINUTES

A motion was made by Commissioner Langley and seconded by Commissioner Pierce to approve the minutes of the meeting on October 20, 2020. The minutes were approved 4-0-1.

Ayes:	Henderson, Langley, Pierce, Sherman
Noes:	None
Absent:	Jackson

ORAL COMMUNICATIONS FROM THE PUBLIC

Agenda Item #4

Senior Planner Acuna addressed the Commission and public on procedures for conducting the online meeting since all participants were attending from a remote location. Instructions on how to comment and ask questions via the Zoom application was given.

There were no oral communications from the public.

PUBLIC HEARING

Agenda Item #5

Environmental Assessment #10-20, Site Plan Review #5-20,
Vesting Tentative Tract Map #4-20
The applicant is requesting a site plan review and vesting tentative tract map approval for the construction of 52 three-story attached condominium townhomes, including three live-work units, in the General Commercial (C-3) and Mixed-Use Overlay (MUO) zone areas per section 18.19.030.A, 18.44.010 and Title 17 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption**.**

DRAFT

Project Location: 2500 West Rosecrans Avenue (APN:4064-003-028, 040)
Applicant: G3 Urban Inc.

Vice Chair Sherman opened the public hearing and asked if there were any speakers. Hearing none, he continued the item to the December 1, 2020, Planning and Environmental Quality Commission Meeting.

Agenda Item #6

Environmental Assessment #7-20, General Plan Amendment #4-20, Zone Change #3-20
The applicant requests the following for a 4.59-acre property located at the northeast corner of Rosecrans and Budlong Avenues, adjacent to the Lucky Lady Casino:

1) General Plan Amendment to change the land use designation (GPA #4-20) from Medium Density Residential and High Density Residential to General Commercial with a Mixed-Use Overlay; and
2) Zone Change (ZC #3-20) from Medium Density Multiple-Family Residential (R-3) and High Density Multiple-Family Residential (R-4) to General Commercial (C-3) with a Mixed-Use Overlay (MUO).

Approval of these items requires adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) (EA #7-20).

Project Location: 1108 W. 141st Street (APN: 6115-015-023)
Applicant: Gardena LF, LLC

Senior Planner Signo gave the staff presentation. He mentioned some residents received notice of the project and thought it would directly affect their homes. He stressed that the item only affected the Lucky Lady Casino parking lot and is a change to the land use designation and zoning for that property. No other properties would be directly affected. He also stated there was no physical development being proposed at this time. Any future development would require review and approval by the Planning Commission. Mr. Signo discussed the surrounding area and project site. He discussed the “no net loss” finding and the fact that two other projects, Melia Evergreen Residential Project and The Olson Company development, were approved by the Planning Commission at the last meeting which would more than compensate the loss of housing at the project site. Furthermore, since there is a Mixed Use Overlay, development housing at the project site is still a possibility. Mr. Signo stated a mitigated negative declaration (MND) and mitigation monitoring and reporting program (MMRP) were prepared and a representative from De Novo Planning Group was available should the Planning Commission have any questions on the environmental documents.

Vice Chair Sherman opened the public hearing and asked if there were any speakers.

Jennifer Sacks, representing the applicant, introduced herself and was available for any questions.

DRAFT

Commissioner Henderson asked about parking for casino patrons if the site was to be developed.

Ms. Sacks mentioned there is more than enough parking for the casino and the parking provided has always been excessive.

Mr. Signo mentioned there is no development at this time and when development is proposed it will be sent to the Planning Commission for review and approval.

Assistant City Attorney Kranitz stated the two acres discussed in the MND was for environmental analyses and an actual development was not proposed at this time. When a proposal is submitted, the applicant would need to show that adequate parking is provided for the existing casino and the proposed development.

Vice Chair Sherman asked if there were any more speakers. There being none, he closed the public hearing.

MOTION: It was moved by Commissioner Langley and seconded by Commissioner Pierce to adopt Resolution No. PC 12-20, which: recommends that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the General Plan Amendment and Zone Change (Resolution No. 646); recommends that the City Council adopt the General Plan Amendment (Resolution No. 6487); and recommends that the City Council adopt the Zone Change (Ordinance No. 1823) for the subject property.

The motion passed by the following roll call vote:
Ayes: Henderson, Langley, Pierce, Sherman
Noes: None
Absent: Jackson

Agenda Item #7

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Senior Planner Signo reported that the City Council approved the General Plan Amendments and introduced the ordinances for the Zone Changes for the Melia Evergreen Residential Project and The Olson Company development on November 10, 2020. The ordinances are scheduled for second reading by the City Council on December 15, 2020.

Mr. Signo stated that furloughs for staff has ended as of November 16. Although the furlough has caused the workload to be back-logged, returning to regular hours will help staff get back on track.

Mr. Signo wished the Commission and everyone a happy Thanksgiving.

Agenda Item #9

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Commissioner Pierce wished everyone a happy Thanksgiving.

Commissioners Langley and Henderson wished everyone the same.

DRAFT

ADJOURNMENT

Vice Chair Sherman adjourned the meeting at 7:35 P.M.

Respectfully submitted,

_____
RAYMOND BARRAGAN, SECRETARY
Planning and Environmental Quality Commission

_____
BRENDA JACKSON, CHAIR
Planning and Environmental Quality Commission

DRAFT

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STAFF REPORT
RESOLUTION NO. PC 13-20
SITE PLAN REVIEW #5-20; VESTING TENTATIVE TRACT MAP #4-20

DATE:	December 1, 2020
TO:	Chair Jackson and Members of the Planning and Environmental Quality Commission
FROM:	Raymond Barragan, Acting Community Development Director
CASE PLANNER:	Amanda Acuna, Senior Planner
APPLICANT:	G3 Urban Inc.
LOCATION:	2500 West Rosecrans Avenue (APN:4064-003-028, 040)
REQUEST:	The applicant is requesting a site plan review and vesting tentative tract map approval for the construction of 52 three-story attached condominium townhomes, including three live-work units, in the General Commercial (C-3) and Mixed-Use Overlay (MUO) zone areas per section 18.19.030.A, 18.44.010 and Title 17 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption.

BACKGROUND

On August 19, 2020, G3 Urban Inc., the applicant, submitted an application for a Site Plan Review and a Vesting Tentative Tract Map to develop 53 residential units, including three live work units, in ten buildings located at 2500 Rosecrans Avenue, comprising of 2.35 gross acres (the "Property"). The project was reduced to 52 units in order to comply with the requirements of the Los Angeles County Fire Department for a proper fire access driveway within the entrance of the development. The site consists of a parking lot and a vacant building towards the northern end of the Property and the remaining area is vacant land.

PROJECT DESCRIPTION/SETTING

The project site (2500 Rosecrans Avenue) is a 2.35-acre lot located south of Rosecrans Avenue between Wadkins Avenue and Purche Avenue (Figure 1). The site consists of two contiguous properties, one that consists of a paved parking lot for a standalone restaurant building that once operated as a Shakey's Pizza Parlor; however, that building has been vacant since 2002. The other parcel, that is approximately 1.96 acres, consists of a paved driveway that leads to a vacant dirt lot and stretches out to 420 feet in width. Additionally, the property owner to the north of the condominium units (buildings 6 - 10) is granting a 10-foot easement to provide for walkways and

setbacks which is considered part of the project site. The easement agreement will allow the applicant permanent exclusive access to the easement area (Figure 1) for the maintenance, repair and replacement of a block wall, sidewalk, irrigation improvements, and related landscape and hardscape improvements. The project site topography is relatively flat with approximately 150 feet that fronts Rosecrans Avenue that includes an existing driveway providing access to the site.

Figure 1: Vicinity Map



Both lots, along with the vacant land that stretches to the south end of the project area, are zoned primarily General Commercial and Mixed-Use Overlay (C-3/MUO), however, the southern portion of the vacant lot also has a Parking (P) zoning designation. As seen in Figure 2 the project site is bounded by business and professional office zone and mixed-use overlay (C-P/MUO) to the north across Rosecrans Avenue, general commercial and mixed-use overlay(C-3/MUO) to the east, and single-family residential zone (R-1) to the south and west.

Surrounding uses include a vacant bank facility and an active convalescent hospital to the north across Rosecrans Avenue, a carwash facility and a vacant lot to the east, and single-family homes to the west and south of the project site (Table1).

Figure 2 - Zoning Map

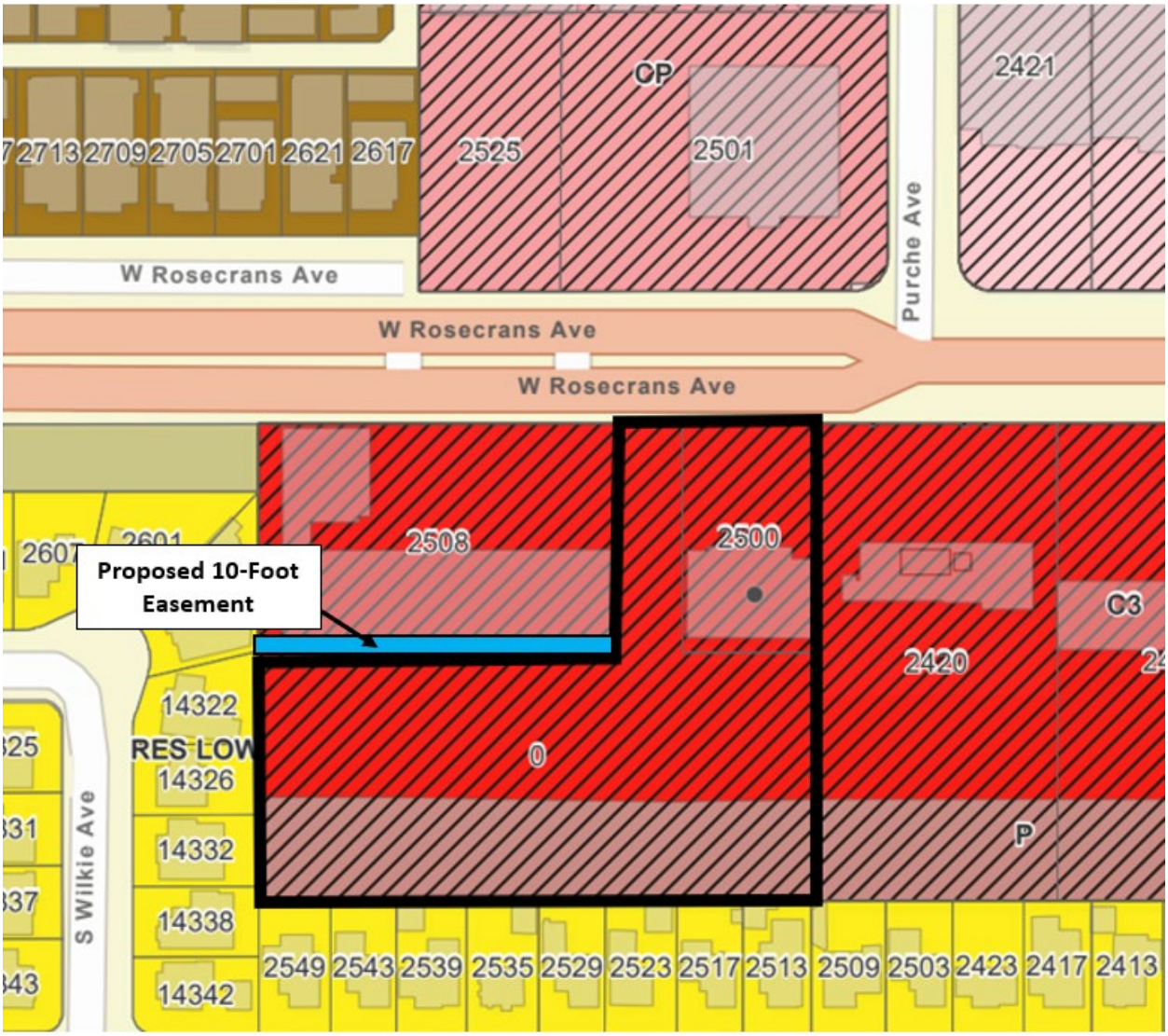


Table 1: Surrounding Uses

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project	C-3/P/MUO	Gen. Commercial/Mixed Use Overlay	Vacant/Abandoned Restaurant Building
North	C-P/MUO	Gen. Commercial/Mixed Use Overlay	Vacant Chase bank, Convalescent Hospital
South	R-1	Low Residential	Single- Family Residential
East	C-3/MUO	Gen. Commercial/Mixed Use Overlay	Car Wash
West	R-1/C-3/MUO	Low Density Residential Gen. Commercial/Mixed Use Overlay	Existing shopping center Single Family Residential

The applicant is proposing to demolish the existing vacant structure and utilize the remaining vacant land within the Property to develop a residential community consisting of ten buildings for 49 three-story attached townhomes with a mix of floor plans that include two to three-bedroom options ranging from 1,260 square feet to 1,659 square feet. The project also includes three (3) three-story, 2,010 square feet live-work townhome units fronting Rosecrans Avenue. Each live-work unit contains 320 square feet of ground-floor workspace that is accessible to the public. With a project size of 2.35 acres the project density is proposed at 22.1 dwelling units per acre.

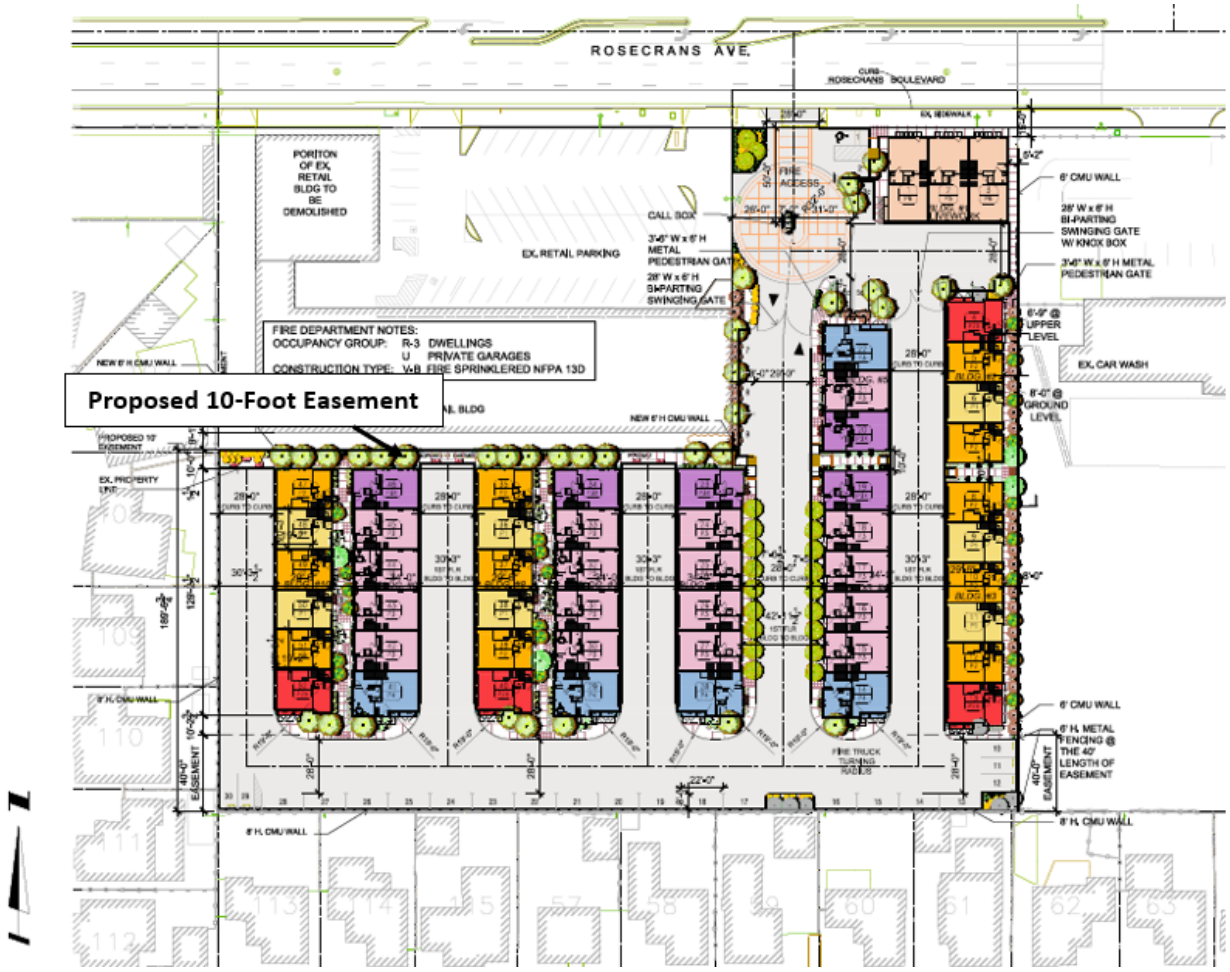
As the project is consistent with the General Plan and zoning the only requests for approval is for a Vesting Tentative Tract Map to create 52 townhomes in accordance with Gardena Municipal Code Chapter 17.08 and the Subdivision Map Act and Site Plan Review approval in accordance with Gardena Municipal Code sections 18.19.030.A and 18.44.010.

ANALYSIS

SITE PLAN REVEIW

Per Gardena Municipal Code ("GMC") Section 18.19.030.A, Site Plan Review is required for all mixed-use developments. Additionally, pursuant to GMC Section 18.44.010, any development project for which a general plan amendment, zone change, conditional use permit, variance, tract map, or other discretionary permit is being sought and for all new multifamily development of four or more units is subject to a Site Plan Review. The proposed project includes a vesting tentative tract map and proposes a mixed-use development consisting of 49 multifamily housing units and three live work units; therefore, site plan review is required. The following analysis is presented to describe the proposed project and any anticipated effects it may have on other properties in the vicinity and the City as a whole.

Figure 3: Site Plan



Development Standards for Mixed-Use Overlay Zone

The MUO zone is intended to allow a greater flexibility of development alternatives, especially attractive higher density residential development and live-work buildings in appropriate areas of the City. Residential and live-work units are allowed in this overlay zone.

The proposed development complies with the development standards of the Mixed-Use Overlay Zone (Section 18.19.060 of the Gardena Municipal Code) as seen in Table 2. Additionally, the project has been designed in such a way as to provide a buffer between commercial uses to the north and the single-family residential community to the south and east, as seen in the site plan (Figure 3). By placing the private driveway and guest parking on the southern and western side of the property, the development maintains the intent of the Parking zone to provide a buffer so that commercial uses are not closely located to the homes.

Table 2 - Development Standards, Gardena Municipal Code § 18.19.060

Development Standard Comparison			
Standard	***MUO Zone***	***Project***	***Compliant***
Lot Dimension – street frontage (*There are no other required dimensions for this zone)*	80 feet with curb cuts	150 feet	Yes
Project Area	1 acre minimum	2.35 AC	Yes
Density	20 DU/AC min. 30 DU/AC max.	22.1 DU/ AC	Yes
Dwelling Size *(Minimum)*	3 bedroom – 1,000 SF 2 bedroom – 800 SF 1 bedroom – 600 SF	3-4 Bedrooms 1,395 SF – 1,920 SF 2-Bedrooms – 1,365 SF Live/Work Units 3-Bedrooms – 2,010 SF	Yes
Height (Maximum*)*	40 feet, up to 45 feet with architectural projections	36 feet, 4 inches	Yes
Setbacks			
Front	12 feet minimum 20 feet maximum	16 feet	Yes
Side (West)	No setback requirement on the northern end (abutting C-3/MUO zone) 15 feet minimum on southern end (abutting R-1 zone)	+40 feet 28-30 feet	Yes Yes
Side (East)	No setback requirement	6 feet 9 inches	Yes

Rear	15 feet minimum	36 feet	Yes
Side (Easement)	10 feet minimum	10 feet (*with the granted easement from the property owner to the north of buildings 6-10)*	Yes
Distance Between Buildings	Side to side: 6 feet if openings are offset from adjacent openings; otherwise 10 feet	10 feet	Yes
Open Space	Residential – 150 SF/DU =7,350 SF Live Work – 100 SF/DU = 300 SF Total: 7,650 SF	13,860 SF	Yes
Parking	Live Work – 2 Resident spaces and 0.5 guest spaces Townhomes 2+ Bedrooms – Two-car enclosed garage Plus 0.5 guest parking space/unit Total: 133 parking spaces	134 parking spaces	Yes
Storage Space	120 CF/ DU	120.6 CF – 126.5 CF/DU	Yes

DU: Dwelling Unit
AC: Acres
SF: Square Feet
CF: Cubic Feet

Site plans may be approved where the Commission finds that the proposed development, including the uses and physical design are consistent with the general plan and municipal code and that the development will not adversely affect the orderly and harmonious development of the area and the general welfare of the City. Additionally, the following factors shall be considered in determining whether the site plan shall be approved.

1. The dimensions, shape and orientation of the parcel;

   The proposed project consists of two contiguous parcels. The more northern parcel fronts Rosecrans Avenue and measures 100 feet wide by 172 feet in depth. The other parcel within the project area has an irregular shape in which the northern end of the parcel abuts Rosecrans Avenue and measures 50 feet wide by 172 in depth. The south end of the same parcel stretches down another 179 linear feet and wraps around the adjacent commercial property to the east. Additionally, the property owner to the north of the condominium units in building 6 through 10 is granting a ten-foot easement to the property owner to provide for walkways and setbacks which is considered part of the project site. The total project site is made up of 2.35 acres. Pedestrian and vehicular access to the site will be off of Rosecrans Avenue that will then lead to privacy gate providing access to the townhome units. The dimension and orientation of the project site sets the stage for a development that offers open space opportunities, ample parking, and landscaping.

2. The placement of buildings and structures on the parcel;

   The proposed project consists of ten separate townhome buildings that contain between three to six attached condominium units and one building that includes three live-work units. The ten townhome buildings are oriented from north to south with a shared driveway between building. The live-work units are located on the northern end of the site and are oriented towards Rosecrans Avenue with adequate parking for residences, guests, and patrons. All units include an attached two-car garage accessible by private driveways. Guest parking spaces for the townhomes units is largely located along the southern property line, abutting the adjacent single-family homes. Furthermore, the subdivision has been designed to provide adequate access for vehicles by a two-way driveway, for pedestrians by private walkways that are located away from traffic, and for all necessary emergency access.

3. The height, setbacks, bulk and building materials;

   The MUO zone allows for a maximum height of 40-feet, with an additional five feet allowed for architectural projections and shall consist of no more than four stories. The proposed structures are all three-stories that are 36 feet and four-inches in height.

   The proposed development is setback 12-feet from the face of the curb along Rosecrans Avenue. Along the east side the property the buildings are setback six-feet and nine-inches. To provide adequate privacy for the single-family residences to the west and south of the subject property the project includes a private driveway within these areas that are directly abutting. Therefore, the buildings located to the southwest of the project site will have a side setback of 28 feet and those along the south end of the property will be setback 36 feet. Lastly, the property owner to the

north of the condominium units within buildings 6 through 10 is granting a 10-foot easement to allow the project to meet the minimum side yard setback in this part of the project area.

The proposed project consists of a contemporary architectural theme consisting of various roof pitches and changes in plane that assists in the scaling and massing of the proposed structures. The proposed height, setbacks, bulk, and building materials of the development are consistent with section 18.42.095 of the Municipal Code. The general perception of the size and volume of the buildings is compatible with that of the surrounding neighborhood, and varied façade helps to decrease the massing of the buildings.

4. The distance between buildings or structures;

The proposed residential development will be meeting the minimum distance between buildings of 10-feet between all condominium buildings that are side to side.

5. The location, number, and layout of off-street parking and loading spaces;

Per the Gardena Municipal Code, Chapter 18.40, a mixed-use development of this size requires 133 parking spaces: 2 parking spaces per unit, one-half space per unit for guest parking, plus three additional parking spaces for every 1,000 square feet of nonresidential square footage for live-work units. The proposed project meets and exceeds this requirement by providing a total of 134 parking spaces: 104 garage spaces, 26 guest spaces, and four additional spaces to accommodate the patrons of the live-work units (Table 3). Every two-car garage will have a minimum interior dimension of nineteen feet in width by nineteen feet in depth. The majority of the guest parking spaces are located along the south property line behind a vehicular gate. Guest and patron parking spaces for the live-work units are located outside of the gated area on the northern end of the site.
Table 3 – Parking Standards

	Required	**Proposed**
Multiple family dwellings & Live/Work unit with 2 or more bedrooms: 2 spaces per unit	104	104
Multiple family dwellings & Live/Work units – guest parking: 0.5 space per unit	26	26
Live/work units –Three additional parking spaces shall be provided for every 1,000 square feet of non-residential square footage (960 SF x 3/ 1,000)	3	4
	133	**134**

6. The internal vehicular patterns and pedestrian safety features;

The primary vehicular access to the site is proposed off Rosecrans Avenue that will lead to a landscaped roundabout. Access to the residential townhomes are provided by two swinging vehicular gates that lead to the private garages and guest parking spaces. All driveways provide for two-way traffic; however, they do not provide for through traffic.

Proposed pedestrian amenities include walkways that run throughout the project site and communal areas. A perimeter wall will enclose the community on the sides and rear ends of the project.

The proposed internal vehicular patterns and pedestrian safety features of the site are consistent with Municipal Code Section 18.42.095 E. By separating driveways from pedestrian walkways, the proposed development helps to ensure automobile uses do not detract from the pedestrian orientation of the site.

7. The location, amount, and nature of landscaping;

A conceptual landscape plan and plant palette were prepared that provides landscaping throughout the development. The project includes linear paseos between the buildings and along the perimeters of the site that have ample landscaping throughout creating an attractive space. To further enhance the open space areas art panels will be mounted on the block wall along the paseo that runs east to west, north of the buildings 6, 7, 8, 9 and 10. The total proposed area of common area is 13,860 square feet and includes various landscape ground cover and planting. Various trees are also located along the Rosecrans Avenue frontage enhancing the curb public view.

In addition, the proposed plant palette includes species that are tolerant of local environmental conditions and require low maintenance. As a condition of approval, all landscaping is to be maintained by the development's homeowner's association. The Landscape Plan is attached for further reference (Exhibit B).

8. The placement, height and, direction of illumination of light standards;

The applicant is proposing to properly light all entrances into the buildings and communal spaces including the common open spaces and parking areas. Additionally, as conditioned, the applicant shall provide a lighting plan that shall demonstrate an average of 2-foot candle with no single point less than 1-foot candle for all public/common areas. All lighting fixtures will be either shielded or located in such a manner as to mitigate the impact to interior living spaces and neighboring properties.

9. The location, number, size and height of signs;

   The provisions of Chapter 18.58 of the Gardena Municipal Code shall apply to signs within the proposed project. Address numbers will be lighted for safety and aesthetics.

10. The location, height and materials of walls, fences or hedges;

    The development includes an eight-foot high decorative block wall along the west and south property lines, and a six-foot high block wall along the remaining side perimeters. There are two metal vehicular gates provide access to the 49 residential townhomes within the development. Pedestrian access to the townhome development is provided by three- and one-half-foot metal gates located to the side of the vehicular gates.

11. The location and method of screening refuse and storage areas, roof equipment, pipes, vents, utility equipment and all equipment not contained in the main buildings of the development;

    Refuse areas for the proposed project are located within the enclosed garages of each individual residence in a way that will not obstruct the designated parking spaces. Where utilities or all other equipment not contained in the main building exist, a combination of screen walls, trellises, vines, or shrubbery are used to screen them from sight.

    Therefore, the project is consistent with Municipal Code Sections 18.42.130 and 18.42.140 by ensuring trash receptacles are entirely hidden from view and mechanical equipment is to be screened.

12. Such other information which the community development director or commission may require to make the necessary findings that the provisions of this code are being complied with.

    No additional information is required to make the necessary findings that the provisions of this code comply with the proposed plan

VESTING TENTATIVE TRACT MAP #83182 (VTTM #4-20)

The purpose of the vesting tentative tract map review is to identify those conditions that should be applied to each parcel to ensure that each parcel is designed so as to comply with the State Subdivision Map Act and good design practice. As stated above, the applicant proposes a Vesting Tentative Tract Map (VTTM) for the 52-unit townhome project.

In accordance with the City of Gardena General Plan, including the Open Space Plan, and in accordance with the Subdivision Map Act, specifically Government Code Section 66477, the City of Gardena requires either the dedication of land, the payment of fees, or a combination of both for the park or recreational purposes as a condition of the approval of a tentative or parcel map for residential subdivisions. The total parkland required for the subject project is 0.46 gross acres. The applicant has chosen to pay the in-lieu fee which is $10,000 per unit in accordance with Resolution No. 6433. Total in lieu park fees due is $520,000 and shall be paid in full to the City prior to final map.

The condominium development will be regulated by specific covenants, conditions and restrictions (CC&Rs) that are enforced by a Homeowners Association. The condominium owners will have mutual ownership of the "common" areas within the development, and individual ownership of the "air space" occupied by each unit. These areas will be delineated on a condominium plan, which will be filed with the Department of Real Estate.

The State Subdivision Map Act includes a list of grounds for denial; if any one of the findings is made, the map must be denied:

- ❖ The map and design and improvement of the proposed subdivision is not consistent with applicable general and specific plan (§ 66474; § 66473.5)
  - The Land Use Plan and the zoning map currently designate the project site as General Commercial; Mixed Use Overlay (C-3/MUO), respectively. The proposed project will involve 52 townhomes three of which are live-work units fronting Rosecrans Avenue and will be consistent with the following goals and policies of the General Plan as set forth below. There are no applicable Specific Plans.

  - The City's Housing Element identifies various goals and policies that will set the stage for new opportunities for housing. Housing Plan Goal 4 provides for adequate residential sites through appropriate land use and zoning to accommodate the City's share of regional housing needs. Policies for Goal 4 include implementing land use policies that allow for a range of residential densities (Policy 4.1) and encourage development at maximum attainable densities (Policy 4.4). The proposed project will provide a density of 22.1 dwelling units per acre. Therefore, the project will be consistent with the City's General Plan Land Use Plan and Housing Element Plan and meets the minimum requirements of the MUO zone.

- ❖ The site is not physically suitable for the type or density of development (§ 66474)
  - The site is 2.35 gross acres and is essentially flat. The subject parcel can accommodate the 52 units within the various proposed buildings and the development adheres to the Gardena Municipal Code standards.

❖ The design of the subdivision or the proposed improvements are likely to cause serious public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (§ 66474)

- The property was previously a vacant parcel and another parcel was developed with a standalone restaurant building and is currently vacant. There is no substantial natural environment, fish, or wildlife in the area which will be harmed by the proposed project. Furthermore, the subdivision has been designed to provide adequate access for pedestrians and vehicles, guests and residents, and emergency access. The townhomes, including live-work units are a mixed-use development in a commercial area and adjacent to a residential zone and are not expected to create environmental damage or public health problems.

❖ The design of the subdivision or type of improvements will conflict with public access easements. (§ 66474)

- The subdivision was designed so as not to interfere with all existing public access easements including for road, highway and alley improvements, storm drain and an easement for underground telegraphing communication equipment. The applicant is proposing two additional public access easements to the gated 49 townhome units for ingress and egress of emergency and public service vehicles. Additionally, the project includes an easement for the new public utilities. The applicant is also proposing a 10-foot private easement with the abutting commercial property. The property owner to the north of the condominium units (buildings 6 - 10) is granting a 10-foot easement to provide for walkways and setbacks which is considered part of the project site. This is a private easement and will not interfere with any existing or new public access easements.

❖ The design of the subdivision does not provide for, to the extent feasible, future passive or natural heating and cooling opportunities (§ 66473.1)

- During winter, a north/south alignment of parcels provides for southern exposure to the winter path of the sun. During the summer, prevailing winds are west southwest from the north (Los Angeles International Airport) and west from the south (Torrance Airport). The general direction of these prevailing winds can be expected to allow the development to benefit from natural and passive cooling opportunities in the summer. The buildings all have solar power. Therefore, the design of the proposed subdivision provides for the configuration structures to provide for future passive or natural heating and cooling opportunities.

- Additionally, all buildings will comply with Title 24 requirements, including Cal Green standards. Each unit will be solar powered and use all electric utilities and infrastructure.

There are no grounds upon which to deny the map. Therefore, with the conditions of approval, the subdivision and subdivision design will be consistent with the General Plan and State Subdivision Map Act as supplemented by Title 17 of the Gardena Municipal Code.

GENERAL PLAN AND ZONING CONSISTENCY

The General Plan land use designation for the subject property is Commercial and Mixed-Use Overlay and zoning is General Commercial/Parking/Mixed Use Overlay (C-3/P/MUO). The General Commercial land use designation is intended for commercial uses such as regional retail, automobile dealerships, supermarkets, junior department stores, financial centers, professional offices, restaurants, and other commercial uses oriented to the traveling public.

Additionally, the Mixed-Use Overlay permits residential development on selected areas designated for Commercial and Industrial land uses. The purpose of this land use designation is to allow greater flexibility of development alternatives, especially attractive higher density residential development in appropriate areas that are experiencing both physical and economic blight. Allowing the development of the 52-unit residential with live-work project on an underutilized site would be consistent with various goals and policies of the General Plan including the following:

- LU Policy 1.2: Promote sound housing and attractive and safe residential neighborhoods.
- LU 1.4: Locate new medium- and high-density residential developments near neighborhood and community shopping centers with commensurate high levels of community services and facilities.
- LU Policy 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking, and pedestrian features in multi-family residential developments.
- LU 1.9: Allow well designed and attractive residential mixed-use development to occur on existing underutilized commercial/industrial blocks designated as Mixed-Use Overlay.
- LU 1.10: Provide adequate off-street parking, open space and landscaping for both residential and business use in all mixed-use development.
- LU 1.12: Require infill development to provide adequate amenities to minimize the impact of such development on the immediate neighborhood and on City services generally, including off-street parking to meet the additional demand placed on street parking.

  The proposed mixed use development will introduce 52 residential units.

- DS Goal 2: Enhance the aesthetic quality of the residential neighborhoods in the City.
- DS 2.1: Provide stronger design guidelines for residential development, including both new construction and additions to existing single-family units or multi-family dwellings.

- DS 2.2: Ensure that new and remodeled dwelling units are designed with architectural styles, which are varied and are compatible in scale and character with existing buildings and the natural surroundings.
- DS Policy 2.3: Encourage a variety of architectural styles, massing, floor plans, color schemes, building materials, façade treatments, elevation and wall articulations.
- DS 2.7: Require appropriate setbacks, massing, articulation and height limits to provide privacy and compatibility where multiple family housing is developed adjacent to singlefamily housing.
- DS 2.9: Integrate new residential developments with the surrounding built environment. In addition, encourage a strong relationship between the dwelling and the street.
- DS Policy 2.10: Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a "greener" environment for residents and those viewing from public areas.
- DS 3.2: Promote pedestrian amenities in mixed-use developments and along arterials.
- DS 3.5: Encourage underground parking or surface parking with effective landscape buffers to minimize the visual impact of parking areas.
- Housing Plan Goal 4: provide for adequate residential sites through appropriate land use and zoning to accommodate the City's share of regional housing needs.
- Housing Policy 4.1: Implement land use policies that allow for a range of residential densities.
- Housing Policy 4.4: Encourage development at maximum attainable densities and encourage use of density bonuses for inclusion of affordable units.

The project site consolidates two parcels which are vacant and underutilized commercial parcels with a mixed-use overlay. The project will create a new 52-unit residential condominium project with a variety of floor plans for the townhomes and live-work units. The buildings are well-articulated and incorporate a variety of building materials, textures, and colors. Except for the live-work units which will be open to the public, the other housing will be gated.

The project provides common open space in the form of lush, landscaped paseos and private open space in the form of second story covered decks. Various plants and shrubbery will be placed in the front yard setback that fronts Rosecrans Avenue enhancing the overall public view of not only the subject property, but the overall neighborhood.

The project adds 52 single-family attached residences to the City's overall housing stock. The residential development creates an attractive living environment for prospective homebuyers in this area of Gardena.

Therefore, upon approval of the site plan review and vesting tentative tract map and issuance of the conditions of approval, the project would not change the character of the community and be consistent with the Gardena Municipal Code and General Plan.

ENVIRONMENTAL CONSIDERATIONS

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15332, in-fill development. The project is consistent with the applicable general plan and zoning designations of Mixed-Use Overlay. The project occurs within the City boundaries on a site of less than 5 acres which is surrounded by urban uses; had no value as habitat for endangered, rare or threatened species; and can adequately be served by all required utilities and public services. Further, approval will not result in any significant effects for traffic, noise, air or water. The City's environmental consultant, Kimley-Horn and Associates, Inc, conducted a CEQA compliance review for the subject project and presented those findings in a technical memorandum along with technical assessments for transportation, noise, and air quality (Attachment 2). The assessments completed by Kimley-Horn and Associates determined that there were no significant impacts or less than significant impacts with regard to traffic, noise, and air. In regard to water quality, the applicant will be subject to the requirements of the National Pollutant Discharge Elimination System (NPDES) and Gardena Municipal Code Chapter 8.70 regarding Stormwater and Runoff Pollution control. Additionally, a Preliminary Hydrology Study and Preliminary Low Impact Development (LID) Report have been prepared for the proposed project. The LID report is a stormwater management strategy that seeks to mitigate the impacts of increases in runoff and stormwater pollution as close to its source as possible. The report comprises a set of site design approaches and Best Management Practices (BMPs) that promote the use of natural systems for infiltration, evapotranspiration, and use of stormwater. Compliance with NPDES and Gardena Municipal Code requirements which require the implementation of LID BMPs, the project would not violate any water quality standards. Therefore, the project qualifies for a categorical exemption under Class 32, for in-fill development.

The project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact; this project is for the addition of 52 single-family homes in an area of the City which has a General Plan and zoning designation for this type of use. The proposed Project is not expected to have a significant effect on the environment due to unusual circumstances as justified by the assessment completed by the environmental consultant (Attachment 2). The project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted. Therefore, the project is categorically exempt from CEQA.

NOTICING

The public hearing notice for Site Plan Review #5-20 and Vesting Tentative Tract Map #4-20 was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on November 5, 2020. A copy of Proof of Publication and the Affidavit of Mailing are on file in the office of the Community Development Department, Room 101, City Hall, and are considered part of the administrative record. On November 17, 2020, the public hearing was opened and continued to December 1, 2020.

RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission:

1. Receive staff report;
2. Conduct Public hearing to receive testimony from the public; and
3. Adopt Resolution No. PC 13-20 approving Site Plan Review #5-20 and Vesting Tentative Tract Map #4-20, subject to the attached conditions of approval, and directing staff to file a Notice of Exemption.

ATTACHMENTS

Attachment 1 - Resolution No. PC 13-20
- Exhibit A – Draft Conditions of Approval
- Exhibit B – Architectural Plans
- Exhibit C – Vesting Tentative Tract Map

Attachment 2 – CEQA Compliance Memorandum

RESOLUTION NO. PC 13-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING SITE PLAN REVIEW #5-20 AND VESTING TENTATIVE TRACT MAP #4-20 FOR THE CONSTRUCTION OF 52 NEW RESIDENTIAL CONDOMINIUM UNITS IN THE GENERAL COMMERCIAL AND MIXED-USE OVERLAY (C-3/MUO) ZONE PER SECTION 18.44.010.A AND CHAPTER 17.08 OF THE GARDENA MUNICIPAL CODE, AND DIRECTION TO STAFF TO FILE A NOTICE OF EXEMPTION

(2500 WEST ROSECRANS AVENUE) (APN: 4064-003-028, 040)

THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. RECITALS

A. On August 19, 2020, G3 Urban Inc., the applicant, submitted an application for a Site Plan Review and a Vesting Tentative Tract Map to develop 53 residential units, including three live work units, in ten buildings located at 2500 Rosecrans Avenue, comprising of 2.35 gross acres (the "Property");

B. The project was reduced to 52 units in order to comply with the requirements of the Los Angeles County Fire Department for a proper fire access driveway within the entrance of the development. The actions required include approving a site plan review for the development and a tentative tract map for the subdivision;

C. The project site has a General Plan land use designation of General Commercial and Mixed Use Overlay and the zoning is General Commercial (C-3) and Mixed-Use Overlay (MUO);

D. The subject property is bounded by a vacant bank facility and convalescent hospital (C-P/MUO) to the north across Rosecrans Avenue, a carwash facility (C-3) to the east, and single-family homes (R-1) to the west and south of the project site;

E. On November 5, 2020, a public hearing was duly noticed for the Planning and Environmental Quality Commission meeting for November 17, 2020;

F. On November 17, 2020 the Planning Commission opened and continued the public hearing to December 1, 2020;

G. On December 1, 2020 the Planning Commission held the public hearing at which time it considered all material and evidence, whether written or oral; and

H. In making the various findings set forth herein, the Planning Commission has considered all of the evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code. The record of these proceedings can be found at the Community Development Department, Room 101, 1700 West 162nd Street, Gardena, California. The Director of Community Development is the custodian of such record.

SECTION 2. SITE PLAN REVIEW

Site Plan Review (#5-20) for the construction of 52 new townhomes, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A. The plans being approved are dated October 7, 2020, and attached hereto as Exhibit B, as the same may be modified by the conditions of approval.

1. ***The proposed development, including the uses and physical design, is consistent with the intent and general purpose of the general plan and provisions of the municipal code.***

   The General Plan land use designation for the subject property is Commercial and Mixed-Use Overlay and the zoning is General Commercial/Parking/Mixed Use Overlay (C-3/P/MUO). The General Commercial land use designation is intended for commercial uses such as regional retail, automobile dealerships, supermarkets, junior department stores, financial centers, professional offices, restaurants, and other commercial uses oriented to the traveling public. As shown in the staff report, which is incorporated by reference, the site plan meets or exceeds all development standards of the MUO zoning code.

   Additionally, the Mixed-Use Overlay permits residential development on selected areas designated for Commercial and Industrial land uses. The purpose of this land use designation is to allow greater flexibility of development alternatives, especially attractive higher density residential development in appropriate areas that are experiencing both physical and economic blight. As explained in the staff report which is incorporated by reference, allowing the development of the 52-unit residential with live-work project on an underutilized site would be consistent with various goals and policies of the General Plan including the following: LU Policy 1.2, LU Policy 1.4, LU Policy 1.5, LU Policy 1.9, LU Policy 1.10, LU Policy 1.12, DS Goal 2, DS Policy 2.2, DS Policy 2.3, DS Policy 2.7, DS Policy 2.9, DS Policy 2.10, DS Policy 3.2, DS Policy 3.5, Housing Plan Goal 1, Housing Plan Goal 4, Housing Policy 4.1, and Housing Policy 4.4.

   - *The project site consolidates two parcels which are vacant and underutilized commercial parcels with a mixed-use overlay. The project will create a new 52-unit residential condominium project with a variety of floor plans for the townhomes and live-work units. The buildings are well-articulated and incorporate a variety of building materials, textures, and colors. Except for the live-work units which will be open to the public, the other housing will be gated.*

     The project provides common open space in the form of lush, landscaped paseos and private open space in the form of second story covered decks. Various plants and shrubbery will be placed in the front yard setback that fronts Rosecrans Avenue enhancing the overall public view of not only the subject property, but the overall neighborhood.

     The project adds 52 single-family attached residences to the City's overall housing stock. The residential development creates an attractive living environment for prospective homebuyers in this area of Gardena.

2. ***The proposed development will not adversely affect the orderly and harmonious development of the area and the general welfare of the city.***

   As set forth above and in the staff report, which is incorporated by reference, the proposed

site plan meets all of the development requirements, and the proposal, as conditioned, will be compatible with, and not detrimental to, the surrounding land uses and general welfare of the City.

3. ***The Project complies with all applicable development standards of the MUO zone as set forth in the staff report and the design criteria of the Gardena Municipal Code Section 18.42.095***.

- ***Scale and Massing. The general perception of the size and volume of a building shall be compatible with and not more massive than that of surrounding buildings. Multiple massing, front facing and varied facade detailing are methods that can be used to reduce the scale of two-story homes.*** The MUO zone allows for a maximum height of 40-feet, with an additional five feet allowed for architectural projections and shall consist of no more than four stories. The proposed structures are all three-stories that are 36 feet and four-inches in height. The proposed project consists of a contemporary architectural theme consisting of various roof pitches and changes in plane that assists in the scaling and massing of the proposed structures. The general perception of the size and volume of the buildings is compatible with that of the surrounding neighborhood, and varied façade helps to decrease the massing of the buildings.

- ***Street-Facing Entries. Homes and multi-unit dwellings shall have primary entrances and doorways oriented toward the street, rather than away from the street, to the greatest extent feasible***.
  The project also includes three (3) three-story, 2,010 square feet live-work townhome units fronting Rosecrans Avenue. Each live-work unit contains 320 square feet of ground-floor workspace with doorways oriented toward the street. Pedestrian and patron entrance into the development is provided by a private walkway along the Rosecrans Avenue.

- ***Architectural Detailing. Structures and walls and rooflines of structures shall contain a variety of distinct parts, architectural elements and surface treatments.***
  The proposed project consists of a modern architectural theme with decorative materials such as masonry veneer, stucco, faux wood tile, foam trim, and wooden posts/beams. Other distinct parts of the architecture include variation in planes, various roof pitches, and projected second-story decks.

- ***Rooflines. The rooflines provide a finishing visual detail for the residential structure. Varied rooflines reduce the scale of development. Single massing and box-like structures with minimal facade articulation shall be prohibited.*** The Project provides various roof pitches on all sides of all ten buildings with substantial amount of articulation.

- ***Garages, Driveways and Parking. The structures and paved surfaces devoted to cars have a major impact on the visual quality of the neighborhood and shall not dominate, detract from the architectural details or divide the visual impact of the site.***
  The parking structures are attached to each unit and are architecturally compatible. The driveway of the Project will have a newly paved driveway that will include colored pavers in the entrance that will enhance the Property and the overall aesthetics of the residential neighborhood.

- ***Walls and Fences. While they can provide privacy and a perception of security, walls and fences affect the visual quality of the neighborhood. Walls and fences visible from the street shall be compatible with the finish material and architecture of the structures and softened with landscape treatment placed at the base of or grown on the face of the wall or fence.***
  The development includes an eight-foot high decorative block wall along the west and south property lines, and a six-foot high block wall along the remaining side perimeters. There are two metal vehicular gates provide access to the 49 residential townhomes within the development. Pedestrian access to the townhome development is provided by three- and one-half-foot metal gates located to the side of the vehicular gates.

- ***Materials, Color and Texture. The pattern of colors, materials and surface treatment of structures affect not only the image of the buildings, but also the overall identity of the neighborhood. Selection of materials, color and surface treatment shall be compatible with architectural style of the structures. Neutral colors with the use of appropriate accent colors are the easiest to maintain and are preferred.***
  The proposed project consists of a modern architectural with a light neutral color palette. The buildings include a variety of finishing materials such as masonry veneer, stucco, faux wood tile, foam trim, and wooden posts/beams.

SECTION 3. VESTING TENTATIVE TRACT MAP NO. 83182 (VTTM #4-20)

Vesting Tentative Tract Map No. 83182, as shown on Exhibit C, creating 52 condominium lots is hereby approved, subject to the conditions of approval attached as Exhibit A based on the fact that none of the findings which would prohibit the approval of a map are present and the map satisfies all of the requirements of the Gardena Municipal Code Chapter 17.08 and Government Code Sections 66474, 66473.1, and 66473.5.

A. The map and design and improvement of the proposed subdivision is consistent with applicable general and specific plan (Government Code § 66474; § 66473.5).

The Land Use Plan and the zoning map currently designate the project site as General Commercial; Mixed Use Overlay (C-3/MUO), respectively. The proposed project will involve 52 townhomes, three of which are live-work units fronting Rosecrans Avenue and

will be consistent with the following goals and policies of the General Plan as set forth in the staff report: LU Policy 1.2, LU Policy 1.4, LU Policy 1.5, LU Policy 1.9, LU Policy 1.10, LU Policy 1.12, DS Goal 2, DS Policy 2.2, DS Policy 2.3, DS Policy 2.7, DS Policy 2.9, DS Policy 2.10, DS Policy 3.2, and DS Policy 3.5. There are no applicable Specific Plans.

The City's Housing Element identifies various goals and policies that will set the stage for new opportunities for housing. Housing Plan Goal 4 provides for adequate residential sites through appropriate land use and zoning to accommodate the City's share of regional housing needs. Policies for Goal 4 include implementing land use policies that allow for a range of residential densities (Policy 4.1) and encourage development at maximum attainable densities (Policy 4.4). The proposed project will provide a density of 22.1 dwelling units per acre. Therefore, the project will be consistent with the City's General Plan Land Use Plan and Housing Element Plan and meets the minimum requirements of the MUO zone.

B. The site is physically suitable for the type or density of development (Government Code § 66474).

The site is 2.35 gross acres and is essentially flat. The subject parcel can accommodate the 52 units within the various proposed buildings and the development adheres to the Gardena Municipal Code standards.

C. The design of the subdivision and the proposed improvements will not cause serious public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (Government Code § 66474).

The property was previously a vacant parcel and another parcel was developed with a standalone restaurant building and is currently vacant. There is no substantial natural environment, fish, or wildlife in the area which will be harmed by the proposed project. Furthermore, the subdivision has been designed to provide adequate access for pedestrians and vehicles, guests and residents, and emergency access. The townhomes, including live-work units are a mixed-use development in a commercial area and adjacent to a residential zone and are not expected to create environmental damage or public health problems.

D. The design of the subdivision or type of improvements will not conflict with public access easements (Government Code § 66474).

The subdivision was designed so as not to interfere with all existing public access easements including for road, highway and alley improvements, storm drain and an easement for underground telegraphing communication equipment. The applicant is proposing two additional public access easements to the gated 49 townhome units for ingress and egress of emergency and public service vehicles. Additionally, the project includes an easement for the new public utilities. The applicant is also proposing a 10-foot private easement with the abutting commercial property. The property owner to the north of the condominium units (buildings 6 - 10) is granting a 10-foot easement to provide for

walkways and setbacks which is considered part of the project site. This is a private easement and will not interfere with any existing or new public access easements.

E. The design of the subdivision provides for, to the extent feasible, future passive or natural heating and cooling opportunities (Government Code § 66473.1).

During winter, a north/south alignment of parcels provides for southern exposure to the winter path of the sun. During the summer, prevailing winds are west southwest from the north (Los Angeles International Airport) and west from the south (Torrance Airport). The general direction of these prevailing winds can be expected to allow the development to benefit from natural and passive cooling opportunities in the summer. The buildings all have solar power. Therefore, the design of the proposed subdivision provides for the configuration structures to provide for future passive or natural heating and cooling opportunities.

There are no grounds upon which to deny the map. Therefore, with the conditions of approval, the subdivision and subdivision design will be consistent with the General Plan and State Subdivision Map Act as supplemented by Title 17 of the Gardena Municipal Code.

SECTION 4. CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following exemption:
    - The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15332, in-fill development. The project is consistent with the applicable general plan and zoning designations of Mixed-Use Overlay. The project occurs within the City boundaries on a site of less than 5 acres which is surrounded by urban uses; had no value as habitat for endangered, rare or threatened species; and can adequately be served by all required utilities and public services. Further, approval will not result in any significant effects for traffic, noise, air or water. The City's environmental consultant, Kimley-Horn and Associates, Inc, conducted a CEQA compliance review for the subject project and presented those findings in a technical memorandum along with technical assessments for transportation, noise, and air quality. The assessments completed by Kimley-Horn and Associates determined that there were no significant impacts or less than significant impacts with regard to traffic, noise, and air. In regard to water quality, the applicant will be subject to the requirements of the National Pollutant Discharge Elimination System (NPDES) and Gardena Municipal Code Chapter 8.70 regarding Stormwater and Runoff Pollution control. Additionally, a Preliminary Hydrology Study and Preliminary Low Impact Development (LID) Report have been prepared for the project. The LID report is a stormwater management strategy that seeks to mitigate the impacts of increases in runoff and stormwater pollution as close to its source as possible. The report comprises a set of site design approaches and Best Management Practices (BMPs) that promote the use of natural systems for infiltration,

evapotranspiration, and use of stormwater. Compliance with NPDES and Gardena Municipal Code requirements which require the implementation of LID BMPs, the project would not violate any water quality standards. Therefore, the project qualifies for a categorical exemption under Class 32, for in-fill development.

B. The project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact; this project is for the addition of 52 single-family homes in an area of the City which has a General Plan and zoning designation for this type of use. The proposed Project is not expected to have a significant effect on the environment due to unusual circumstances as justified by the assessment completed by the environmental consultant. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted. Therefore, the project is categorically exempt from CEQA.

C. Staff is hereby directed to file a Notice of Exemption.

SECTION 5. EFFECTIVE DATE/APPEAL.

This Resolution shall be effective immediately. The time to file an appeal pursuant to Titles 17 and 18 of the Gardena Municipal Code is ten days from the date of adoption of this Resolution. Failure to file an appeal constitutes a failure to exhaust administrative remedies.

PASSED, APPROVED, AND ADOPTED this 1st day of December, 2020

_____
BRENDA JACKSON, CHAIR
PLANNING COMMISSION

ATTEST:

_____
RAYMOND BARRAGAN, SECRETARY
PLANNING COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Raymond Barragan, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify the following:

1. That a copy of this Resolution and the draft conditions of approval (Exhibit A) will be sent to the applicant and to the City Council as a report of the findings and action of the Planning and Environmental Quality Commission; and

2. That the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 1st day of December, 2020, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:

Attachments:

Exhibit A – Conditions of Approval
Exhibit B – Architectural Plans
Exhibit C – Vesting Tentative Tract Map #83182 (VTTM#4-20)

EXHIBITA

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR ENVIRONMENTAL ASSESSMENT #10-20; SITE PLAN REVIEW #5-20; VESTING TENTATATIVE TRACT MAP NO. 83182 (#4-20)

GENERAL CONDITIONS

GC 1. The applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement. A copy of the signed document shall be submitted to the Community Development Department prior to issuance of any construction permit.

GC 2. Development of this site shall comply with the requirements and regulations of Title 15 (Building and Construction), Title 17 (Subdivisions) and Title 18 (Zoning) of the Gardena Municipal Code.

GC 3. The applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.

GC 4. The applicant shall provide the City with a copy of the Covenants, Conditions and Restrictions (CC&Rs) which shall apply to the townhomes for review and approval prior to approval of the final map or issuance of a certificate of occupancy, not including model homes. The CC&Rs shall include all items listed in these conditions which are required to be included in the CC&Rs or items for which the HOA is responsible. At a minimum, the following provisions shall be included, as may be further detailed by these conditions. The failure to include a condition on the list below does not relieve the responsibility to include it in the CC&Rs if otherwise provided herein:

a. Any revisions to the CC&Rs shall require prior city approval (PL 5).
b. All landscaping to be kept in a healthy and well-kept manner (PL 4).
c. Maintenance and repair obligations of all private streets/driveways (BS 12).
d. Maintenance and repair obligations of all open spaces and Common Area.
e. The Security Gates shall be maintained, in good condition (BS 17).
f. Prohibition against outdoor storage.
g. Prohibition against alterations to architectural treatments (PL 7).
h. All garage spaces shall be maintained in such a manner as to be able to be used for parking of two cars.
i. Prohibition against parking in driveway areas and in front of garages.
j. A requirement that trash cans shall be kept in the garage or out of public view, except for pick up.
k. Residents' vehicles shall be stored in the garages at all times while on the site.

l. Residents shall not be allowed to use Guest Parking for their own vehicles.
m. The entire site, all walls and fencing, and all building walls shall be maintained at all times free and clear of litter, rubbish, debris, weeds, and graffiti. Graffiti shall be removed within 24 hours and if paint is used to cover the graffiti, it shall be of the same color and texture as the building wall.

When the draft is provided to the City for review, it shall be accompanied by a table specifying where each of the above conditions can be found.

GC 5. Prior to commencement of work, the contractor/developer shall schedule a pre-job meeting with the City's engineering and building inspectors to minimize construction noise levels, including sound-reduction equipment as deemed necessary by the City. Prior to the issuance of demolition or construction permits, the contractor/developer shall prepare and implement a construction management plan, approved by the City, which includes procedures to minimize off-site transportation of heavy construction equipment.

GC 6. The site layout and physical appearance of the structures shall be in accordance with the plans dated October 7, 2020, presented to and approved by the Planning and Environmental Quality Commission and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision, as modified by such decision. Minor modifications or alterations to the design, style, colors, and materials shall be subject to the review and approval of the Community Development Director. Substantial modifications will require review and approval by the Planning Commission.

GC 7. Grading and construction activities on the project site shall adhere to the requirements of Chapter 8.36 of the Gardena Municipal Code, which limits construction activities to the hours of 7 a.m. to 6 p.m., Monday through Friday, and 9 a.m. to 6 p.m. on Saturdays. Construction activities on Sundays and Federal holidays are strictly prohibited.

GC 8. Trash pick-up and other exterior facility cleaning activities shall be restricted to the hours of 7 a.m. to 6 p.m., Monday through Friday. These activities shall be prohibited during peak traffic hours.

GC 9. Any and all roof-mounted equipment, devices or materials shall be totally screened from public view. The screen enclosures shall be constructed of the same or similar materials, colors, and texture of the building.

GC 10. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including review of all documents required by these conditions of approval.

GC 11. The applicant/developer shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding, damages, costs (including, without limitation, attorney's fees), injuries, or liability against the City or its agents, officers, or employees arising out of the City's approval of Environmental Assessment #10-20, Site Plan Review #5-20, Vesting Tentative Tract Map #4-20 (VTTM No. 83182), and the subsequent Notice of Exemption. The City shall promptly notify the applicant/developer of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant/developer is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant/developer of any obligation under this condition, including the payment of attorney's fees.

Residential Development

RD 1. Applicant shall pay a multiple-unit residential development impact fee of $1,000/unit for a total of $52,000 prior to building permit issuance. California Government Section 66020(d)(1) requires that the project applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees, building permit fees and park development fees, are not included under this noticing requirement. The applicant has ninety (90) days from the date of adoption of this Resolution to protest the impositions described above. The applicant is also notified of the 180-day period from the date of this notice during which time any suit to protest impositions must be filed, and that timely filing of a protest within the 90-day period is a prerequisite.

PLANNING

PL1. The approvals granted herein shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with the applicable provisions of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.

PL2. The approved Resolution, including the Conditions of Approval contained herein and the signed acknowledgement of acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building

and Safety plan check submittal. Said copies shall be included in all development plan submittals, including revisions and the final working drawings.

PL3. A security and lighting plan shall be submitted for review and approval by the Community Development Director or designee prior to issuance of a building permit that shows surveillance camera locations and outdoor lighting for all public/common areas. The lighting plan shall meet the requirements of GMC Section 18.42.150. All light fixtures shall be designed and located in a manner that does not allow spillover onto adjacent properties. Additionally, the exterior lighting fixtures shall be architecturally consistent with the design of the building, as reviewed and approved by the Community Development Director or designee.

PL4. The CC&Rs shall provide that the homeowner's association shall maintain landscaping in a healthy and well-kept manner at all times. Dead or damaged landscape material/vegetation shall be replaced immediately per the approved landscape plan. The irrigation system shall be maintained at all times. Trees shall be permitted to grow to their maximum height, excluding normal trimmings.

PL5. Any revisions to the CC&Rs shall require prior city approval.

PL6. The CC&Rs shall contain a prohibition against modifying the colors and materials of any unit without approval by the Community Development Director.

PL7. All motorized equipment used in construction shall be equipped with functioning mufflers as mandated by the State.

PL8. The applicant shall pay school impact fees to the Los Angeles Unified School District and provide proof of payment prior to issuance of building permits.

PL9. Any signage shall comply with the provisions of Chapter 18.58 of the Gardena Municipal Code.

PL10. Decorative colored concrete shall be provided at the main vehicular entrance along Rosecrans Avenue and at the vehicular gate to the satisfaction of the Planning Division. Plans shall be revised to show this prior to issuance of a building permit.

PL11. The applicant shall submit a Final Geotechnical Investigation for City review/approval and comply with its recommendations and any revisions deemed necessary by the City's Building Official. The Gardena Building Services Division will review construction plans to verify compliance with standard engineering practices, the GMC/CBSC, and the Geotechnical Investigation's recommendations.

PL12. Prior to demolition activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified building inspector to determine the presence or absence of

asbestos containing-materials (ACMs). The sampling method to be used shall be based on the statistical probability that construction materials similar in color and texture contain similar amounts of asbestos. In areas where the material appears to be homogeneous in color and texture over a wide area, bulk samples shall be collected at discrete locations from within these areas. In unique or nonhomogeneous areas, discrete samples of potential ACMs shall be collected. The survey shall identify the likelihood that asbestos is present in concentrations greater than 1 percent in construction materials. If ACMs are located, abatement of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard.

Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403. Common asbestos abatement techniques involve removal, encapsulation, or enclosure. The removal of asbestos is preferred when the material is in poor physical condition and there is sufficient space for the removal technique. The encapsulation of asbestos is preferred when the material has sufficient resistance to ripping, has a hard or sealed surface, or is difficult to reach. The enclosure of asbestos is to be applied when the material is in perfect physical condition, or if the material cannot be removed from the site for reasons of protection against fire, heat, or noise.

PL13. If paint is separated from building materials (chemically or physically) during demolition of the structures, the paint waste shall be evaluated independently from the building material by a qualified Environmental Professional. A portable, field X-ray fluorescence (XRF) analyzer shall be used to identify the locations of potential lead paint, and test accessible painted surfaces. The qualified Environmental Professional shall identify the likelihood that lead is present in concentrations greater than 1.0 milligrams per square centimeter (mg/cm2) in/on readily accessible painted surfaces of the buildings.

If lead-based paint is found, abatement shall be completed by a qualified Lead Specialist prior to any activities that would create lead dust or fume hazard. Potential methods to reduce lead dust and waste during removal include wet scraping, wet planning, use of electric heat guns, chemical stripping, and use of local High Efficiency Particulate Air (HEPA) exhaust systems. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which specifies exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the City Engineer.

PL14. Prior to commencement of ground-disturbing activities a qualified vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall develop Worker Awareness and Environmental Program (WEAP) Training for construction

personnel. This training shall be presented to construction personnel and include what fossil remains may be found within the Project area and policies and procedures that must be followed in case of a discovery. Verification of the WEAP Training shall be provided to the Gardena Community Development Department.

PL15. If fossils or fossil bearing deposits are encountered during ground-disturbing activities, work within a 25-foot radius of the find shall halt and a professional vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall be contacted immediately to evaluate the find. The paleontologist shall have the authority to stop or divert construction, as necessary. Documentation and treatment of the discovery shall occur in accordance with Society of Vertebrate Paleontology standards. The significance of the find shall be evaluated pursuant to the State CEQA Guidelines. If the discovery proves to be significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist.

PL16. Prior to approval of grading plans and/or prior to issuance of demolition, grading, and building permits, the following noise reduction techniques shall be included in the construction plans or specifications:

- Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.

- The Project Applicant shall demonstrate to the satisfaction of the City's Building Official that construction noise reduction methods shall be used where feasible, including shutting off idling equipment.

- During construction, equipment staging areas shall be located such that the greatest distance is between the staging area noise sources and noise-sensitive receptors.

- Per Gardena Municipal Code Section 8.36.080, construction activities shall not occur during the hours of 6:00 p.m. and 7:00 a.m. on weekdays; between the hours of 6:00 p.m. and 9:00 a.m. on Saturday; or any time on Sunday or a Federal holiday.

PL17. Prior to building permit issuance, the Project applicant will be required to demonstrate to the City of Gardena Building Division that the HVAC units proposed to be installed on-site would comply with the City's Noise Ordinance (Gardena Municipal Code Chapter 8.36). Building permit issuance is contingent upon satisfactory demonstration that the HVAC units would comply with the City's noise ordinance.

PL18. Prior to issuance of any permit other than a demolition permit for the vacant building, applicant shall record an easement from the property owner to the north of buildings 6

through 10 providing for an exclusive 10 foot easement for the use of the project to comply with setback and other requirements. Before recordation, the easement shall be reviewed and approved by the City Attorney.

VESTING TENTATIVE TRACT MAP

VTTM 1. The final tract map shall be recorded with the Los Angeles County Recorder's office within a period not to exceed twenty-four (24) months from the date of approval, unless an extension is granted in accordance with Gardena Municipal Code section 17.08.070 or by State law. If said map is not recorded within such time, the life of the map shall be deemed expired and said approval shall be considered null and void.

VTTM 2. The vesting tentative tract map shall conform to the provisions of the State Subdivision Map Act and Title 17 of the Gardena Municipal Code (Subdivisions).

VTTM 3. In accordance with Section 17.08.170 of the Gardena Municipal Code, the applicant shall dedicate all necessary rights-of-way for public improvements and shall construct such improvements at no cost to the City. Such improvements may include, but not be limited to, site grading and drainage, new sidewalk, curb and gutter, driveways, street trees, roadway paving, street lights, traffic control devices, gas mains, electric power lines, telephone and cable lines, all of which shall be installed in accordance with the specifications of the Public Works Department. All new utilities shall be underground.

VTTM 4. Pursuant to Government Code § 66495, at least one exterior boundary line of the land being subdivided must be adequately monumented or referenced before the map is recorded.

VTTM 5. In accordance with Government Code § 66473.1, the design of the subdivision shall provide, to the extent feasible, for future passive/natural heating or cooling opportunities.

VTTM 6. Private driveways shall be indicated on the final map as "Private Driveway and Fire lane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested, and accepted prior to construction.

VTTM 7. Prior to initial phase associated with building construction, all above ground and underground infrastructure shall be installed.

VTTM 8. The applicant shall pay in lieu park fees in accordance with Chapter 17.20 of the Gardena Municipal Code and Resolution No. 6433 which requires a payment of $10,000 per unit. Total in lieu park fees due is $520,000 and shall be paid in full to the City prior to final map recordation.

VTTM 9. Model homes shall be permitted prior to final map recordation provided that all Fire Department requirements for health and safety are satisfied prior to issuance of a building permit.

BUILDING AND SAFETY

BS1. The applicant shall comply with all applicable portions of the California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application.

BS2. The applicant shall obtain separate Building Division permits for Demolition, Grading, Building, Site Development, Electrical, Plumbing, Mechanical, and Fences.

BS3. The approval of plans and specifications does not permit the violation of any section of the Building Code, Cities Ordinances, and or State Law.

BS4. The applicant shall comply with the latest adopted Los Angeles County Fire Code and Fire Department requirements, as applicable.

BS5. The applicant shall provide a storm water management plan study prepared by a qualified engineer acceptable to the Building Official and the Engineering Division. Drainage from parking lots to the public right-of-way shall be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner. Maintenance of the filter by the Homeowner's Association shall be required in the CC&Rs.

BS6. The applicant shall be responsible for the construction of all on-site drainage facilities. The applicant shall provide a master plan for drainage. This will include Low Impact Development (LID) referring to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and local aquatic habitat.

BS7. The applicant shall demonstrate that coverages has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP shall be kept at the project site and be available for review on request. Best Management Practices shall be used during construction to prevent construction materials and soil from entering the storm drain.

BS8. The applicant shall submit for review and approval detailed landscape and irrigation plans prepared by a licensed landscape architect to the Director of Community Development or designee and the Director of Public Works that is consistent with the State's Water Efficient Landscape Guidelines. At a minimum, tree size shall be 24-inch box and shrubs shall be a minimum of one (1) gallon and five (5) gallon size, as approved by the Director of Community Development. Spacing of ground cover plants shall be spaced at 12-18 inches on center and shrubs shall be spaced at 18-24 inches on

center. Metal cages, painted green, shall be used to protect the back-flow devices. All above ground piping, such as a back-flow device for landscaping, and shall be screened with landscaping and painted green. Protective bollards shall be of a decorative type and/or painted green where appropriate.

BS9. The applicant shall provide a complete hydrology and hydraulic study prepared by a qualified engineer to the satisfaction of the Building Official and the applicant shall comply with all recommendations set forth therein.

BS10. The applicant shall grade the subject property in accordance with the Grading Ordinance and to the satisfaction of the Building Official. A grading plan shall be submitted by the applicant for review and approval. Grading shall be in substantial conformance with the proposed grading that is approved by the Planning Commission. Surety shall be posted to the satisfaction of the Building Official and the City Attorney guaranteeing completion of grading within the project.

BS11. The applicant shall submit a site lighting plan, with photometrics, for review and approval by the Building Official and the Director of Community Development or designee prior to the issuance of building permits. The plan shall ensure that all exterior lighting (i.e., parking areas, building areas, and entries) shall employ illumination in a manner that meets the approval of the Building Official and the Director of Community Development or designee before building permits are issued. All light fixtures shall be designed and located in a manner that does not allow spillover onto adjacent properties. Additionally, the exterior lighting fixtures shall be architecturally consistent with the design of the building, as reviewed and approved by the Director of Community.

BS12. The applicant shall provide parking lot structural sections, which shall be based on recommendations of a soils engineer, to be approved by the City Engineer and Building Official.

BS13. The applicant shall install new public fire hydrant(s) to the satisfaction of the Los Angeles County Fire Department and City Engineer.

BS14. The applicant shall prepare construction and demolition waste recycling plans for review and approval by the Building Division. The applicant shall enroll in the city's waste diversion program.

BS15. Permits are issued to the building address. The applicant shall apply for addresses, in the Community Development Department, prior to obtaining building permits.

BS16. Security gate locks and devices shall be installed to the satisfaction of the Gardena Police and L.A. County Fire Departments. Knox boxes shall be provided at entry points.

BS17. The CC&Rs shall provide that the Security Gates shall be maintained, in good condition, by the Homeowners Association.

BS18. The applicant shall re-slurry and re-stripe the driveway and parking areas every five (5) years at a minimum. The Director of Community Development or designee may require more frequent slurry and re-striping if the parking area is not maintained in good condition. This condition shall be incorporated into the CC&Rs.

BS19. The applicant shall maintain the building in good condition at all times and shall repaint the approved buildings and accoutrements every eight (8) years at a minimum. The Director of Community Development or designee may require more frequent painting if the improvements are not maintained in good condition. This condition shall be incorporated into the CC&Rs.

BS20. The applicant shall submit a Final Priority WQMP to the Building Division for review and approval.

BS21. Addresses shall be on the building, both street and alley sides, per State Code and City standards.

BS22. All pavement, stripping and markings shall be maintained in a good condition at all times.

BS23. Plans and specifications shall be signed by a California Licensed design professional per the California Business and Professions Code.

PUBLIC WORKS

PW1. The applicant shall provide a sewer video and sewer capacity analysis for the subject site and install any needed improvements.

PW2. The applicant shall pay a $7,420 sewer connection fee to the City at permit issuance.

PW3. The applicant shall remove all sidewalk, concrete driveway, curb and gutter and construct per street easement along Rosecrans Avenue, in front of the project area.

PW4. The applicant shall remove/plant street trees per the Public Works Department along Rosecrans Avenue, in front of the project area.

PW5. The applicant shall remove and replace all existing traffic signs along Rosecrans Avenue, in front of the project area.

PW6. The applicant shall repaint existing curbs, remove, replace, or install traffic signs per City of Gardena's Public Works Department.

PW7. The applicant shall show all sidewalk structures on plans (i.e. poles, hydrants and traffic signal conduit).

PW8. The applicant shall provide a street improvement plan showing all requirements. Street plans shall be designed and signed by a registered Civil Engineer.

PW9. The applicant shall provide traffic control plans per W.A.T.C.H. (Work Area Traffic Control Handbook) or California M.U.T.C.D.

PW10. Public Works Encroachment/Excavation permit is required for all work in the public right-of-way.

PW11. Additional requirements may be imposed upon full plan submittal and review.

GOLDEN STATE WATER COMPANY

GS1. The applicant shall contact GSWC for review of the existing water main once LA County Fire Department has issued their fire protection requirements on the

aforementioned project to initiate application for new service installation.

LOS ANGELES COUNTY SANITATION DISTRICTS

SD1. The applicant shall pay a connection fee before a permit to connect to the sewer is issued. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

LOS ANGELES COUNTY FIRE DEPARTMENT

FD1. The applicant shall submit the plans to the Los Angeles County Fire Department for approval and shall comply with all applicable Los Angeles County Fire Department requirements.

GARDENA POLICE DEPARTMENT

PD1. The applicant shall install one surveillance camera at the entrance of the development. The Surveillance camera shall be maintained by the homeowner's association and recordings shall be kept for a minimum of 30 days. These requirements shall be included in the CC&Rs.

PD2. The applicant shall use Crime Prevention Through Environmental Design (CPTED) measures including good lighting around the exterior of buildings and parking areas, eliminating blind spots caused by landscaping, and preventing areas prone to graffiti from being targeted by planting landscaping that create barriers.

G3 Urban Inc. certifies that it has read, understood, and agrees to the Project Conditions listed herein.

_____
G3 Urban Inc., Representative

By_____ Dated_____



GARDENA PLACE 2

GARDENA, CALIFORNIA

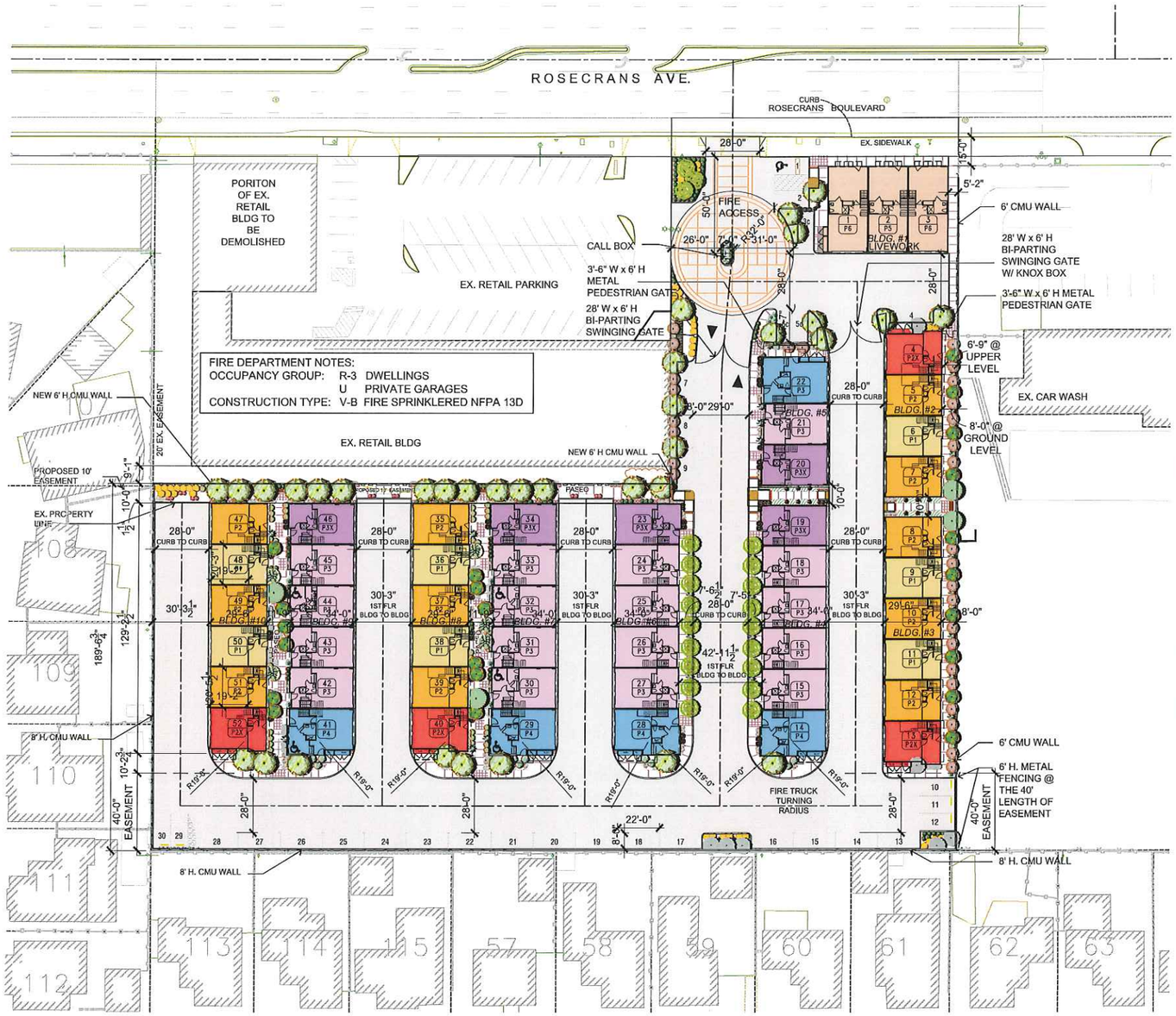
SHEET INDEX:

AR0.1	OVERALL SITE PLAN
AR0.2	OPEN SPACE SITE PLAN
AR1.1	UNIT PLAN 1
AR2.1	UNIT PLAN 2 AND 2X
AR3.1	UNIT PLAN 3 AND 3X
AR4.1	UNIT PLAN 4
AR5.1	UNIT PLAN 5
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AR6.2.2	BUILDING B3 - REAR ELEVATION
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AR9.1.2	BUILDING B6 - THIRD FLOOR PLAN
AR9.2.1	BUILDING B6 - FRONT, LEFT & RIGHT ELEVATIONS
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AR10.1.2	BUILDING B6Z - THIRD FLOOR PLAN
AR10.2.1	BUILDING B6Z - FRONT, LEFT & RIGHT ELEVATIONS
AR10.2.2	BUILDING B6Z - REAR ELEVATION
AR11.1.1	BUILDING B6 & B6Z CLUSTER FIRST FLOOR PLAN
AR11.1.2	BUILDING B6 & B6Z CLUSTER SECOND FLOOR PLAN
AR11.1.3	BUILDING B6 & B6Z CLUSTER THIRD FLOOR PLAN

urban

Angeleno Associates Inc.
Date: 10.07.20

OVERALL SITE PLAN



SITE PLAN:

±2.35 ACRES
52 UNITS = 22.1 DU/AC
(49 TOWNHOUSES + 3 LIVEWORK UNITS)

LOT COVERAGE: 36,807 SF +/- 102,366 SF = 36% (80% MAX. ALLOWED)

PARKING :

REQUIRED:

52 UNITS X 2 =	104	SPACES IN GARAGE
52 UNITS X 0.5 GUEST=	26.0	GUEST SPACES
960 SF LIVEWORK X 3/ 1000 =	2.9	GUEST SPACES
TOTAL REQUIRED =	132.9	= 133 SPACES

PROVIDED:

104	GARAGE SPACES
27	CURB SIDE GUEST SPACES
3	LIVEWORK SPACES PROVIDED
134	= TOTAL PARKING PROVIDED (3 COMPACT = 2%)

1 — TOWNHOUSE PLAN 1 :
7 UNITS - 3 STORY- 2 BED, DEN, 2 BA + 2 HLF BA
+/- 1,365 SF PER UNIT

2 — TOWNHOUSE PLAN 2 :
11 UNITS - 3 STORY- 3 BED, DEN, 2 BA + 2 HLF BA
+/- 1,395 SF PER UNIT

2x — TOWNHOUSE PLAN 2x :
4 UNITS - 3 STORY- 3 BED, DEN, 2 BA + 2 HLF BA
+/- 1,465 SF PER UNIT

3 — TOWNHOUSE PLAN 3 :
17 UNITS- 3 STORY - 4 BED, 3.5 BA, (1 BEDROOM DOWN)
+/- 1,640 SF PER UNIT - SOME UNITS WITH ADA PROVISION

3x — TOWNHOUSE PLAN 3X:
5 UNITS- 3 STORY - 3 BED+ LOFT, 3.5 BA, (1 BEDROOM DOWN)
+/- 1,660 SF PER UNIT

4 — TOWNHOUSE PLAN 4:
5 UNITS- 3 STORY - 4 BED, LOFT, 3.5 BA, (1 BEDROOM DOWN)
+/- 1,920 SF PER UNIT - ADA PROVISION

5 — LIVEWORK PLAN 5 :
3 UNITS - 3 STORY- 3 BED+ 4TH BEDRM / OPT WORK AREA, 4 BA
+/- 2,010 SF (INCLUDING 320 SF GROUND LEVEL WORK SPACE)

BUILDING SQUARE FOOTAGE:

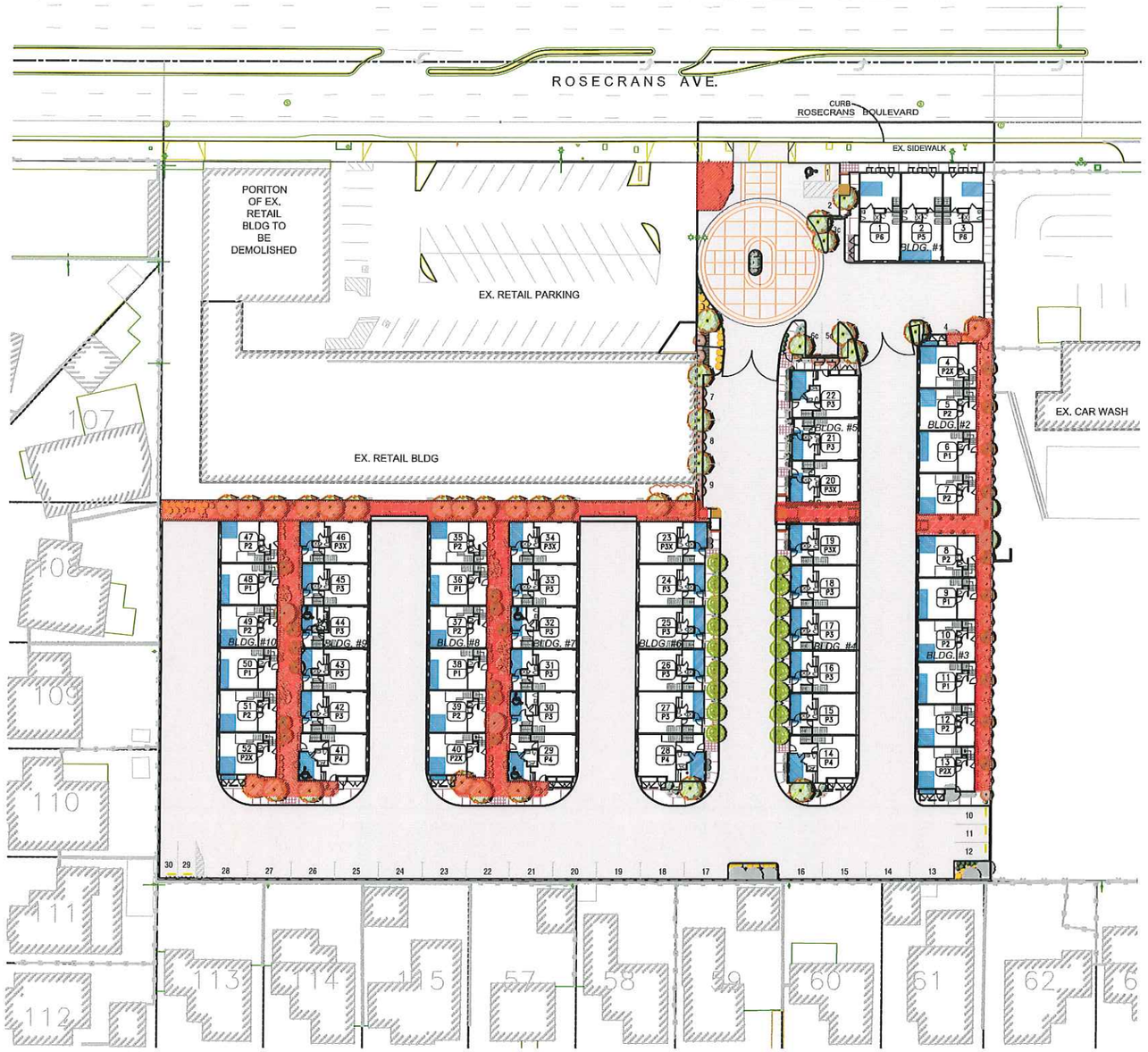
BUILDING #1 (3-PLEX "B3"):
FLOOR AREA - 5,510 SF
GARAGE AREA - 1,353 SF
DECK AREA - 756 SF
BUILDING #2 (4-PLEX "B4Z"):
FLOOR AREA - 5,620 SF
GARAGE AREA - 1,672 SF
DECK AREA - 339 SF
BUILDING #3, 8, 10 (6-PLEX "B6"):
FLOOR AREA - 8,380 SF PER BLDG
GARAGE AREA - 2,508 SF PER BLDG
DECK AREA - 496 SF PER BLDG
BUILDING #4, 6, 7, 9 (6-PLEX "B6z"):
FLOOR AREA - 10,140 SF PER BLDG
GARAGE AREA - 2,554 SF PER BLDG
DECK AREA - 548 SF PER BLDG
BUILDING #5 AREA (3-PLEX "B3z"):
FLOOR AREA - 5,250 SF
GARAGE AREA - 1,282 SF
DECK AREA - 283 SF

THIS SITE PLAN EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO CIVIL SITE PLAN FOR ADDITIONAL TECHNICAL INFORMATION.

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0 15' 30' 60' 120'

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147 City Place Drive, Santa Ana , Ca 92705
www. angelenoarchitects.com Tel: (714) 285-1688
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OPEN SPACE CALCULATION

TOTAL REQUIRED - MIXED USE ZONE:

TOWNHOUSES = 49 UNITS x 150 SF EA. = 7,350 SF
LIVEWORK = 3 UNITS x 100 SF EA. = 300 SF
TOTAL = **7,650 SF REQ'D**

MINIMUM PRIVATE AREA REQ'D: 52 UNITS x 70 SF EA. = 3,640 SF
MINIMUM COMMON AREA REQ'D : 7,650 SF - 3,640 SF = 4,010 SF

PROVIDED:

PRIVATE DECK PROVIDED = 4,598 SF > 3,640 SF

COMMON PASEOS : 9,262 SF > 4 ,090 SF

TOTAL PROVIDED (PUBLIC AND PRIVATE) = **13,860 SF PROV'D** > 7,650 SF

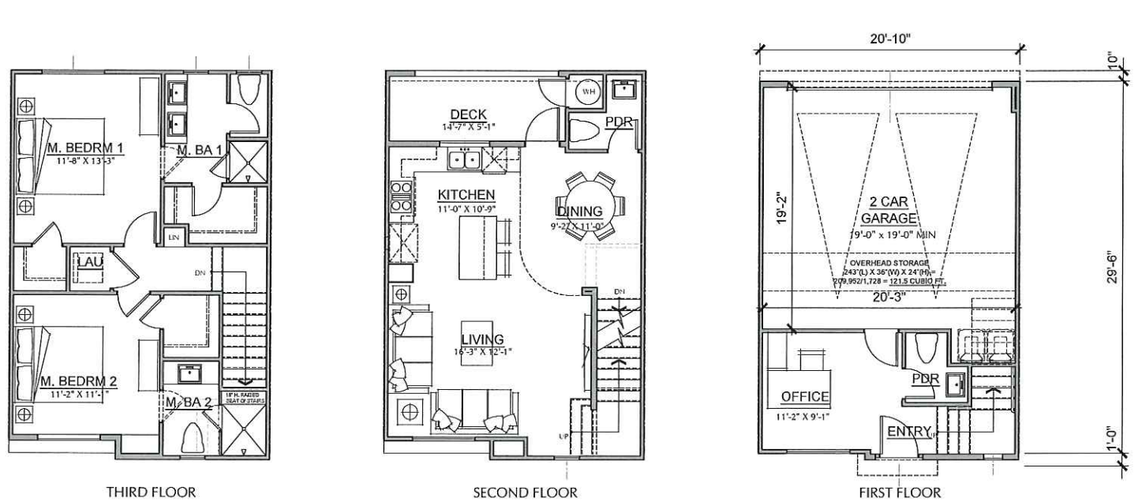
PRIVATE YARD DECK BREAKDOWN:

	DECK AREA	# OF UNITS	TOTAL SF
PLAN 1	72	7	504
PLAN 2X	82	11	902
PLAN 2	100	4	400
PLAN 3	84	17	1,428
PLAN 3X	84	5	420
PLAN 4	115	5	575
PLAN 5	123	3	369
		52	4,598 TOTAL

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0 30' 120'
15' 60'

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THIRD FLOOR | SECOND FLOOR | FIRST FLOOR

PLAN 1

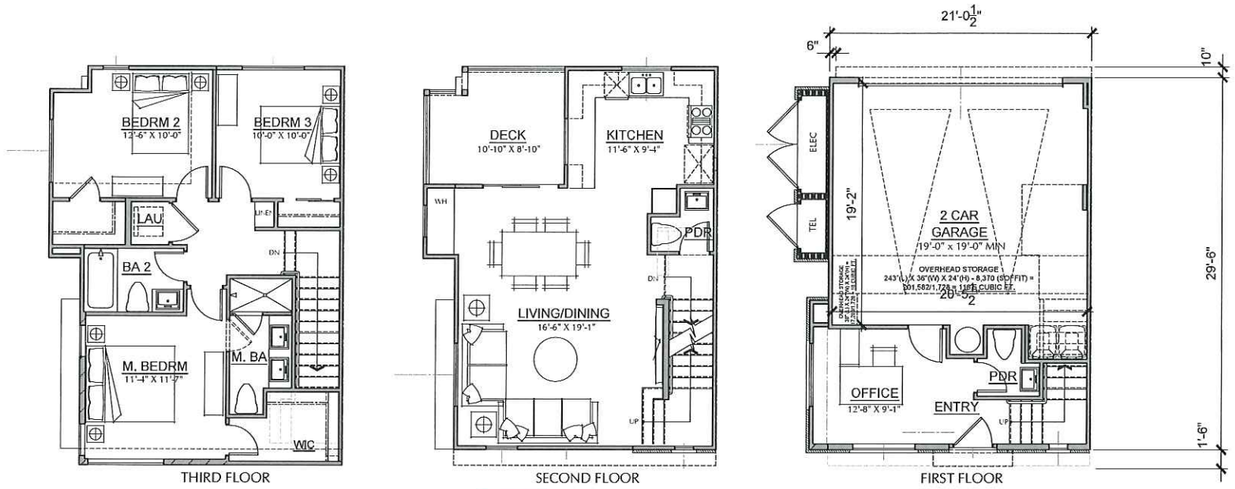
1,365 SF

2 BEDRM (DUAL MA.), DEN, 2 BA + 2 HLF BA

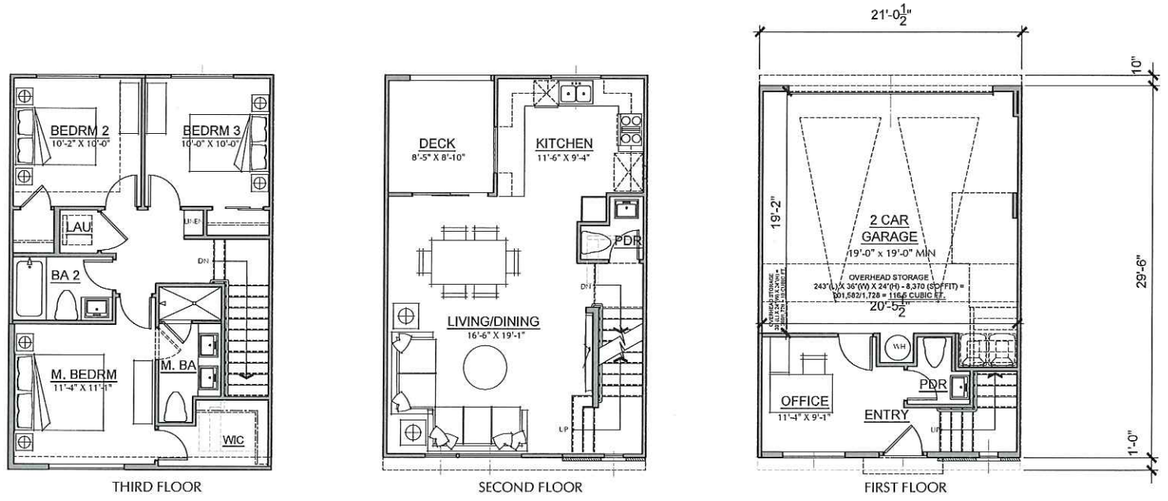
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0 2' 8'
1' 4' 16'

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PLAN 2X
1,450 SF

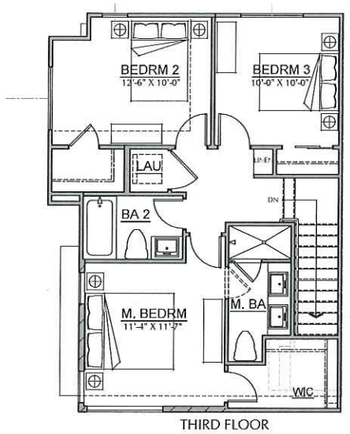


PLAN 2
1,395 SF
3 BEDRM, DEN , 2 BA + 2 HLF BA

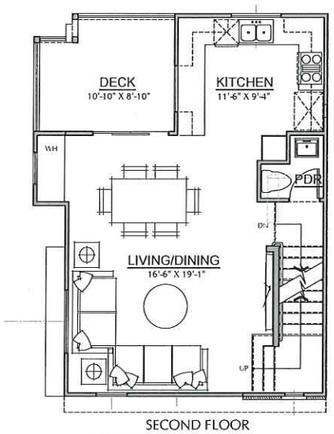
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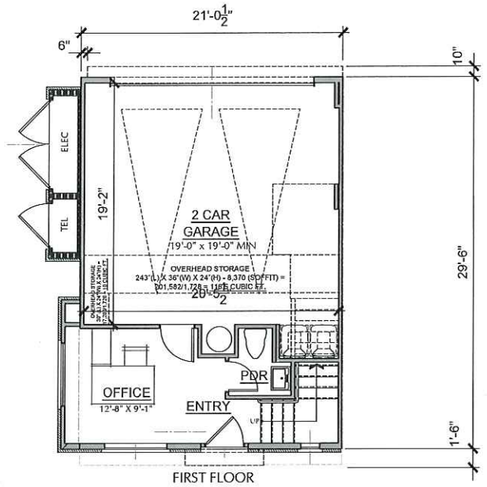
0 2' 8'
1' 4' 16'



THIRD FLOOR



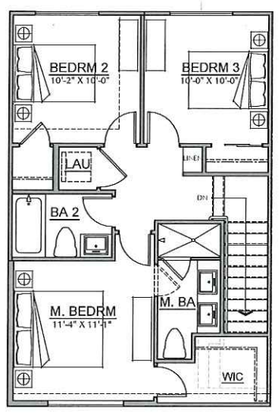
SECOND FLOOR



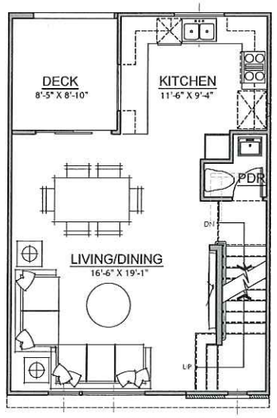
FIRST FLOOR

PLAN 2X

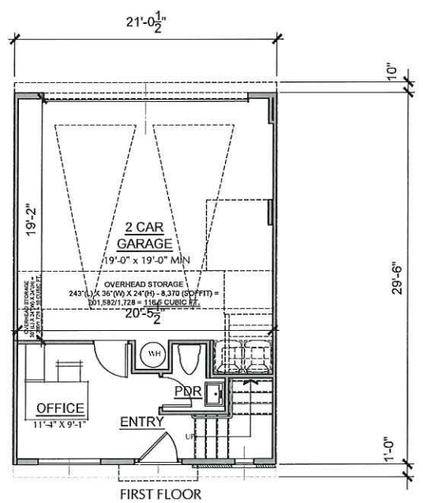
1,450 SF



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2

1,395 SF

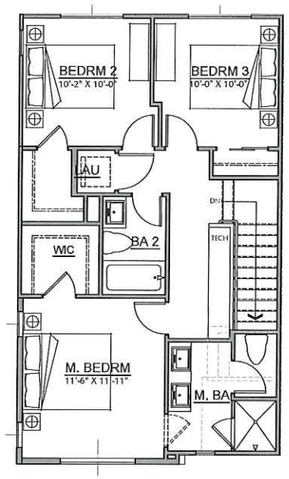
3 BEDRM, DEN , 2 BA + 2 HLF BA

urban

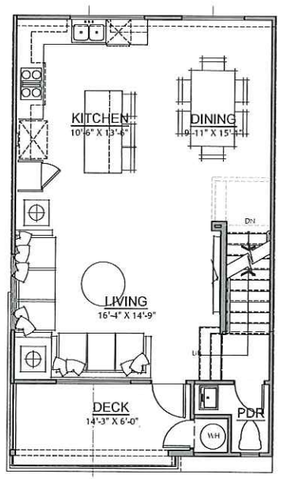
0 2' 8'

1' 4' 16'

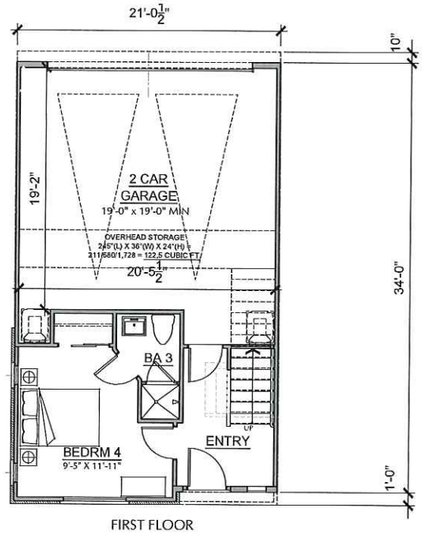
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THIRD FLOOR

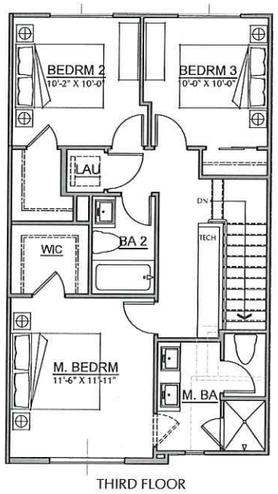


SECOND FLOOR

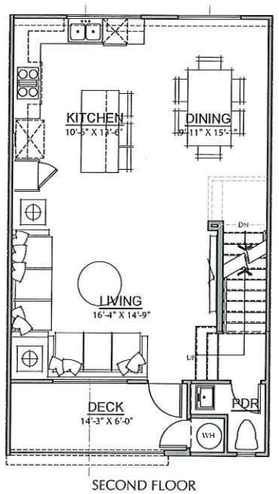


FIRST FLOOR

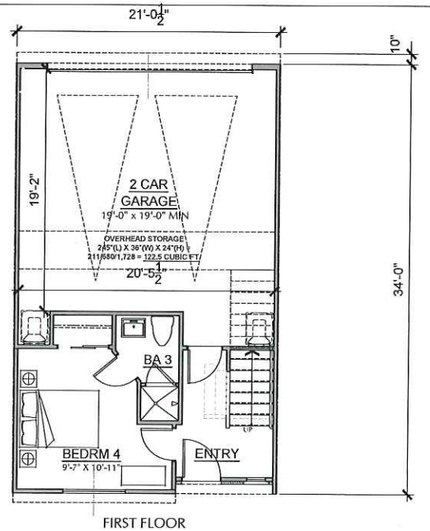
PLAN 3X
1,645 SF



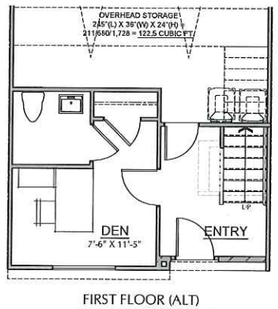
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



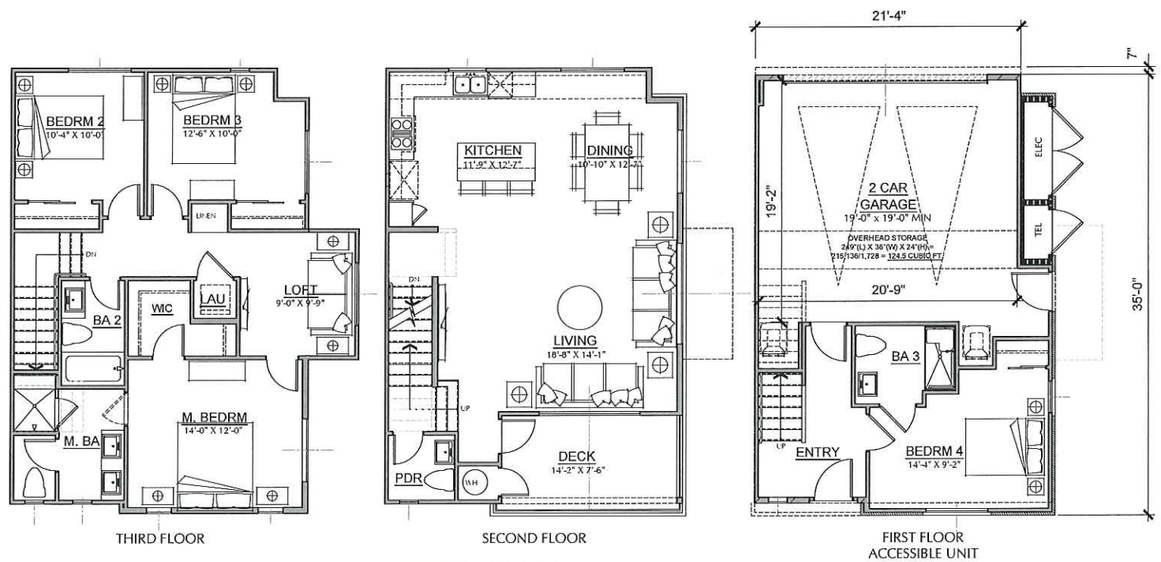
FIRST FLOOR (ALT)
DEN @ ACCESSIBLE UNIT

PLAN 3
1,655 SF
4 BEDRM , 3.5 BA

urban

0 2' 8'
1' 4' 16'

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THIRD FLOOR

SECOND FLOOR

FIRST FLOOR
ACCESSIBLE UNIT

urban

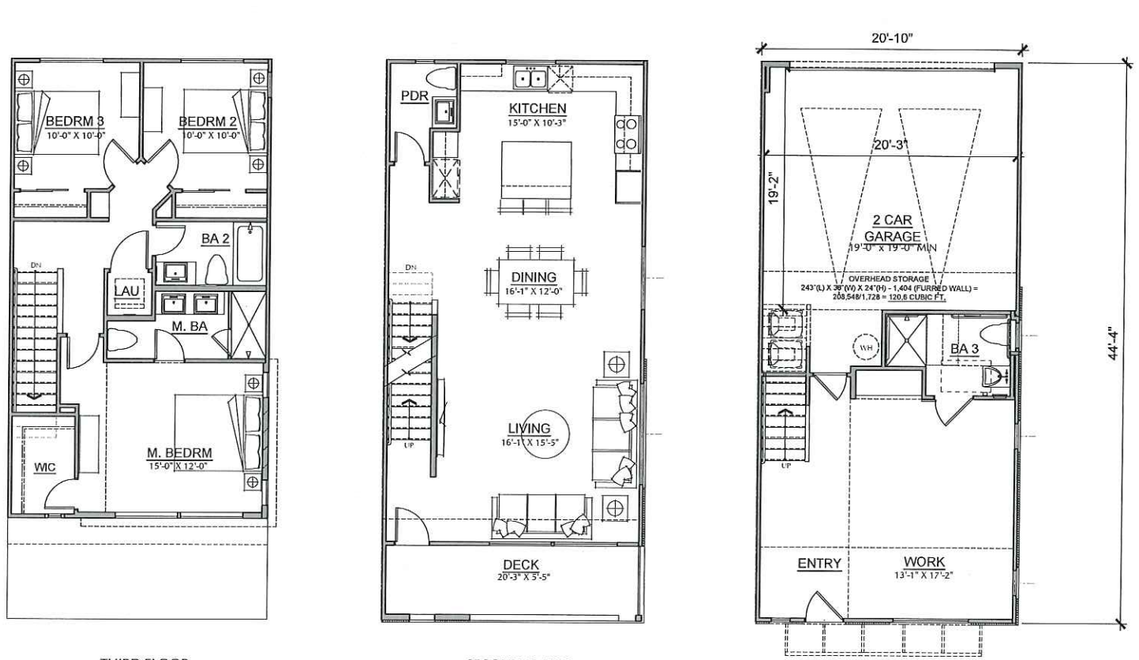
PLAN 4

1,915 SF

4 BEDRM + LOFT , 3.5 BA, ADA PROVISION

0 2' 8'
1' 4' 16'

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THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

urban

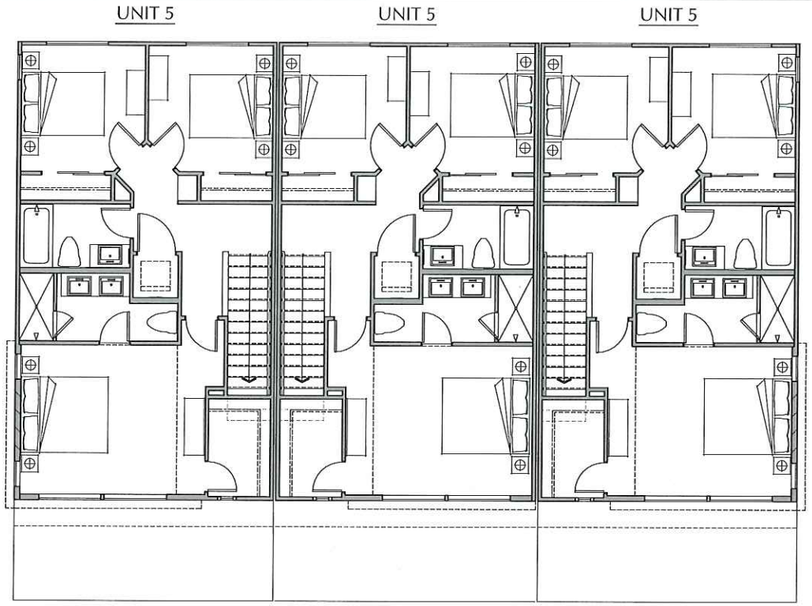
PLAN 5 — 2,010 SF (320 SF WORK AREA INCL'D)
3 BEDRM + 4TH BEDRM/ OPT WORK AREA, 3.5 BA

0 2' 8'
1' 4' 16'

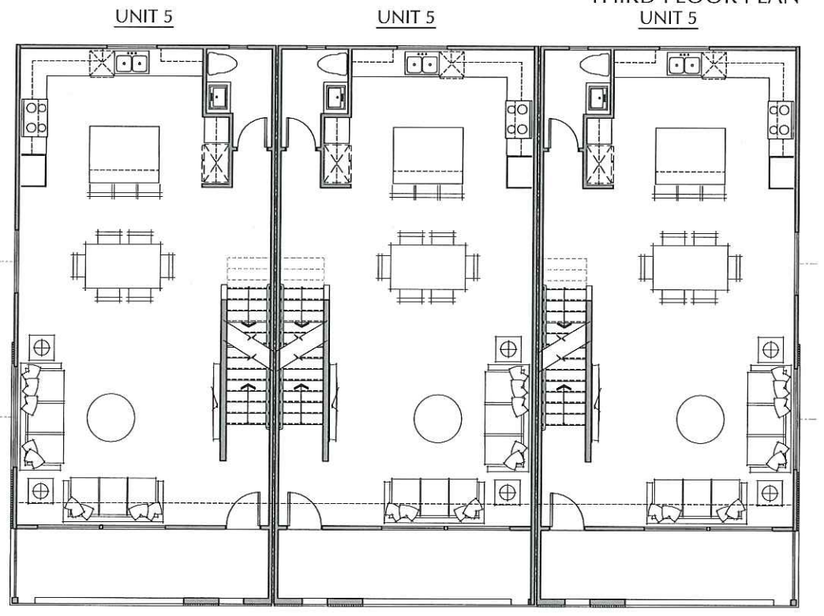
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GARDENA PLACE 2

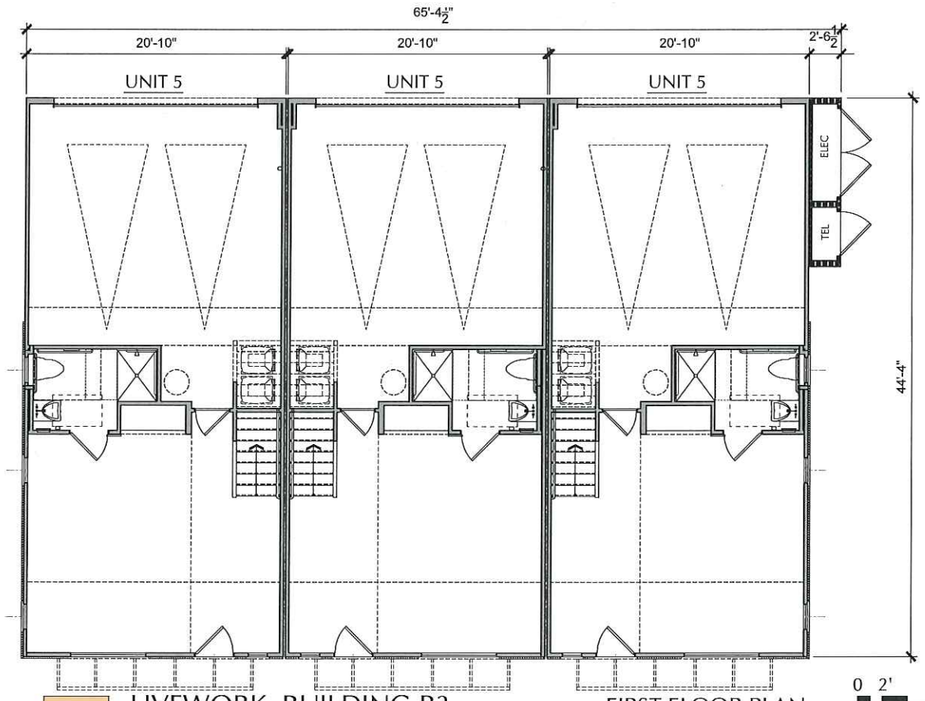
AR5.1
10.07.20



THIRD FLOOR PLAN



SECOND FLOOR PLAN



LIVEWORK- BUILDING B3

FIRST FLOOR PLAN

0 2' 8'
1' 4' 16'

urban

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PLAN 5R - LEFT ELEVATION

A - ROOF PARAPET
B - STUCCO
C - WINDOW
D - FRONT DOOR
E - METAL RAILING
F - FAUX WOOD TILE
G - STUCCO SCREED
H - FOAM TRIM
I - GARAGE ACCESS DOOR
J - EYEBROW CANTILEVER
K - GARAGE DOOR
L - UTILITY CABINET
M - STONE VENEER
N - METAL EYEBROW W/ BRACE
O - WOOD POST
P - METAL COPING
Q - GUTTER
R - SOLAR PANELS
S - METAL TRELLIS
T - SLOPED ROOF



PLAN 5 - RIGHT ELEVATION



PLAN 5R | PLAN 5 | PLAN 5

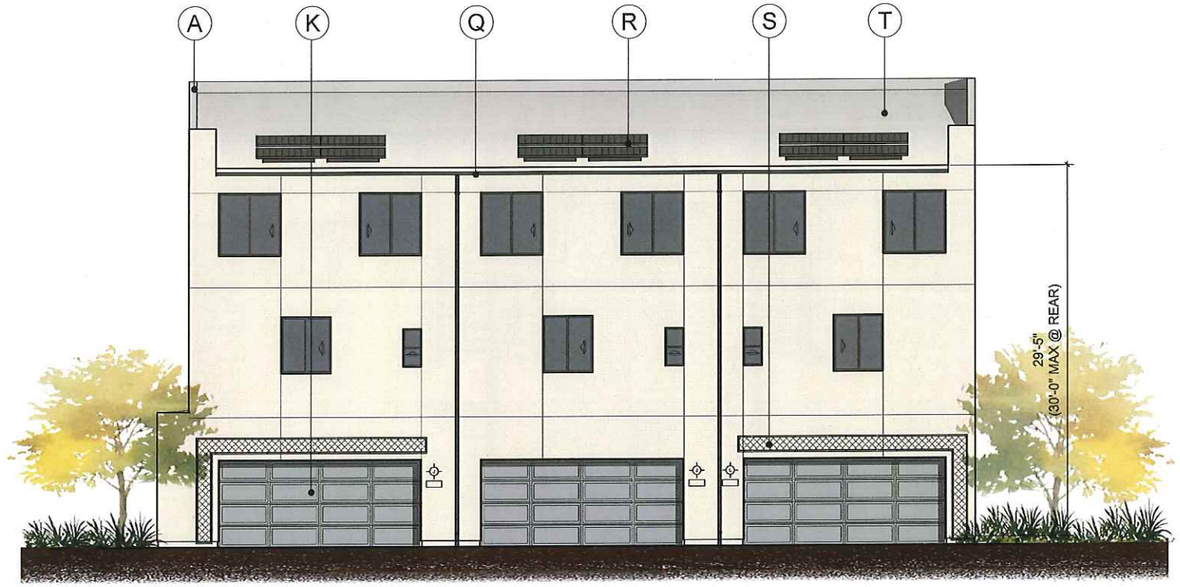
PLAN 5
FRONT ELEVATION
BUILDING B3

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0 2' 8'
1' 4' 16'

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A - ROOF PARAPET
B - STUCCO
C - WINDOW
D - FRONT DOOR
E - METAL RAILING
F - FAUX WOOD TILE
G - STUCCO SCREED
H - FOAM TRIM
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O - WOOD POST
P - METAL COPING
Q - GUTTER
R - SOLAR PANELS
S - METAL TRELLIS
T - SLOPED ROOF



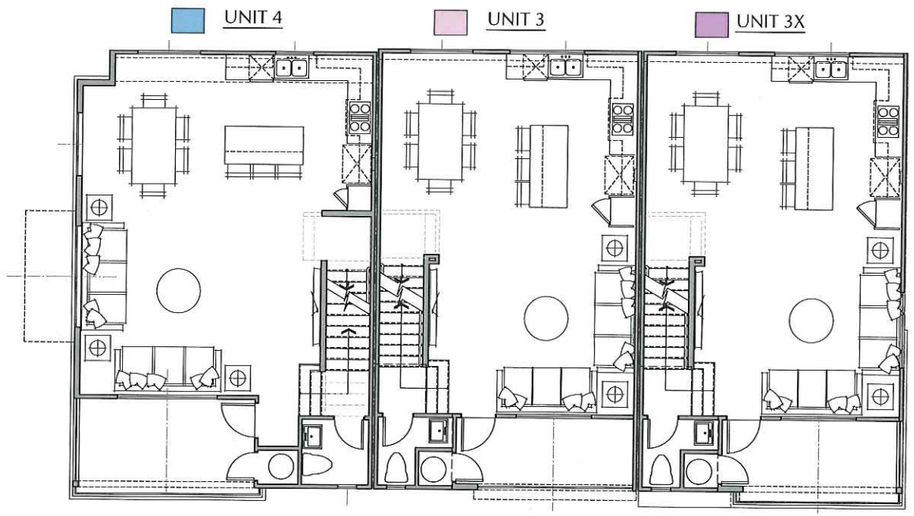
PLAN 5 | PLAN 5 | PLAN 5R

PLAN 5
REAR ELEVATION
BUILDING B3

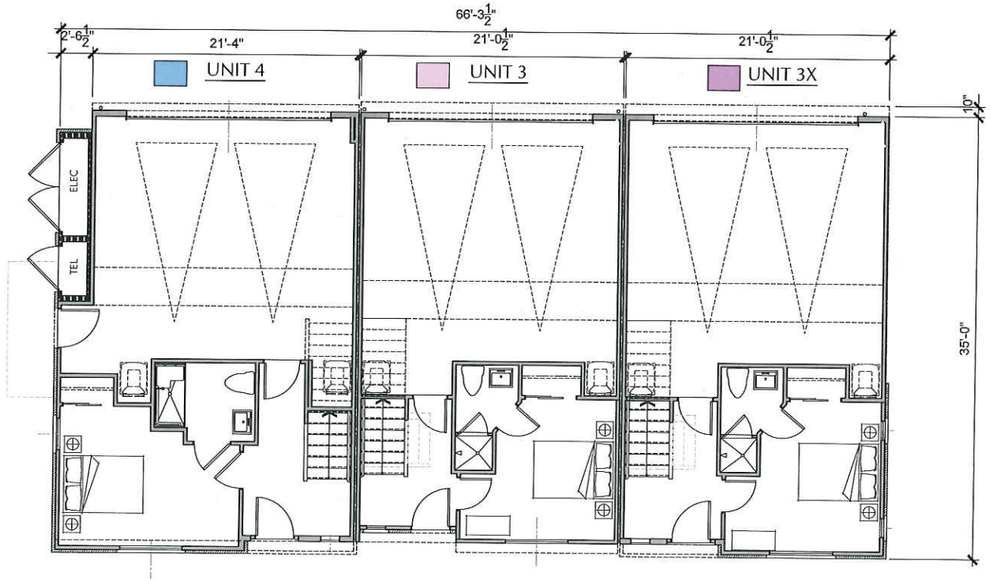
0 2' 8'
1' 4' 16'

urban

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SECOND FLOOR PLAN



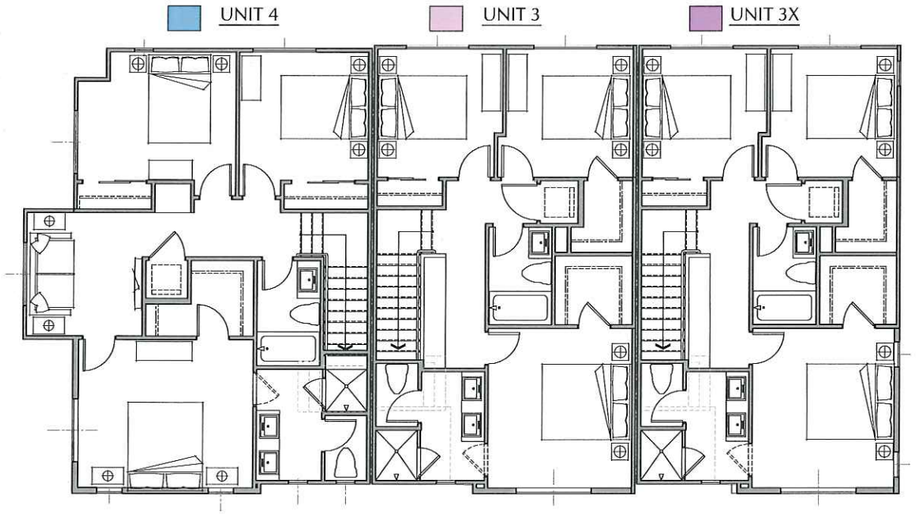
TOWNHOUSE BUILDING B3z

FIRST FLOOR PLAN

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UNIT 4 UNIT 3 UNIT 3X



THIRD FLOOR PLAN

urban

0 2' 8'
1' 4' 16'

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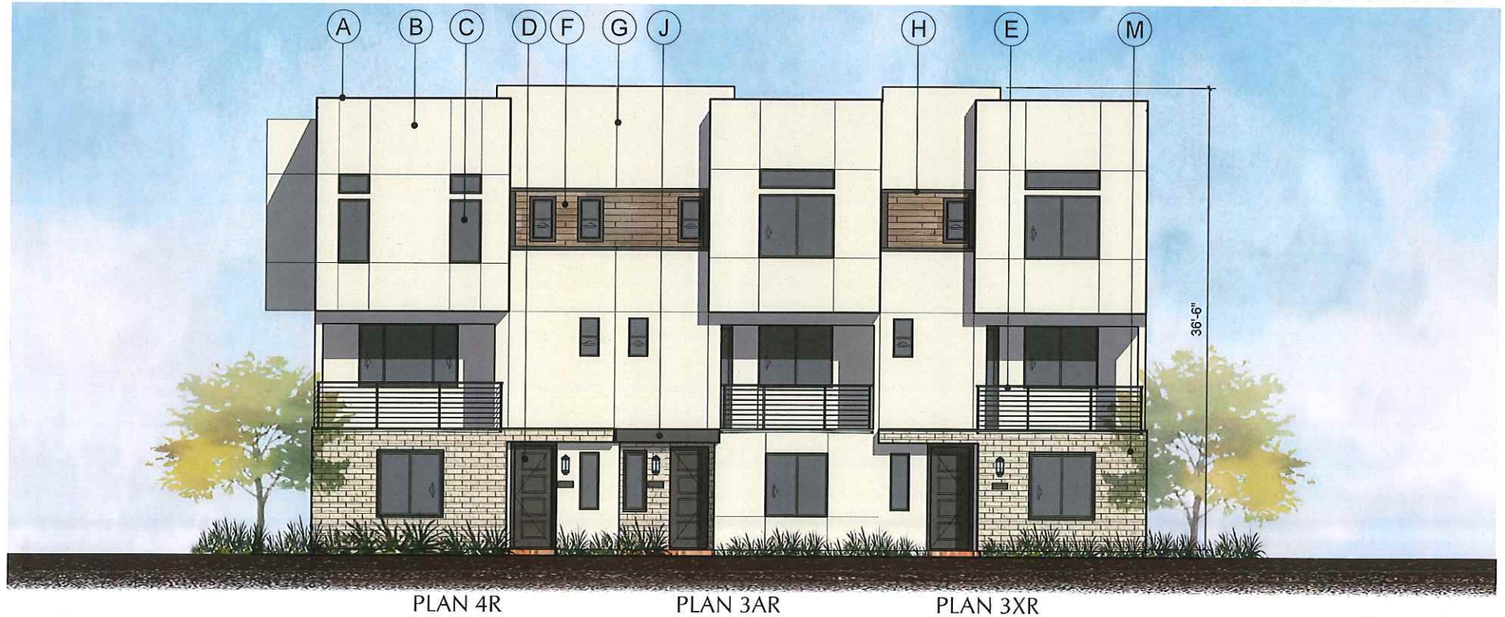


PLAN 4R - LEFT ELEVATION

A - ROOF PARAPET
B - STUCCO
C - WINDOW
D - FRONT DOOR
E - METAL RAILING
F - FAUX WOOD TILE
G - STUCCO SCREED
H - FOAM TRIM
I - GARAGE ACCESS DOOR
J - EYEBROW CANTILEVER
K - GARAGE DOOR
L - UTILITY CABINET
M - STONE VENEER
N - METAL EYEBROW W/ BRACE
O - WOOD POST
P - METAL COPING
Q - GUTTER
R - SOLAR PANELS
S - METAL TRELLIS
T - SLOPED ROOF



PLAN 3XR - RIGHT ELEVATION



PLAN 4R PLAN 3AR PLAN 3XR

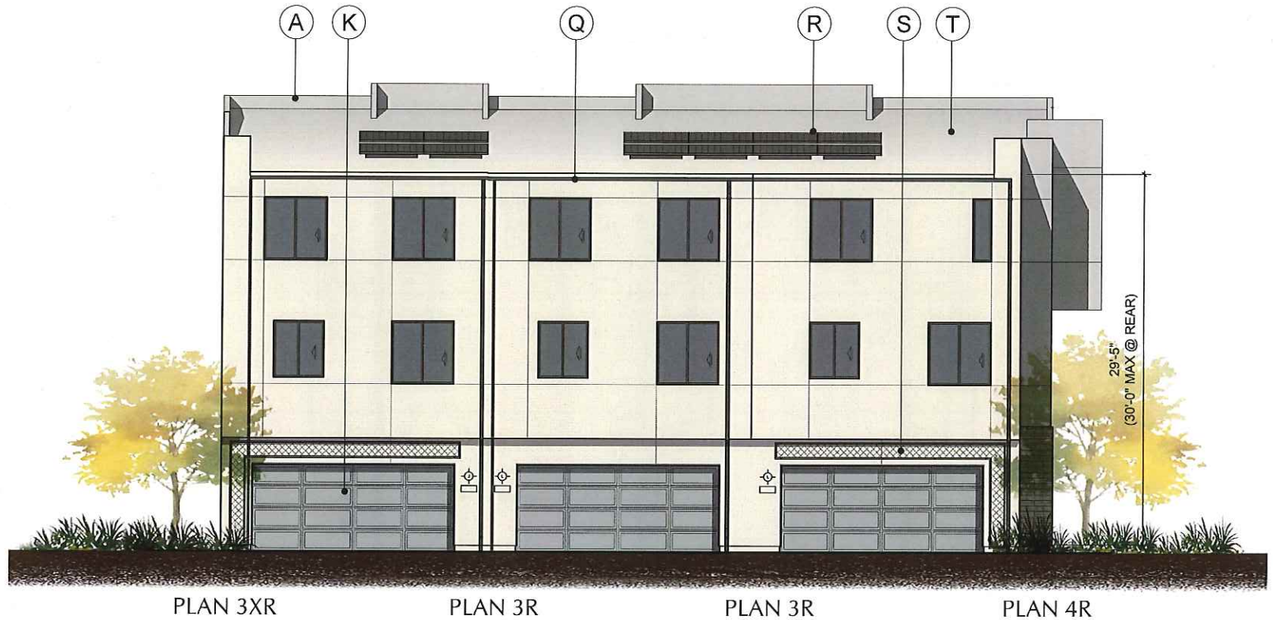
FRONT ELEVATION
BUILDING B3Z

urban

0 2' 8'
1' 4' 16'

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A - ROOF PARAPET
B - STUCCO
C - WINDOW
D - FRONT DOOR
E - METAL RAILING
F - FAUX WOOD TILE
G - STUCCO SCREED
H - FOAM TRIM
I - GARAGE ACCESS DOOR
J - EYEBROW CANTILEVER
K - GARAGE DOOR
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M - STONE VENEER
N - METAL EYEBROW W/ BRACE
O - WOOD POST
P - METAL COPING
Q - GUTTER
R - SOLAR PANELS
S - METAL TRELLIS
T - SLOPED ROOF



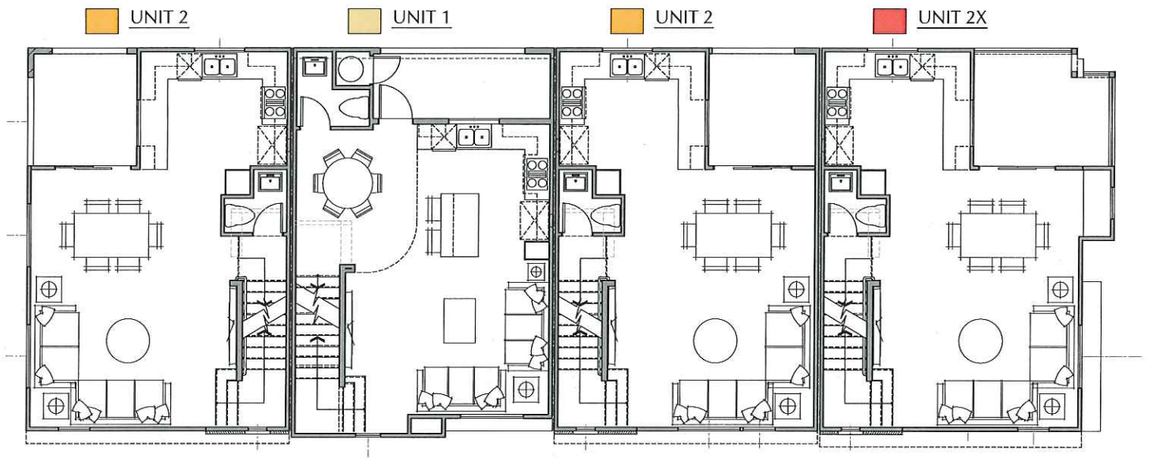
PLAN 3XR PLAN 3R PLAN 3R PLAN 4R

REAR ELEVATION
BUILDING B3Z

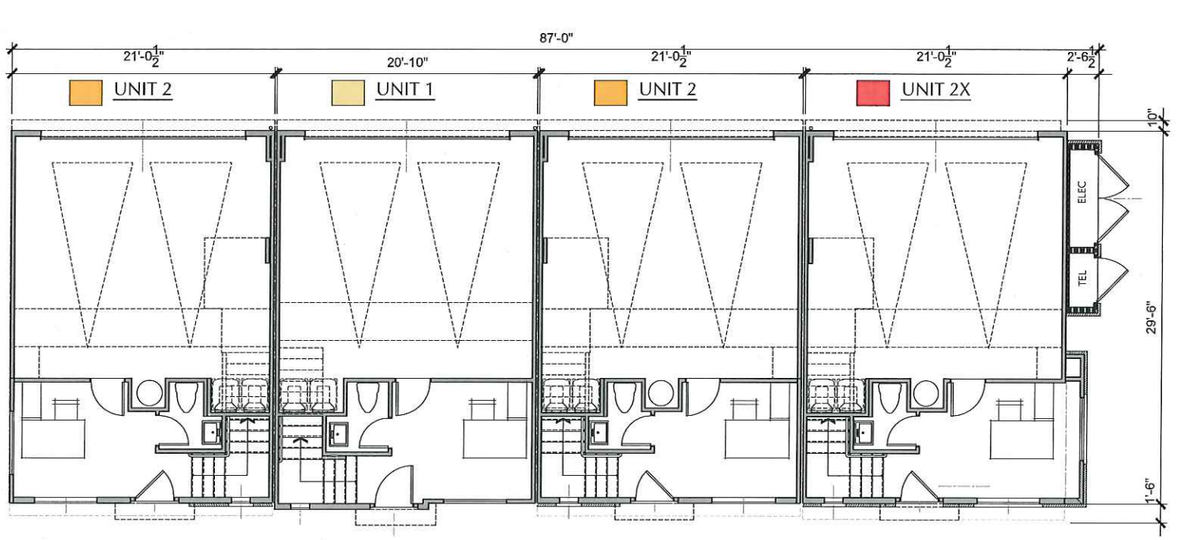
0 2' 8'
1' 4' 16'

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SECOND FLOOR PLAN



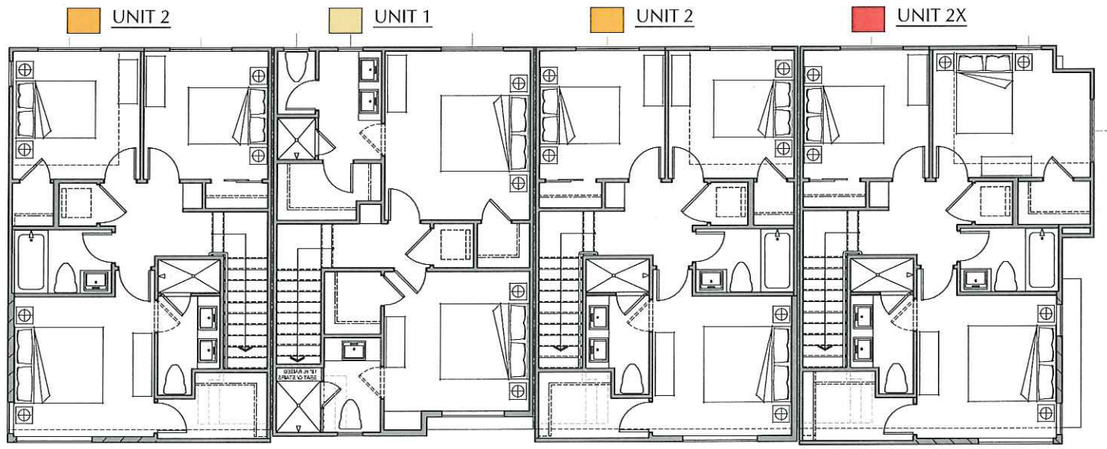
TOWNHOUSE BUILDING B4

FIRST FLOOR PLAN

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0 2' 8'
1' 4' 16'

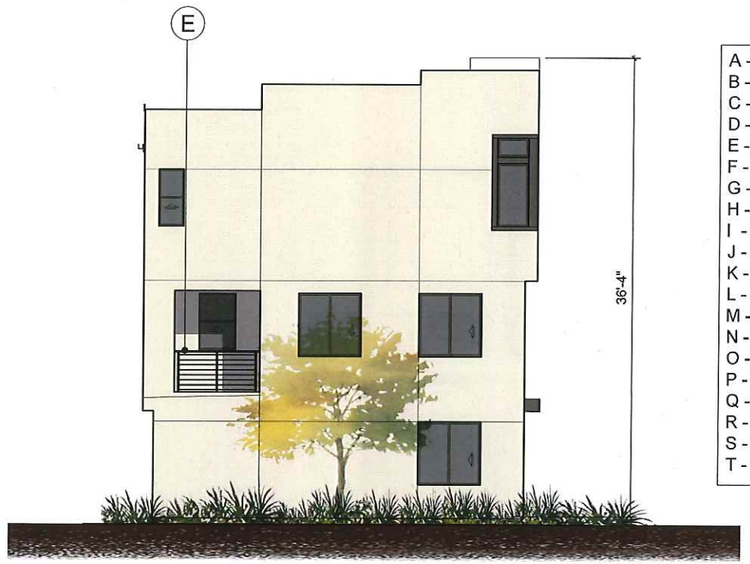


THIRD FLOOR PLAN

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0 2' 8'
1' 4' 16'

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PLAN 2B - LEFT ELEVATION

- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - FOAM TRIM
- I - GARAGE ACCESS DOOR
- J - EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - UTILITY CABINET
- M - STONE VENEER
- N - METAL EYEBROW W/ BRACE
- O - WOOD POST
- P - METAL COPING
- Q - GUTTER
- R - SOLAR PANELS
- S - METAL TRELLIS
- T - SLOPED ROOF



PLAN 2XR - RIGHT ELEVATION



PLAN 2B | PLAN 1R | PLAN 2AR | PLAN 2XR

FRONT ELEVATION
BUILDING B4

0 2' 8'
1' 4' 16'

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A - ROOF PARAPET
B - STUCCO
C - WINDOW
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E - METAL RAILING
F - FAUX WOOD TILE
G - STUCCO SCREED
H - FOAM TRIM
I - GARAGE ACCESS DOOR
J - EYEBROW CANTILEVER
K - GARAGE DOOR
L - UTILITY CABINET
M - STONE VENEER
N - METAL EYEBROW W/ BRACE
O - WOOD POST
P - METAL COPING
Q - GUTTER
R - SOLAR PANELS
S - METAL TRELLIS
T - SLOPED ROOF



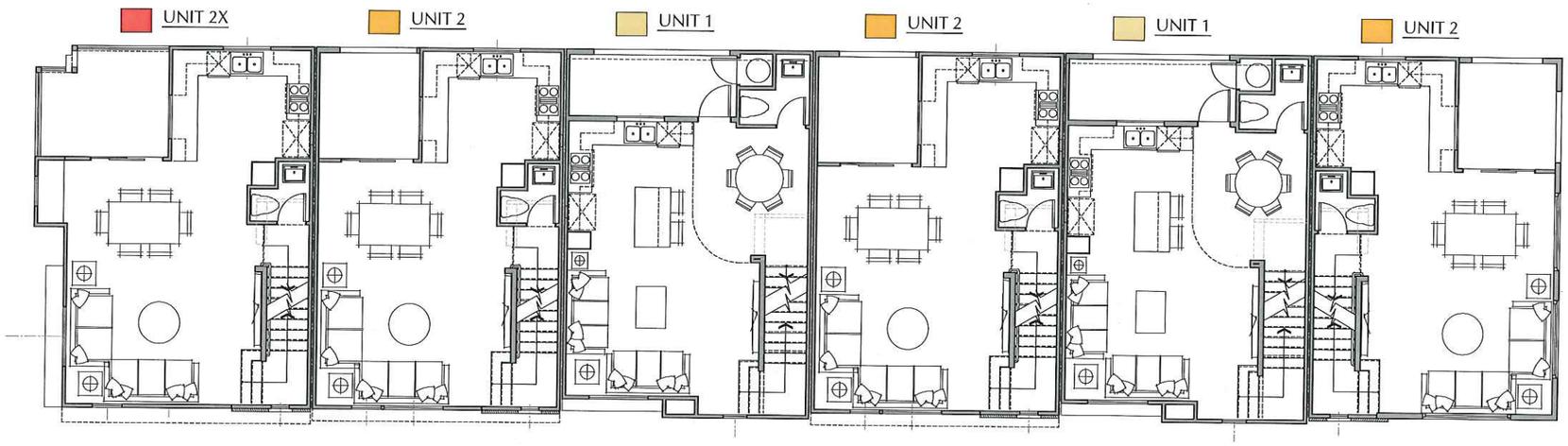
PLAN 2XR PLAN 2AR PLAN 1R PLAN 2B

REAR ELEVATION
BUILDING B4

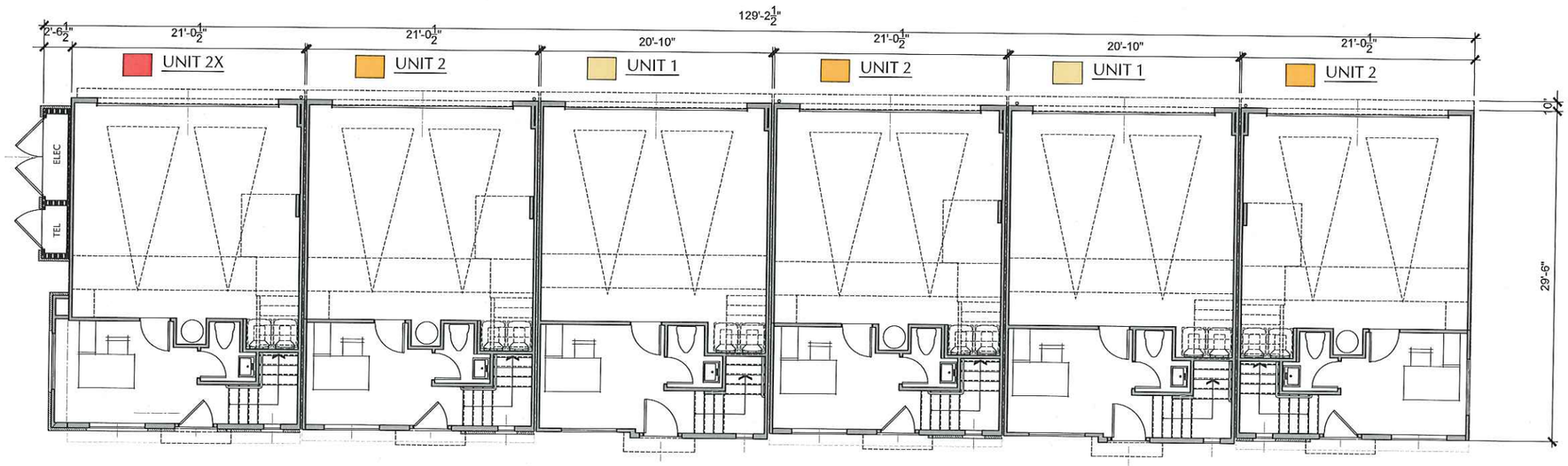
0 2' 8'
1" 4" 16'

urban

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SECOND FLOOR PLAN



TOWNHOUSE BUILDING B6

FIRST FLOOR PLAN

urban

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0 2' 8'
1' 4' 16'



THIRD FLOOR PLAN

urban

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0 2' 8'
1' 4' 16'



PLAN 2X - LEFT ELEVATION

- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - FOAM TRIM
- I - GARAGE ACCESS DOOR
- J - EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - UTILITY CABINET
- M - STONE VENEER
- N - METAL EYEBROW W/ BRACE
- O - WOOD POST
- P - METAL COPING
- Q - GUTTER
- R - SOLAR PANELS
- S - METAL TRELLIS
- T - SLOPED ROOF



PLAN 2BR - RIGHT ELEVATION



PLAN 2X | PLAN 2A | PLAN 1 | PLAN 2A | PLAN 1 | PLAN 2BR

FRONT ELEVATION
BUILDING B6

0 2' 8'
1' 4' 16'

urban

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A - ROOF PARAPET
B - STUCCO
C - WINDOW
D - FRONT DOOR
E - METAL RAILING
F - FAUX WOOD TILE
G - STUCCO SCREED
H - FOAM TRIM
I - GARAGE ACCESS DOOR
J - EYEBROW CANTILEVER
K - GARAGE DOOR
L - UTILITY CABINET
M - STONE VENEER
N - METAL EYEBROW W/ BRACE
O - WOOD POST
P - METAL COPING
Q - GUTTER
R - SOLAR PANELS
S - METAL TRELLIS
T - SLOPED ROOF

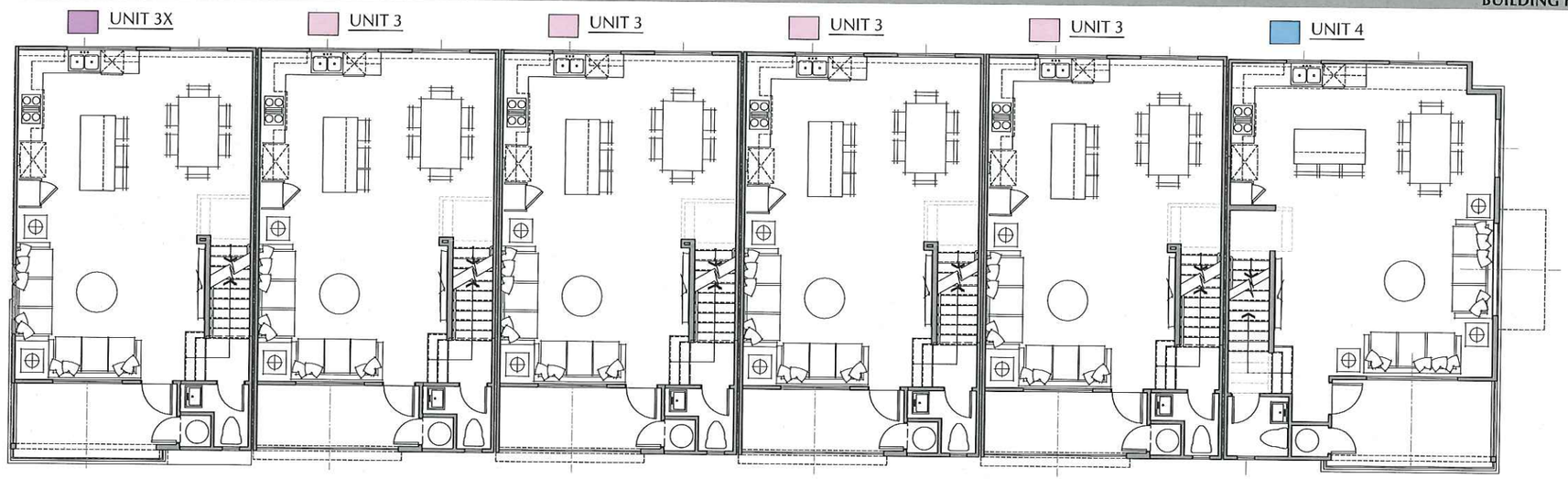


REAR ELEVATION
BUILDING B6

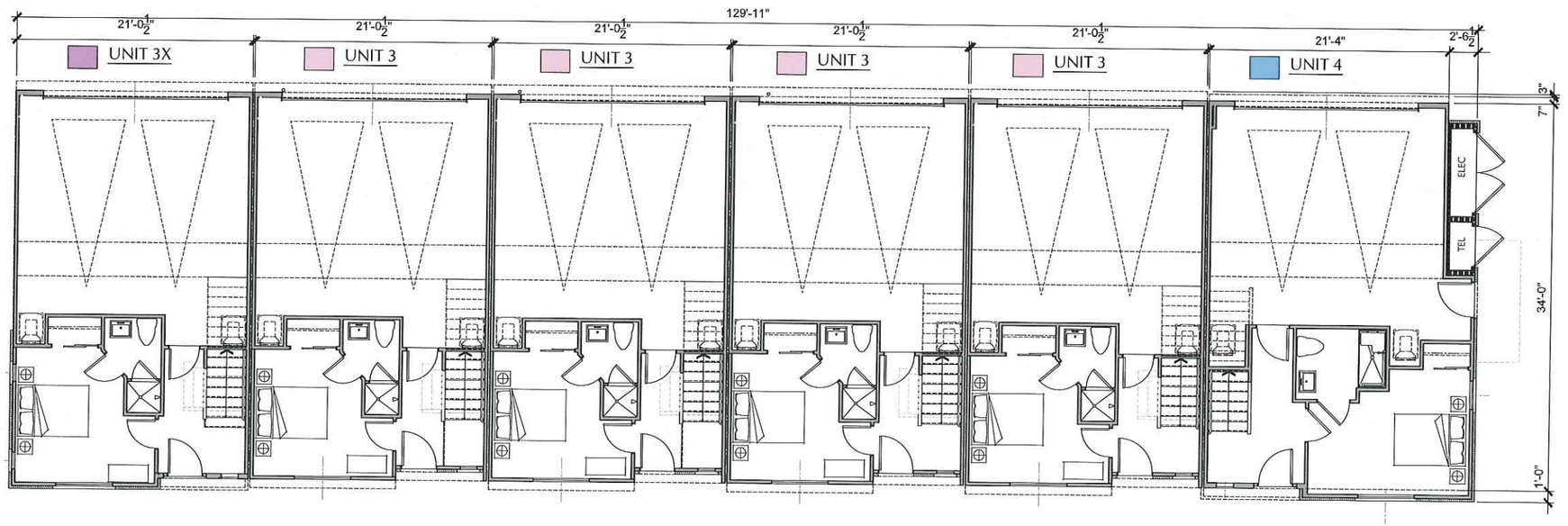
0 2' 8'
1' 4' 16'

urban

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SECOND FLOOR PLAN



TOWNHOUSE BUILDING B6z

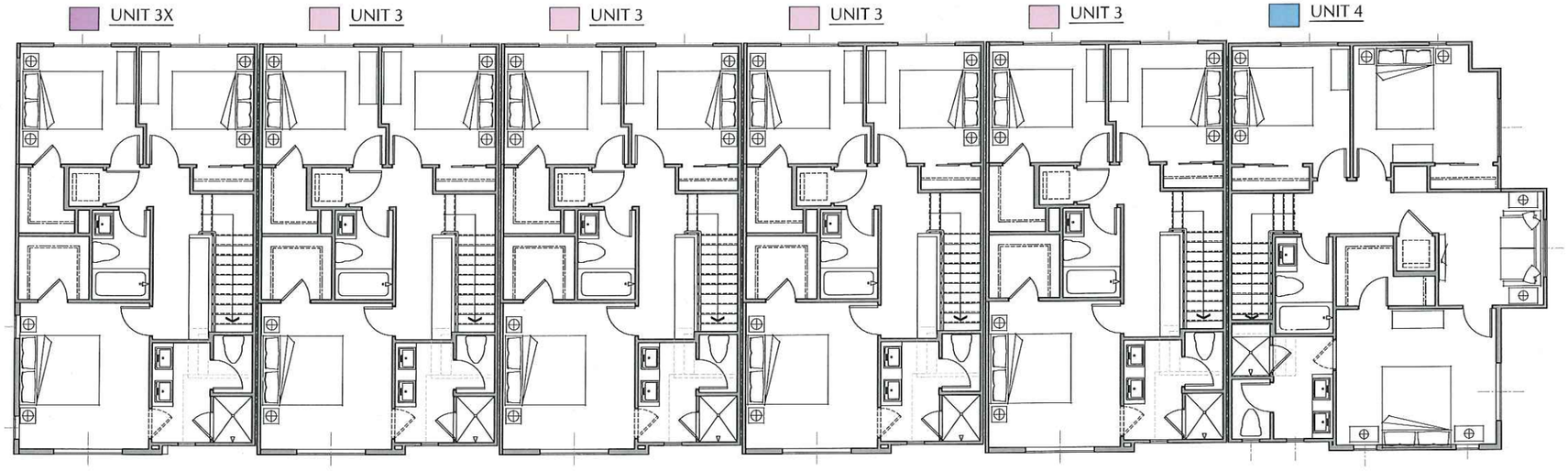
FIRST FLOOR PLAN

urban

0 2' 8'
1' 4' 16'

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UNIT 3X | UNIT 3 | UNIT 3 | UNIT 3 | UNIT 3 | UNIT 4



THIRD FLOOR PLAN

0 2' 8'
1' 4' 16'

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PLAN 3X - LEFT ELEVATION

- A - ROOF PARAPET
- B - STUCCO
- C - WINDOW
- D - FRONT DOOR
- E - METAL RAILING
- F - FAUX WOOD TILE
- G - STUCCO SCREED
- H - FOAM TRIM
- I - GARAGE ACCESS DOOR
- J - EYEBROW CANTILEVER
- K - GARAGE DOOR
- L - UTILITY CABINET
- M - STONE VENEER
- N - METAL EYEBROW W/ BRACE
- O - WOOD POST
- P - METAL COPING
- Q - GUTTER
- R - SOLAR PANELS
- S - METAL TRELLIS
- T - SLOPED ROOF



PLAN 4 - RIGHT ELEVATION



PLAN 3X | PLAN 3 | PLAN 3 | PLAN 3 | PLAN 3 | PLAN 4

FRONT ELEVATION
BUILDING B6Z

0 2' 8'
1' 4' 16'

urban

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A - ROOF PARAPET
B - STUCCO
C - WINDOW
D - FRONT DOOR
E - METAL RAILING
F - FAUX WOOD TILE
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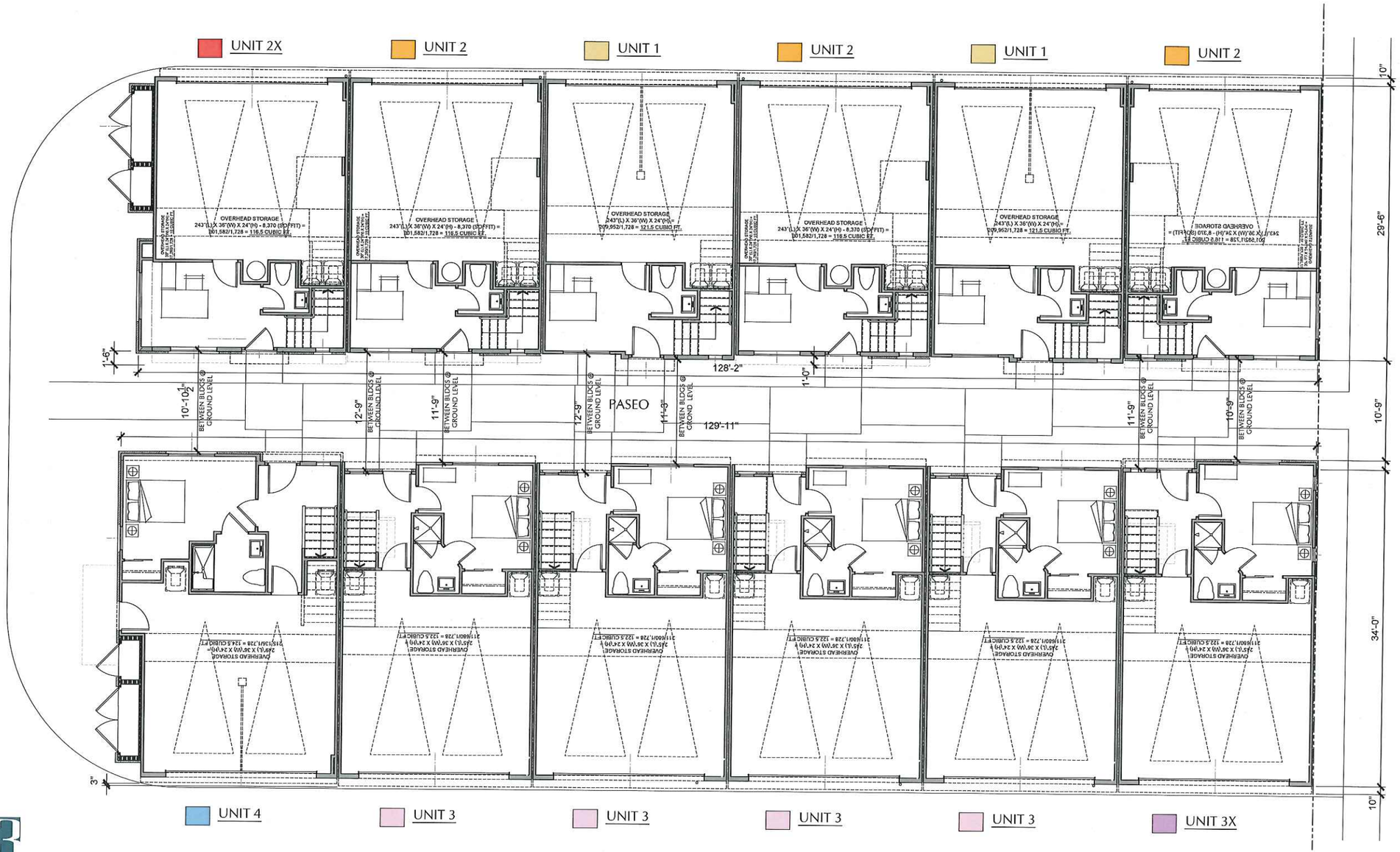
PLAN 4 | PLAN 3 | PLAN 3 | PLAN 3 | PLAN 3 | PLAN 3X

REAR ELEVATION
BUILDING B6Z

0 2' 8'
1' 4' 16'

urban

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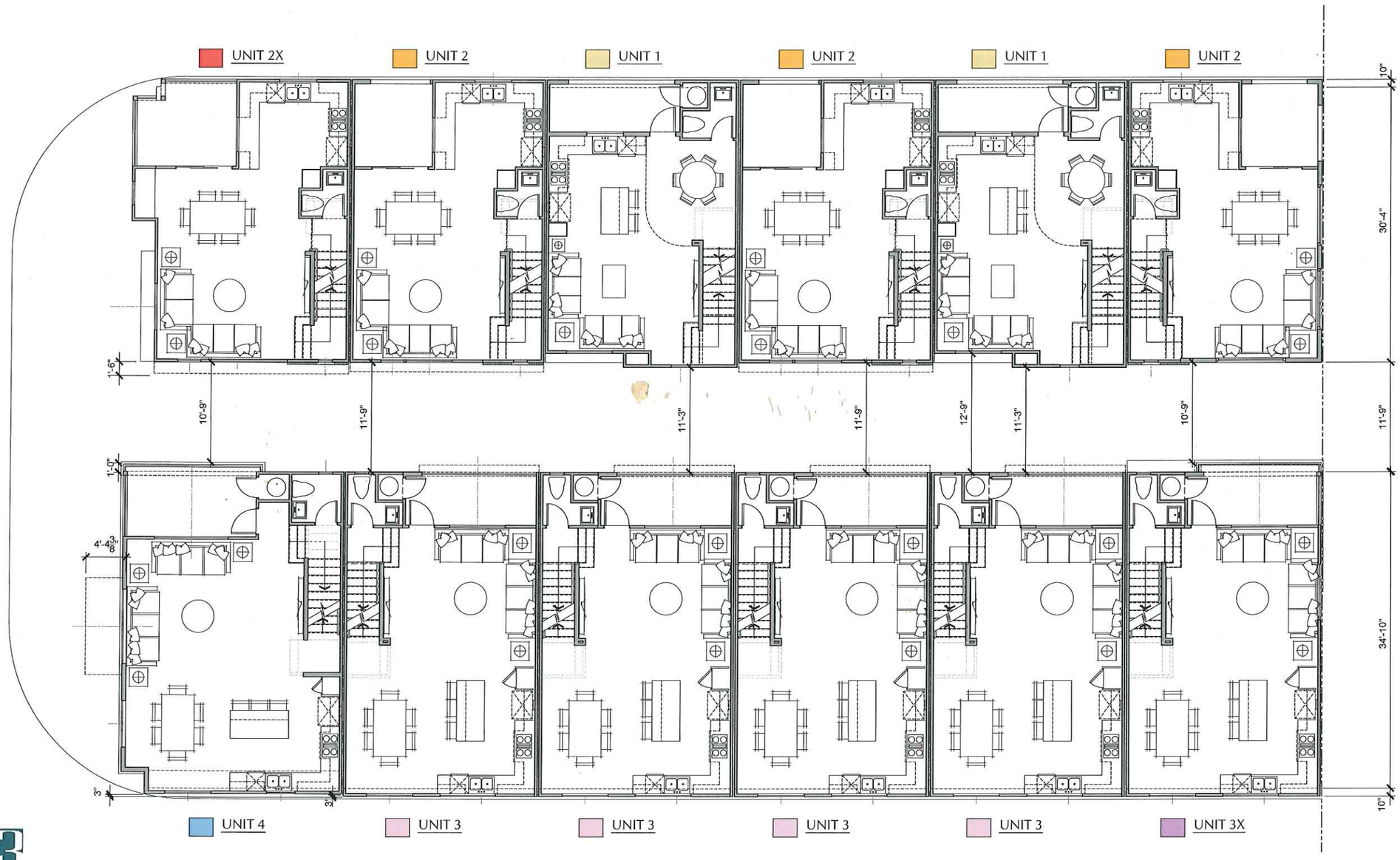
urban

0 2' 8'
1' 4' 16'

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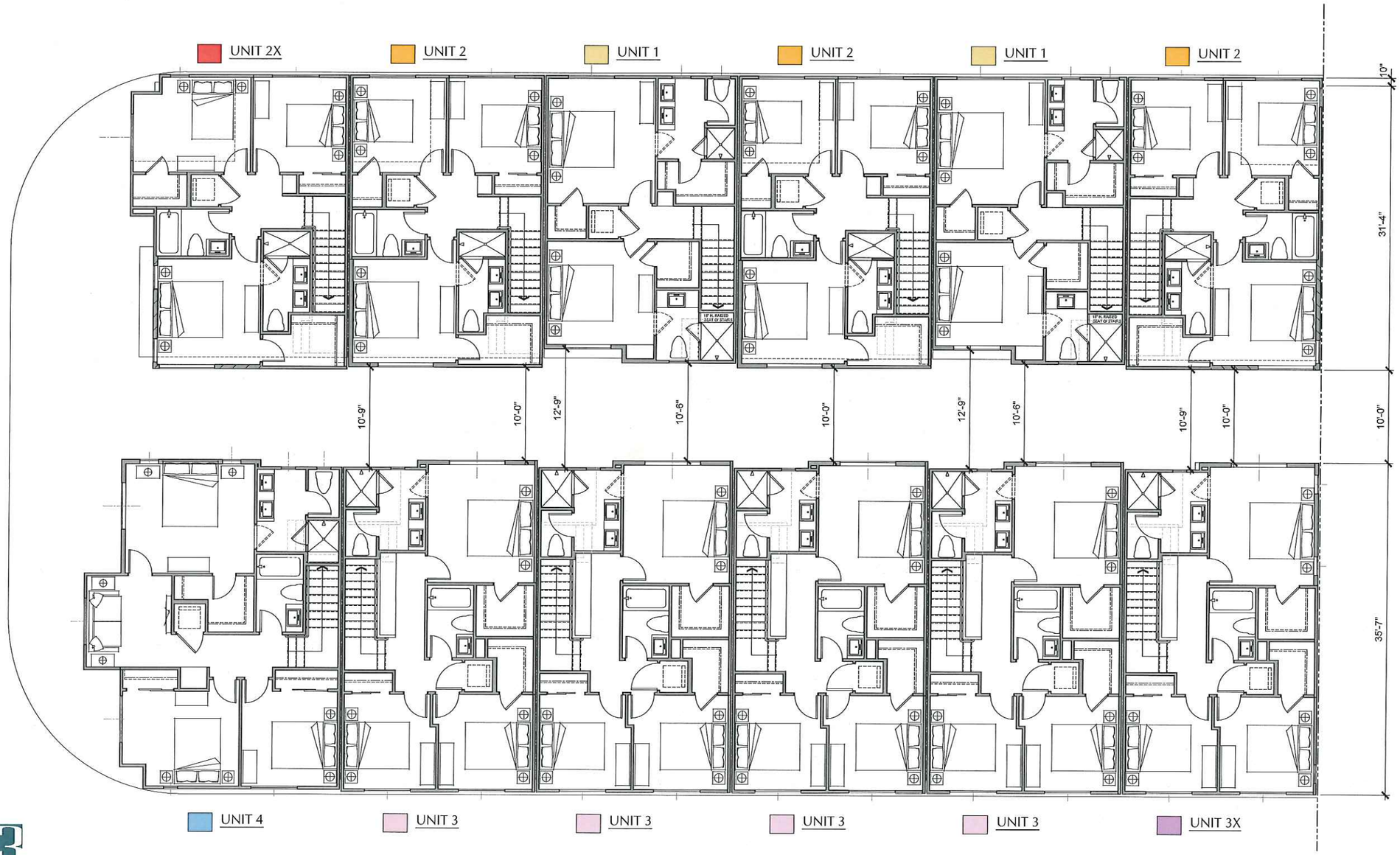
GARDENA PLACE 2

AR11.1.1
10.07.20



urban

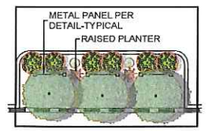
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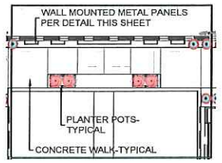
urban

0 2' 8'
1' 4' 16'

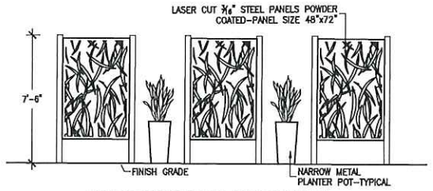
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2020 © Angeleno Associates, Inc.



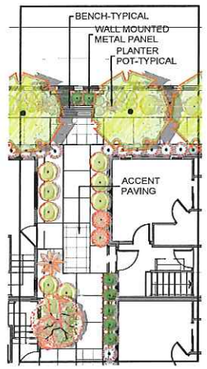
ENLARGEMENT `A'



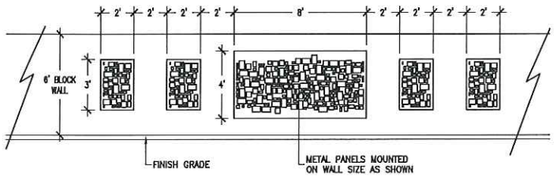
ENLARGEMENT `B'



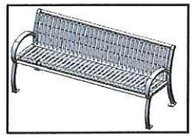
ELEVATION OF `ENLARGEMENT B'



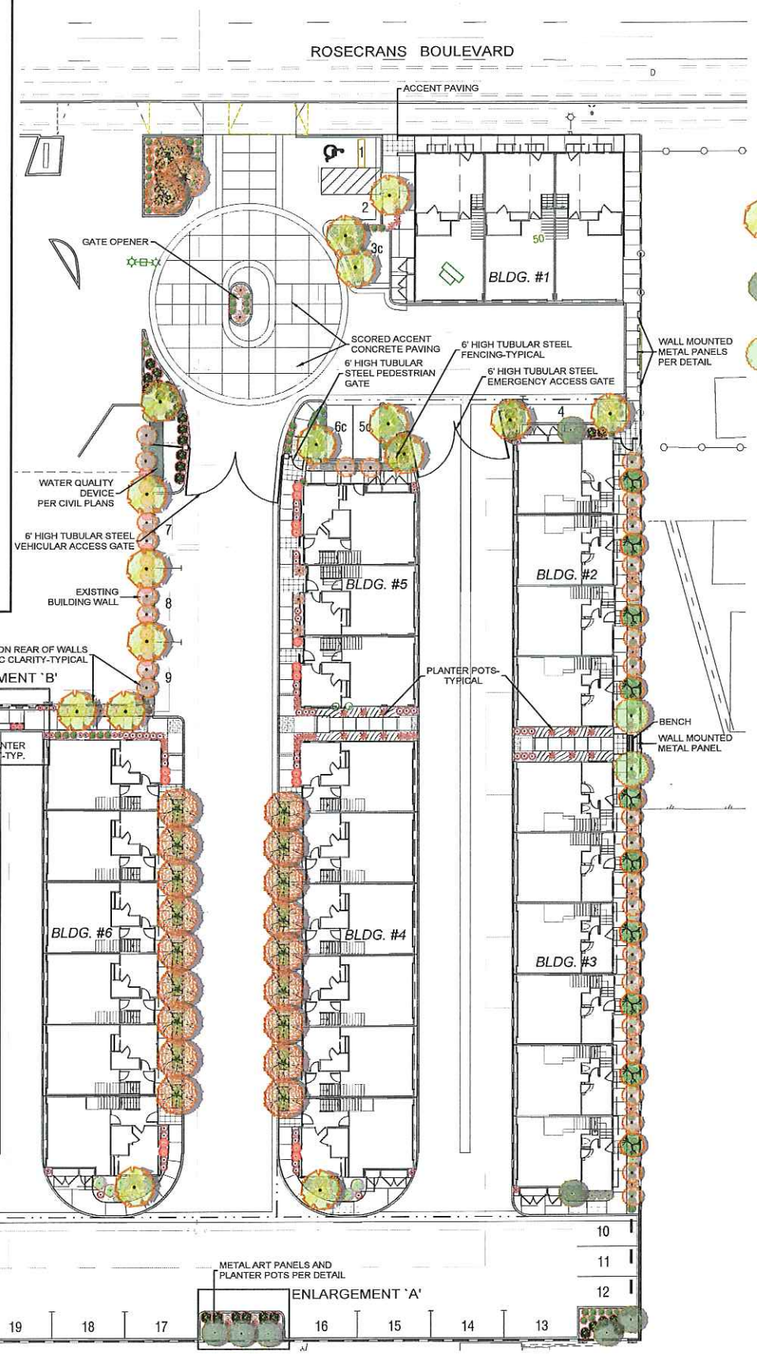
ENLARGEMENT `C'



ELEVATION OF ART PANELS PER `ENLARGEMENT 'C'



TYPICAL BENCH



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	29	CALLISTEMON VIMINALIS `SLIM JIM`	SLIM JIM BOTTLEBRUSH	24" BOX
	34	HYMENOSPORUM FLAVUM	SWEETSHADE	24" BOX
	21	LAGERSTROEMIA X `MUSKOGEE`	LAVENDER CRAPE MYRTLE MULTI-TRUNK	24" BOX
	7	MAGNOLIA GRANDIFLORA `LITTLE GEM`	DWARF SOUTHERN MAGNOLIA	36" BOX
	5	OSMANTHUS FRAGRANS	SWEET OLIVE	24" BOX
	4	PITTOSPORUM TENUIFOLIUM `SILVER SHEEN`	SILVER SHEEN TAWHIWHI	24" BOX
	22	TRISTANIOPSIS LAURINA	WATER GUM	24" BOX
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	14	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL.
	63	BOUGAINVILLEA BRASILIENSIS `RASPBERRY ICE`	RASPBERRY ICE BOUGAINVILLEA	5 GAL.
	12	CALLIANDRA CALIFORNICA	RED BAJA FAIRY DUSTER	15 GAL.
	42	COPROSMA H `TEQUILA SUNRISE`	MIRROR PLANT	5 GAL.
	88	CRASSULA ARBORESCENS SUBSP. UNDULATIFOLIA	RIPPLE SILVER DOLLAR JADE	5 GAL.
	55	DIANELLA TASMANICA `VARIEGATA`	VARIEGATED FLAX LILY	5 GAL.
	103	HELICTOTRICHON SEMPERVIRENS `BLUE OATS`	BLUE OAT GRASS	1 GAL.
	49	JUNIPERUS VIRGINIANA `BLUE ARROW`	BLUE ARROW JUNIPER	15 GAL.
	141	LOMANDRA LONGIFOLIA `BREEZE` TM	BREEZE MAT RUSH	5 GAL.
	35	MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	5 GAL.
	75	MAHONIA EURYBRACTEATA `SOFT CARESS`	SOFT CARESS MAHONIA	5 GAL.
	37	NANDINA DOMESTICA `SIENNA SUNRISE`	HEAVENLY BAMBOO	5 GAL.
	38	SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAW`S TONGUE	5 GAL.
	39	STRELITZIA REGINAE `DWARF`	DWARF BIRD OF PARADISE	15 GAL.
	352	TEUCRIUM COSSONII MAJORICUM	GERMANDER	5 GAL.
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	93	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.
	106	HEUCHERA MICRANTHA `PALACE PURPLE`	PALACE PURPLE CORAL BELLS	1 GAL.

WATER CONSERVATION STATEMENT:

FINAL LANDSCAPE PLANS MEET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE CITY AND STATE ORDINANCES. THE FINAL PLANS WILL ACHIEVE THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DRIPLINES AND/ OR EMITTERS AND TREE BUBBLERS TO ALL PLANTED AREAS, COMBINED WITH A "SMART" E.T. BASED CONTROLLER AND RAIN SHUT-OFF DEVICE. THE CONTROLLER WILL RECEIVE E.T. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP-DATE R.C.V. RUN TIMES ON A DAILY BASIS THEREBY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES

PRELIMINARY-NOT FOR CONSTRUCTION

NORTH

20 0 20 40 60

Scale 1" = 20'

UNDERGROUND SERVICE ALERT
CALL TOLL FREE 811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED LANDSCAPE ARCHITECT SHARI T. BIRCH 10/22 RENEWAL DATE 10/5/20 2725 STATE OF CALIFORNIA

LOW VOLTAGE LIGHTING
15 SOUTH FIFTH STREET
PERKASIE, CALIFORNIA 18944
PH 001.215.257.1400 FAX 001.267.639.0239
CELL 001.215.262.7747 EMAIL STB@STBLA.COM
LANDSCAPE ARCHITECTS, INC
LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGN

urban

CONCEPTUAL LANDSCAPE PLAN

GARDENA PLACE 2
MIXED USE DEVELOPMENT
ROSECRANS BOULEVARD
GARDENA, CALIFORNIA

REVISIONS

DRAWN BY	CAD
DESIGNED BY	S.T.B.
CHECKED BY	C.R.
DATE	10/5/20
JOB NO.	20-15
SCALE	1"=20'
SHEET	LP-1
OF	1 SHEETS

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VESTING TENTATIVE TRACT MAP NO. 83182

FOR CONDOMINIUM PURPOSES

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

LEGAL DESCRIPTION:
BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

SITE ADDRESS:
2500 WEST ROSECRANS BLVD.

VESTED OWNER:
SAS CRENSHAW LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE C/L OF ROSECRANS AVENUE BEING N89°58'37"W AS SHOWN ON TRACT NO. 17763, M.B. 460/27-28, IN THE OFFICE OF THE RECORDER, LOS ANGELES COUNTY, CALIFORNIA.

FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" ON A PORTION OF FLOOD INSURANCE RATE MAP NUMBER 06037C1790F OF PANEL 1790 OF 2350, EFFECTIVE SEPTEMBER 26, 2008

TOPOGRAPHY NOTE:
EXISTING TOPOGRAPHY AND CONTOURS SHOWN HEREON ARE BASED ON 1' CONTOUR INTERVALS FROM AERIAL PHOTOGRAMETRY FLOWN BY C&V CONSULTING INC. ON MARCH 24, 2020. THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN 0.1' +/- OF THEIR ACTUAL LOCATIONS.

LAND USE SUMMARY:

LAND AREA
GROSS AREA: 2.416 AC
NET AREA: 2.347 AC
EXISTING ZONING:
C3 GENERAL COMMERCIAL W/ MIXED USE OVERLAY
UNIT SUMMARY

PLAN 1	7
PLAN 2	11
PLAN 2X	4
PLAN 3	18
PLAN 3X	5
PLAN 4	5
PLAN 5	1
PLAN 6	2
TOTAL	53

UTILITY PURVEYORS & SERVICES:
WATER: GOLDEN STATE WATER COMPANY; PHONE: 800-999-4033
SEWER: CITY OF GARDENA; PHONE: 310-217-9500
ELECTRIC: SOUTHERN CALIFORNIA EDISON; PHONE: 909-592-3737
CABLE, TELEPHONE, INTERNET: AT&T; PHONE: 800-288-2020
DIRECT TV; PHONE: 855-802-3473
TIME WARNER CABLE; PHONE: 800-892-2253
DISH NETWORK; PHONE: 888-656-3109
SCHOOL DISTRICT: LOS ANGELES UNIFIED SCHOOL DISTRICT; PHONE: 213-241-1000

EXISTING EASEMENTS:

(#) DENOTES A PLOTTED ITEM.

(3) AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 17276, PAGE 310 OF OFFICIAL RECORDS.

(4) AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 27, 1959 AS INSTRUMENT NO. 4391, BOOK D346, PAGE 140 OF OFFICIAL RECORDS.

(6) AN EASEMENT FOR ROAD AND ALLEY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 27, 1960 AS INSTRUMENT NO. 4325 OF OFFICIAL RECORDS.

(7) AN EASEMENT FOR UNDERGROUND TELEPHONE TELEGRAPHING COMMUNICATION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 15, 1962 AS INSTRUMENT NO. 4160 OF OFFICIAL RECORDS.

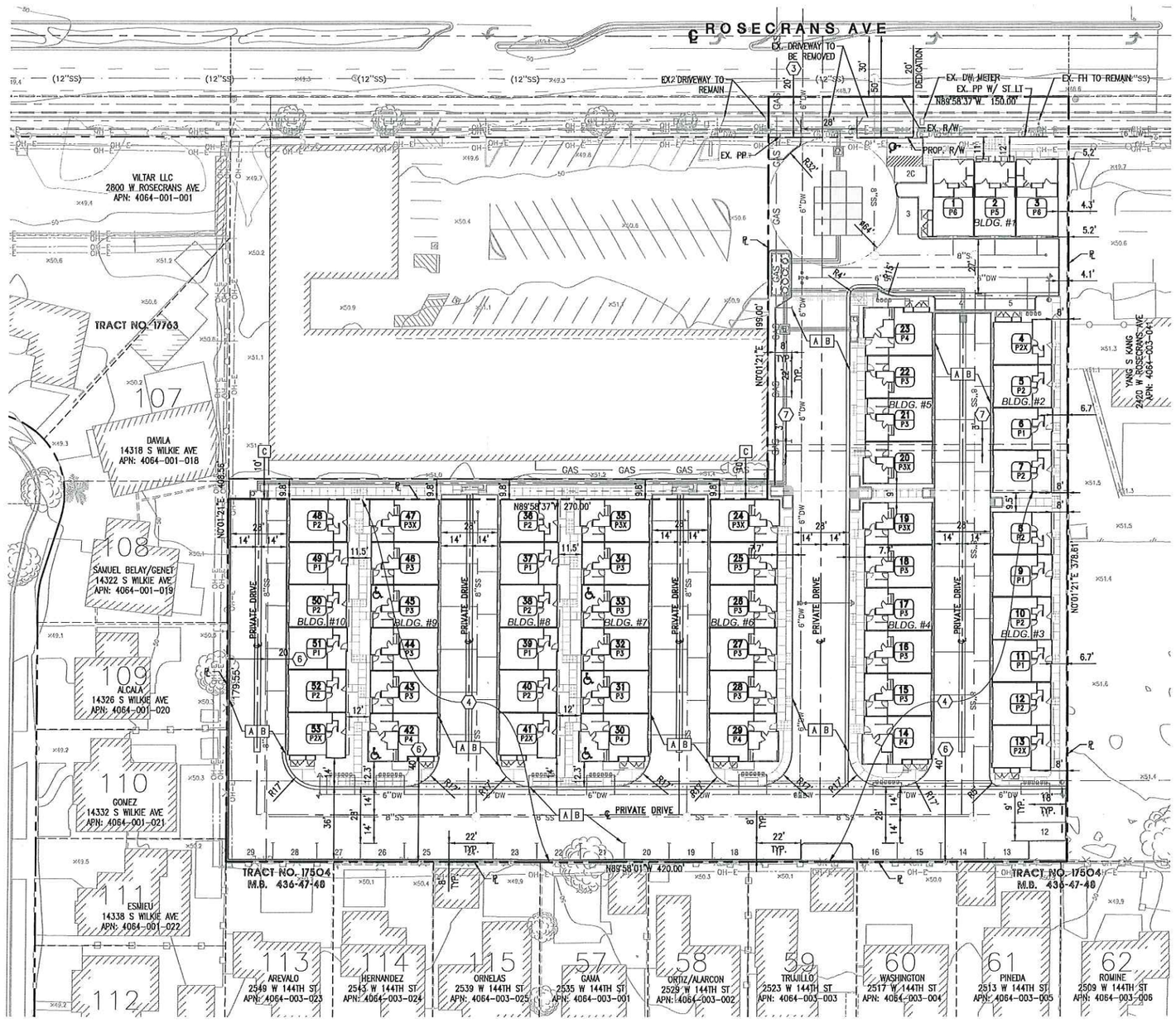
AFFECTS: PARCELS A AND B

PROPOSED EASEMENTS:

[A] INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SERVICE VEHICLES

[B] INDICATES AN EASEMENT FOR PUBLIC UTILITIES

[C] INDICATES A PROPOSED 10' EASEMENT



SCALE: 1" = 30'
0 15 30 60

GEOTECHNICAL ENGINEER:
LEIGHTON AND ASSOCIATES, INC.
17781 COWAN
IRVINE, CA 92614
949-250-1421

SHEET INDEX:

1 - TITLE SHEET
2 - PRELIMINARY GRADING PLAN
3 - PRELIMINARY UTILITY PLAN
4 - FIRE ACCESS PLAN

LEGEND:

AP	ANGLE POINT
ASPH	ASPHALT PAVEMENT
BC	BUILDING CORNER
BEG	BEGIN
BO	BLOW-OFF VALVE
BLDG	BUILDING
BW	BLOCK WALL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CF	CURB FACE
CLF	CHAIN LINK FENCE
CMF	CORRUGATED METAL FENCE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE PAVEMENT
DI	DRAIN INLET
DWY	DRIVEWAY
EX.	EXISTING
FH	FIRE HYDRANT
GM	GAS METER
LS	LANDSCAPING
MH	MANHOLE
PKWY	PARKWAY
P/L	PROPERTY LINE
PROP.	PROPOSED
Hr	HEIGHT OF RETAINING
RET	RETAINING
ROW	RIGHT-OF-WAY
SD	STORM DRAIN
SFH	SINGLE-FAMILY HOME
ST LT	STREET LIGHT
SS	SANITARY SEWER
TE	TRASH ENCLOSURE
TEMP	TEMPORARY
TF	TRANSFORMER
WF	WOOD FENCE
WL	WALL
WM	WATER METER
V	VALVE
IN P/L	INSIDE OF PROPERTY LINE
OUT P/L	OUTSIDE OF PROPERTY LINE
N/F	NORTH FACE
S/F	SOUTH FACE
E/F	EAST FACE
W/F	WEST FACE

SYMBOLS:

O BO	BLOW-OFF VALVE
□ DI	DRAIN INLET
FH	FIRE HYDRANT
	LIGHT STANDARD
	STORM DRAIN MANHOLE
S	SANITARY SEWER MANHOLE
	SIGN POST
GM	GAS METER
WM	WATER METER
V	UTILITY VALVE
	UTILITY/POWER POLE
	BLOCK/RETAINING SCREEN WALL
	BLOCK/RETAINING LOW WALL
	PLANTER/DECORATIVE WALL
-OH-E-	OVERHEAD WIRE
	EDGE OF ASPHALT PAVEMENT
	WOOD/WROUGHT IRON FENCE
-X-	CHAIN LINK FENCE
	DIRECTION OF FLOW
-93-	MINOR CONTOUR (1' INTERVAL)
-100-	MAJOR CONTOUR (5' INTERVAL)
×91.5	SPOT ELEVATION
38 / P2	LOT NUMBER / PLAN TYPE
	PROPERTY LINE
	PROPOSED STORM DRAIN
	MANHOLE

REVISIONS

NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER
G3 URBAN
15235 S WESTERN AVE.
GARDENA, CA 90249
(213) 400-5358

PREPARED BY:
C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
6 ORCHARD, SUITE 200
LAKE FOREST, CALIFORNIA 92630
T. 949.916.3800
F. 949.916.3805
CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER
RYAN J. BITTNER
No. 68167
CIVIL
STATE OF CALIFORNIA

I hereby certify that :
1. These plans have been prepared under my supervision;
2. The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;
3. Existing ground contours and elevations were obtained by field survey performed on MARCH 2020

ENGINEER _____ DATE _____
RCE 68167

TENTATIVE TRACT MAP
VTTM NO. 83182
2500 W ROSECRANS AVENUE
GARDENA, CA 90249
SHEET 1

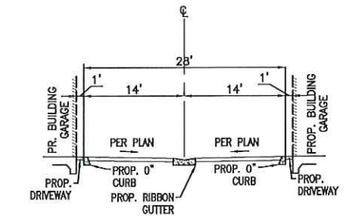
SCALE: AS SHOWN | DRAWN BY: EP | CHECKED BY: M

CITY OF GARDENA

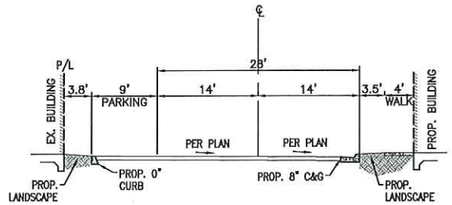
ROSECRANS AVE

SCALE: 1" = 20'

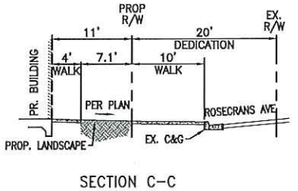
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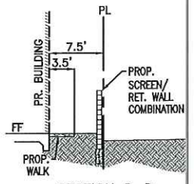
SECTION A–A
28' PRIVATE DRIVE
NOT TO SCALE



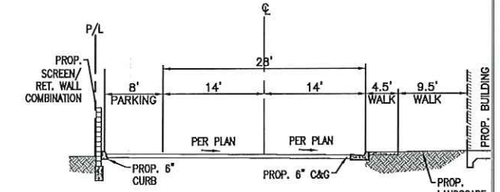
SECTION B–B
28' PRIVATE DRIVE
NOT TO SCALE



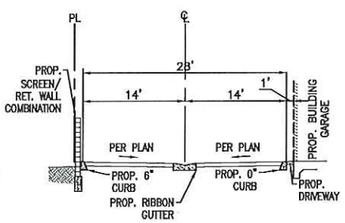
SECTION C–C
NORTHERN PROPERTY LINE
NOT TO SCALE



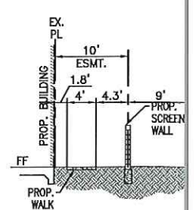
SECTION D–D
EASTERN PROPERTY LIN
NOT TO SCALE



SECTION E–E
SOUTHERN PROPERTY LINE
NOT TO SCALE



SECTION F–F
WESTERN PROPERTY LINE
NOT TO SCALE



SECTION G–G
NORTHWESTERN PROPERTY
NOT TO SCALE

REVISIONS

NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER

G3 URBAN
15235 S WESTERN AVE.
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ENGINEER _____ DATE _____
RCE 68167

PRELIMINARY GRADING PLAN

VTTM NO. 83182

2500 W ROSECRANS AVENUE
GARDENA, CA 90249

SHEET 2

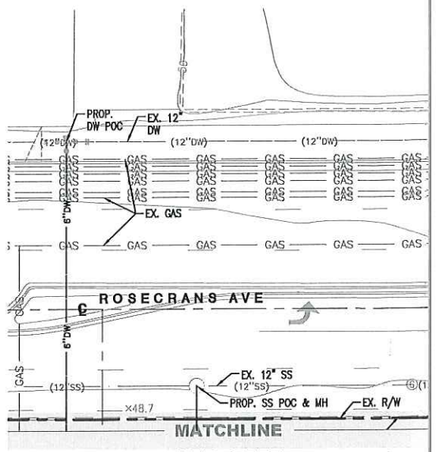
SCALE: AS SHOWN | DRAWN BY: EP | CHECKED BY: M

CITY OF GARDENA

SEE RIGHT

MATCHLINE MATCHLINE MATCHLINE

EX. FH
EX. 7'-6" X 7'-3" DOUBLE RCB SD
PROP. R/W
PROP. SD POC
PROP. SD JS
PROP. DROP INLET SS MH
PROP. DETENTION VAULT SYSTEM V=3,278 CF
EX. GAS TO BE RELOCATED
PROP. 6" DW
PROP. 24" SD
PROP. SS MH
PROP. MWS
PROP. 18" SD
PROP. DW METER MANIFOLD
PROP. CURB INLET CB
PROP. GRATE INLET CB
PROP. TERMINAL SS CO
PROP. DW BO
PROP. FH
PROP. 8" SS S=0.005
PROP. 8" SS
PROP. 6" DW
PRIVATE DRIVE
BLDG. #1
BLDG. #2
BLDG. #3
BLDG. #4
BLDG. #5
BLDG. #6
BLDG. #7
BLDG. #8
BLDG. #9
BLDG. #10
07



SEE LEFT

SCALE: 1" = 20'
0 10 20 40

REVISIONS

NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER

G3 URBAN
15235 S WESTERN AVE.
GARDENA, CA 90249
(213) 400-5358

PREPARED BY :

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
6 ORCHARD, SUITE 200
LAKE FOREST, CALIFORNIA 92630
T. 949.916.5800
F. 949.916.5805
CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER
RYAN J. BITTNER
No. 68167
CIVIL
STATE OF CALIFORNIA

I hereby certify that :
1. These plans have been prepared under my supervision;
2. The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;
3. Existing ground contours and elevations were obtained by field survey performed on MARCH 2020

ENGINEER _____ DATE _____
RCE 68167

PRELIMINARY UTILITY PLAN

VTTM NO. 83182

2500 W ROSECRANS AVENUE
GARDENA, CA 90249

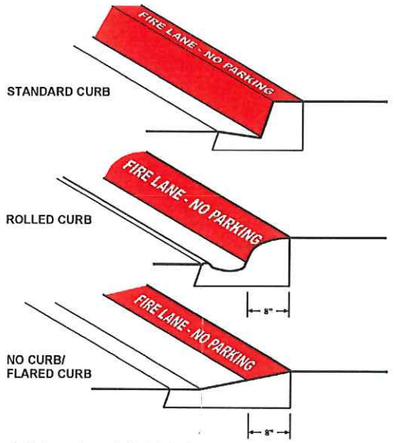
SHEET 3

SCALE: AS SHOWN | DRAWN BY: EP | CHECKED BY: M

CITY OF GARDENA

ATTACHMENT 9

Fire Lane Identification – Red Curbs



1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

1. CURBS SHALL BE PAINTED RED
2. "FIRE LANE – NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3" WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.

(2) **RED CURB PAVEMENT MARKING**
NOT TO SCALE

CONSTRUCTION NOTES:

(1) — INSTALL "FIRE LANE" SIGN PER DETAIL 1 HEREON.
(2) — FIRE LANE IDENTIFICATION–RED CURBS PER DETAIL 2 HEREON.
(3) — INSTALL "FIRE LANE" SIGN BEGIN OR END PER DETAIL 3 HEREON.
(4) — PROPOSED FIRE HYDRANT LOCATION

PROJECT GENERAL NOTES:

1. ALL FIRE ACCESS LANES MEET LACoFD MINIMUM REQUIREMENTS 19' & 45' RADII.

2. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.

3. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2016 EDITION.

4. ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACoFD GUIDELINE FOR FIRE APPARATUS ROADS.

5. LARGEST BUILDING SQ. FOOTAGE = 3,944 SQ. FT.

6. BUILDINGS ARE DESIGNATED TYPE–VB.

7. BUILDING OCCUPANCIES ARE R–3 FOR ATTACHED MULTI–FAMILY UNITS.

8. THE BUILDING HEIGHTS ARE APPROXIMATELY 40 FEET MAX OVERALL AND 30' MAX TO FASCIA ABOVE FINISH GRADE.

9. ALL R–3 BUILDINGS ON THE SITE WILL BE SPRINKLERED PER NFPA–13D

10. BUILDING ADDRESS NUMBER SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. FIRE CODE 908.4.4.

11. A KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.

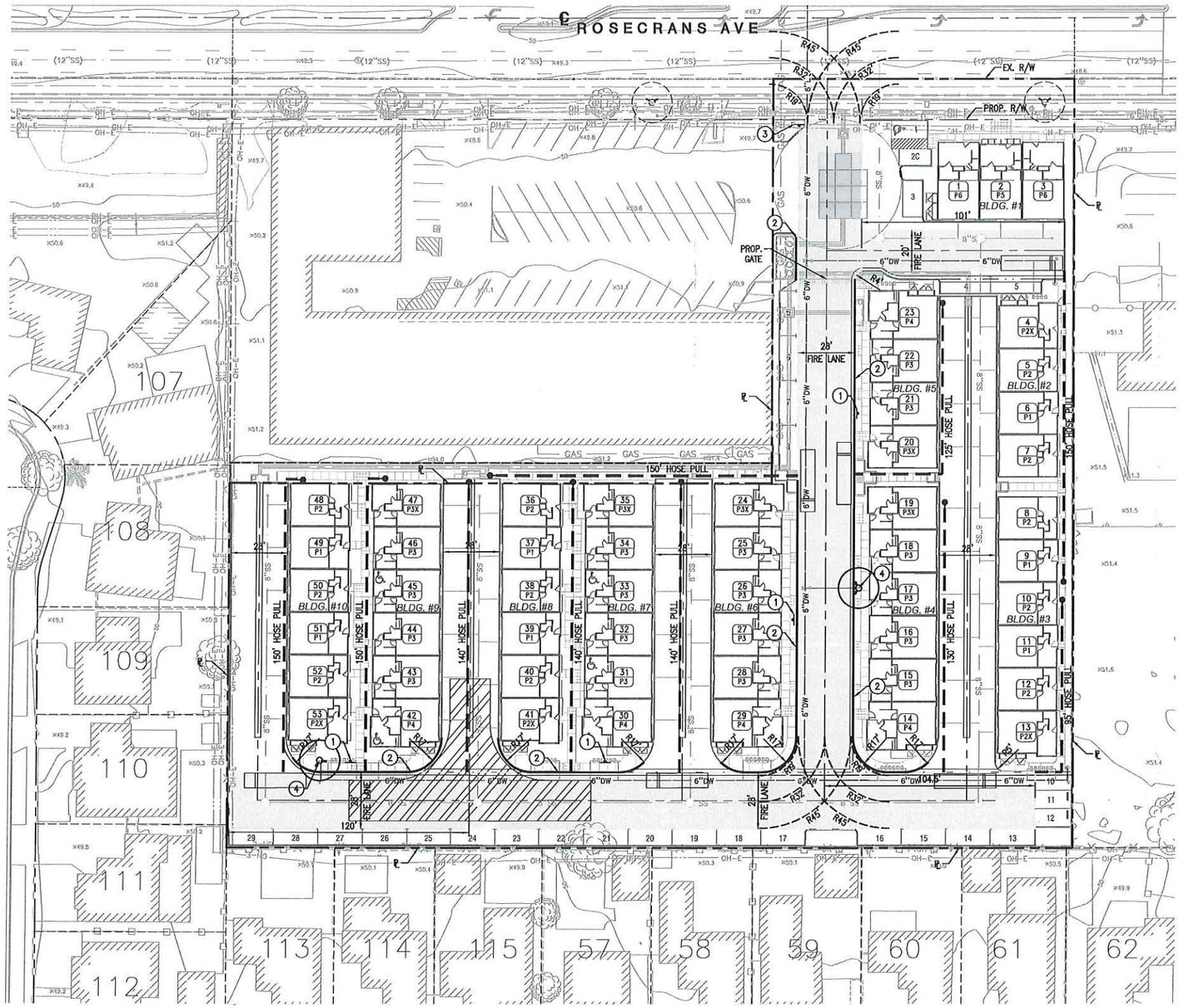
12. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 2500 GALLONS PER MINUTE, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8.

13. THE REQUIRED FIRE FLOW FOR ON–SITE FIRE HYDRANTS AT THIS LOCATION IS _____ GPM AT 20 PSI RESIDUAL PRESSURE. WHEN TWO OR MORE ON–SITE HYDRANTS ARE REQUIRED, THE FIRE FLOW SHALL BE _____ GPM, WITH EACH ON–SITE FIRE HYDRANT BEING CAPABLE OF FLOWING _____ GPM AT 20 PSI RESIDUAL PRESSURE. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8.

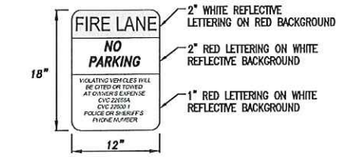
14. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2–1/12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1

15. ALL ON–SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4

16. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4



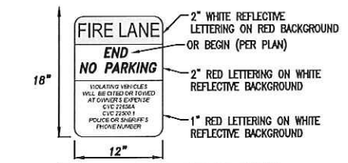
SCALE: 1" = 30'
0 15 30 60



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

(1) **NO PARKING SIGN**
NOT TO SCALE



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

(3) **BEGIN & END NO PARKING SIGN OR BEGIN (PER PLAN)**
NOT TO SCALE

LEGEND

- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE TRUCK ACCESS
- HOSE PULL
- PROPERTY LINE
- RED CURB STRIPING

FH	FIRE HYDRANT
PR.	PROPOSED
EX	EXISTING
PL	PROPERTY LINE
R/W	RIGHT OF WAY
TYP.	TYPICAL

REVISIONS

NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER

G3 URBAN
15235 S WESTERN AVE.
GARDENA, CA 90249
(213) 400–5358

PREPARED BY :

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
6 ORCHARD, SUITE 200
LAKE FOREST, CALIFORNIA 92630
T. 949.916.3500
F. 949.916.3505
CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER
RYAN J. BITTNER
No. 68167
CIVIL
STATE OF CALIFORNIA

I hereby certify that :
1. These plans have been prepared under my supervision;
2. The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;
3. Existing ground contours and elevations were obtained by field survey performed on MARCH 2020

ENGINEER _____ DATE _____
RCE 68167

FIRE ACCESS & HYDRANT LOCATION PLAN
VTTM NO. 83182
2500 W ROSECRANS AVENUE
GARDENA, CA 90249

SHEET 4

SCALE: AS SHOWN | DRAWN BY: EP | CHECKED BY: M

CITY OF GARDENA

Kimley»Horn

TECHNICAL MEMORANDUM

To: Raymond Barragan, City of Gardena Community Development Manager
Lisa Kranitz, City of Gardena Assistant City Attorney

From: Rita Garcia, Kimley-Horn and Associates

Date: November 3, 2020

Subject: Rosecrans Place Phase II Project CEQA Compliance

1.0 INTRODUCTION & PURPOSE

The City of Gardena has retained Kimley-Horn and Associates, Inc. to evaluate the proposed Rosecrans Phase II Project ("Project") concerning California Environmental Quality Act (CEQA) compliance. This Technical Memorandum (TM) was prepared to present the findings resulting from the CEQA compliance review, as described below. This TM is also prepared to present the recommendations concerning the appropriate CEQA compliance documentation.

The approach for completing the Project's CEQA compliance review involved review of the following:

- Prior relevant CEQA document:
  - Kimley-Horn. (July 2020). *The Rosecrans Place Project – Revised Site Plan Public Review Draft Initial Study/Mitigated Negative Declaration*. Gardena, CA.[1]

- Project Information (e.g., Technical Memos):
  - Proposed Site Plan; see **Appendix 1: Proposed Site Plan**.
  - Kimley-Horn. (October 2020). *Rosecrans Place Phase II Project Draft Trip Generation & Vehicle Miles Traveled Analysis.* Gardena, CA; see **Appendix 2: Transportation TM**.
  - Kimley-Horn. (September 2020). *Rosecrans Place II Project: Draft Air Quality Assessment.* Gardena, CA; see **Appendix 3: Air Quality Assessment**.

[1] Available for review on the City of Gardena Website, at https://www.cityofgardena.org/pending-projects, and by request at the Community Development Department- please contact John F. Signo, AICP, Senior Planner, at 310.217.9593 or via email at jsigno@cityofgardena.org.

- Kimley-Horn. (September 2020). *Rosecrans Place Phase II Project – Draft Acoustical Assessment.* Gardena, CA; see **Appendix 4: Acoustical Assessment**.

2.0 STATUTORY AUTHORITY & REQUIREMENTS

State CEQA Guidelines §15061 – Review for Exemption

Once it has determined that an activity is a project subject to CEQA, it is then determined whether the project is exempt from CEQA. Pursuant to State CEQA Guidelines §15061, a project is exempt from CEQA if:

1) The project is exempt by statute (see State CEQA Guidelines Article 18, commencing with §15260).

2) The project is exempt pursuant to a Categorical Exemption (CE) (see State CEQA Guidelines Article 19, commencing with §15300) and the application of that CE is not barred by one of the exceptions set forth in State CEQA Guidelines §15300.2.

3) The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

4) The project will be rejected or disapproved by a public agency.

5) The project is exempt pursuant to the provisions of Article 12.5 - Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects

State CEQA Guidelines Article 19 - Categorical Exemptions (CE)

State CEQA Guidelines Article 19 includes a list of classes of projects, which have been determined not to have a significant effect on the environment and, therefore, are exempt from CEQA. The class of projects that is relevant to the proposed Project is presented below.

State CEQA Guidelines §15332 – Infill Development. Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section:

1) 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.

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

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

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

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

State CEQA Guidelines §15300.2 - Exceptions. The following conditions are exceptions that bar the application of a CE:

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.

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.

c) *Significant Effect*. A CE 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.

d) *Scenic Highways*. A CE 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.

e) *Hazardous Waste Sites*. A CE shall not be used for a project located on a site which is included on any list compiled pursuant to Government Code §65962.5.

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

3.0 PROJECT DESCRIPTION

The Project is proposing a mixed-use development on an approximately 2.35-acre site that consists of two parcels (APN # 4064-003-028 and -040), at 2500 West Rosecrans Avenue. The Project Applicant seeks approval of a mixed-use (residential and live-work commercial) development with 53 DU, including three live-work DU with 790 SF of workspace, at a gross density of 22.6 DU per acre; see **Appendix 1**. The Project proposes 50 townhouse DU with four floorplan options (1,365 – 1,920 SF), and three townhouse live-work DU with two floorplan options (1,730 – 1,890 SF) and 252 SF to 269 SF of ground-level workspace. All ten buildings would be three stories. In total, 136 parking spaces are proposed: 106 resident garage spaces, 27 guest spaces, and three live-work spaces. The site plan for the Project is illustrated in Exhibit 1: Site Plan.

The Project site, which is in a commercial area along Rosecrans Avenue, is mostly undeveloped- of the 2.35 acres, 1.96 acres (approximately 83 percent) are vacant, while the remaining 0.4 acres are developed with a commercial use (i.e., an approximately 6,961-SF vacant restaurant) and surface parking lot. For analysis purposes, it is assumed that: the existing restaurant is 100 percent occupied; and all existing on-site improvements would be removed and replaced with the proposed mixed-use development. Land uses surrounding the Project site include commercial to the north beyond Rosecrans Avenue, residential to the south, commercial to the east, and residential and commercial to the west.

The Project site is designated General Commercial with a Mixed-Use Overlay and zoned Commercial (C-3) with a Mixed-Use Overlay (MU). Preliminarily, the requested entitlements include a Tentative Tract Map and Site Plan Review. Project construction is expected to begin in 2021 and be completed by the end of 2022.

4.0 FINDINGS CONCERNING CEQA COMPLIANCE/CEQA EXEMPTION

Kimley-Horn has completed their evaluation of the proposed Project, as summarized in the following discussions.

Exemption Justification Under Class 32 – Infill Development

Land Use Consistency. GGP Figure LU-2, *Land Use Policy Map*, depicts the City's land use designations and indicates the Project site is designated General Commercial with a

MUO.[2] The General Commercial designation provides for a wide range of larger-scale commercial uses to serve both the needs of the City and the region.[3] The MUO designation permits residential development on selected areas designated for commercial and industrial land uses.[4] The MUO designation's purpose is to allow greater flexibility of development alternatives, especially attractive higher density residential development in appropriate areas that are experiencing both physical and economic blight. The Project proposes a mixed-use development consisting of attached townhouse units, detached garden court units, and live-work units. Therefore, the Project proposes land uses consistent with the primary intended uses for the General Commercial with a MUO designations. Within the MUO designation, the maximum allowed intensity for non-residential uses is a FAR of 0.5 and the maximum allowed density (stepped density) for residential uses is 30 DU/AC for lots greater than 1.0 AC. Based on a 2.35-acre site, 0.5 FAR, and 30 DU/AC, the Project site's maximum general commercial development capacity is 51,183 SF and maximum residential development capacity is 70 DU. The Project proposes a mixed-use development consisting of 53 DU, including 3 live-work units with 790 SF of workspace, resulting in a density of 22.6 DU/AC. Thus, the Project proposes residential and live/work commercial land uses, which would be below the General Commercial with a MUO designations' maximum allowable intensity/density. Therefore, the Project would not conflict with the GGP or cause a significant environmental impact due to a conflict.

The City of Gardena Zoning Map depicts the City's zones and indicates the Project site is zoned C-3 Zone with a MU Overlay Zone.[5] The C-3 Zone is intended for general commercial use. The MU Overlay Zone is intended to allow greater flexibility of development alternatives, especially attractive higher density residential development and live-work buildings, in appropriate areas of the city; see GMC Chapter 18.19. If a property is developed with a mix of residential and nonresidential uses within the same project area, then development is subject to GMC §18.19.030: Uses Permitted, and GMC §18.19.060: Property Development Standards. The Project proposes a mixed-use development consisting of 53 DU, including 3 live-work units with 790 SF of workspace, which are permitted within the MU Overlay Zone. Therefore, the Project would not conflict with the GMC or cause a significant environmental impact due to a conflict.

Location and Size. The Project site totals approximately 2.35 acres and is located entirely within Gardena City limits. Land uses surrounding the Project site include commercial to

2 City of Gardena. (2006, Updated February 2013). Gardena General Plan 2006. Figure LU-2: 2013 General Plan Land Use Policy Map. Gardena, CA: City of Gardena.

3 City of Gardena. (2006, Updated February 2013). Gardena General Plan 2006. Page LU-12. Gardena, CA: City of Gardena.

4 Ibid., Page LU-11.

5 City of Gardena. (January 2018). Zoning Map. Gardena, CA: City of Gardena Planning Division.

the north beyond Rosecrans Avenue, residential to the south, commercial to the east, and residential and commercial to the west. Therefore, the Project occurs within city limits on a site of no more than 5.0 acres, and is substantially surrounded by urban uses.

Biological Resources. The Project site is fully developed. No natural habitats are present on the property and only landscaping including ornamental vegetation is present. The site is bounded by urban development, as discussed above. No natural habitats are present on these surrounding areas. Based on review of the existing onsite and surrounding conditions, no candidate, sensitive, or special-status plant or wildlife species, riparian habitat or other sensitive natural community, or wetlands are present on or adjacent to the Project site. Therefore, the Project site has no value as habitat for endangered, rare, or threatened species.

Transportation. Projects are evaluated for vehicle miles travelled (VMT) pursuant to Senate Bill 743. Under the City's SB 743 Guidelines, projects may be screened from further VMT analysis and determined less than significant based on the project type, low VMT area screening, or Transit Priority Area screening; see **Appendix 2**.

As concluded in the Transportation TM:

- Based on Project Type screening, the Project's proposed live-work commercial use would be screened out, thus, resulting in a less than significant transportation impact concerning VMT.

- Based on Low VMT and Transit Priority Area screening, the Project's proposed residential use would be screened out, thus, resulting in a less than significant transportation impact concerning VMT.

The Project would not conflict with State CEQA Guidelines §15064.3(b) and a less than significant impact would occur in this regard. Therefore, Project approval would not result in any significant effects relating to transportation.

Noise. As concluded in the Project's Acoustical Assessment (see **Appendix 4**) , Project construction and operations noise would be below applicable thresholds, and impacts would be less than significant. Therefore, the proposed Project would not result in any significant effects relating to noise.

Air Quality. As concluded in the Project Air Quality Assessment (see **Appendix 3**), Project construction and operations emissions would be below applicable thresholds, and impacts

would be less than significant. Therefore, the Project would not result in any significant effects relating to air quality.

Water Quality. The Project's construction-related activities would include excavation, grading, and trenching, which would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. Construction-related erosion effects would be addressed through compliance with the NPDES program's Construction General Permit. The Construction General Permit requires development and implementation of a SWPPP and monitoring plan, which must include erosion-control and sediment-control BMPs that would meet or exceed measures required by the Construction General Permit to control potential construction-related pollutants. Therefore, the Project's construction-related activities would not violate any water quality standards or otherwise substantially degrade surface or groundwater quality and a less than significant impact would occur in this regard.

During Project operations, stormwater runoff would be conveyed via proposed onsite gutter and directed to five sump areas: four equipped with curb inlet catch basins and the other with a grate inlet catch basin. Catch basin #1 would capture the stormwater from the majority of the site while the grate inlet catch basin would capture most of the onsite stormwater from the eastern residential portion of the site. Catch basins #2, #3, and #4 would capture the onsite stormwater from the drive aisles that run in between the units. All proposed onsite sump catch basins would be connect to the Modular Wetlands System (MWS) Biofiltration Vaults for water quality treatment. Following compliance with NPDES requirements (i.e., Los Angeles County's LID Ordinance and GMC), which include LID BMPs, Project operations would not violate any water quality standards. Therefore, the Project would not result in any significant effects relating to water quality.

Utilities and Public Services. The Project would occur within an urbanized area where service is already provided. Additionally, the Project would be consistent with the site's intended land uses, as concluded in the *Land Use* Section above; therefore, the demands for utilities and public services associated with the property have been accounted for. The Project site can be adequately served by all required utilities and public services. Therefore, the Project would not result in any significant effects relating to utilities and public services.

Exceptions to Categorical Exemptions

As previously noted, a project is exempt from CEQA pursuant to a CE provided the application of that CE is not barred by one of the exceptions set forth in State CEQA

Kimley»Horn

Guidelines §15300.2. The following demonstrates the Project does not meet any of the exceptions that would bar a CE.

Exception A, Location. The Project would qualify for a CE under Class 32; therefore, because this exception pertains to Classes 3, 4, 5, 6, and 11, it is not applicable to the proposed Project.

Exception B, Cumulative Impact. The proposed Project would take place on primarily vacant/undeveloped land. Further, unexpected projects of the same type in the same place are not expected to occur near the proposed Project site. Therefore, significant cumulative impacts would not occur.

Exception C, Significant Effect. The proposed Project is not expected to have a significant effect on the environment due to unusual circumstances; see Exemption Justification above for transportation, air quality, noise, and water quality.

Exception D, Scenic Highways. There are no State or County designated scenic highways in the Project site vicinity.[6] Therefore, the Project would not damage scenic resources within a State scenic highway.

Exception E, Hazardous Waste Sites. Government Code §65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List, maintained by the Department of Toxic Substances Control (DTSC). The Project site is not included on the Cortese List.[7]

Exception D, Historical Resources. The Project site is occupied by a single building circa 1991, thus, is not a historic building.[8] Additionally, there are no designated historical resources in the Project site vicinity. Therefore, the Project would not cause a substantial adverse change in the significance of a historical resource.

As is evidenced by the discussions presented above, the proposed Project qualifies as being exempt from CEQA under Class 32. Moreover, it has been determined that the Project is not barred from the application of a CE, pursuant to State CEQA Guidelines

[6] California Department of Transportation. (2011). *California Scenic Highway Mapping System.* Retrieved from http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

[7] Department of Toxic Substance Control. (2020). *EnviroStor*. Retrieved from https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29.

[8] ParcelQuest. (2020). *Find My Parcels*. Retrieved from https://pqweb.parcelquest.com/#home

§15300.2. Therefore, it has been determined that the proposed Project would not have a significant effect on the environment and a CE is the appropriate CEQA documentation.

APPENDIX 1: SITE PLAN

VESTING TENTATIVE TRACT MAP NO. 83182

FOR CONDOMINIUM PURPOSES

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

LEGAL DESCRIPTION:
BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

SITE ADDRESS:
2500 WEST ROSECRANS BLVD.

VESTED OWNER:
SAS CRENSHAW LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE C/L OF ROSECRANS AVENUE BEING N89°58'37"W AS SHOWN ON TRACT NO. 17763, M.B. 460/27–28, IN THE OFFICE OF THE RECORDER, LOS ANGELES COUNTY, CALIFORNIA.

FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" ON A PORTION OF FLOOD INSURANCE RATE MAP NUMBER 06037C1790F OF PANEL 1790 OF 2350, EFFECTIVE SEPTEMBER 26, 2008

TOPOGRAPHY NOTE:
EXISTING TOPOGRAPHY AND CONTOURS SHOWN HEREON ARE BASED ON 1' CONTOUR INTERVALS FROM AERIAL PHOTOGRAMETRY FLOWN BY C&V CONSULTING INC. ON MARCH 24, 2020. THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN 0.1' +/– OF THEIR ACTUAL LOCATIONS.

LAND USE SUMMARY:

LAND AREA
GROSS AREA: 2.416 AC
NET AREA: 2.347 AC
EXISTING ZONING:
C3 GENERAL COMMERCIAL W/ MIXED USE OVERLAY
UNIT SUMMARY

PLAN 1	7
PLAN 2	11
PLAN 2X	4
PLAN 3	18
PLAN 3X	5
PLAN 4	5
PLAN 5	1
PLAN 6	2
TOTAL	53

UTILITY PURVEYORS & SERVICES:
WATER: GOLDEN STATE WATER COMPANY; PHONE: 800–999–4033
SEWER: CITY OF GARDENA; PHONE: 310–217–9500
ELECTRIC: SOUTHERN CALIFORNIA EDISON; PHONE: 909–592–3737
CABLE, TELEPHONE, INTERNET: AT&T; PHONE: 800–288–2020
DIRECT TV; PHONE: 855–802–3473
TIME WARNER CABLE; PHONE: 800–892–2253
DISH NETWORK; PHONE: 888–656–3109
SCHOOL DISTRICT: LOS ANGELES UNIFIED SCHOOL DISTRICT; PHONE: 213–241–1000

EXISTING EASEMENTS:

(#) DENOTES A PLOTTED ITEM.

(3) AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 17276, PAGE 310 OF OFFICIAL RECORDS.

(4) AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 27, 1959 AS INSTRUMENT NO. 4391, BOOK D346, PAGE 140 OF OFFICIAL RECORDS.

(6) AN EASEMENT FOR ROAD AND ALLEY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 27, 1960 AS INSTRUMENT NO. 4325 OF OFFICIAL RECORDS.

(7) AN EASEMENT FOR UNDERGROUND TELEPHONE TELEGRAPHING COMMUNICATION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 15, 1962 AS INSTRUMENT NO. 4160 OF OFFICIAL RECORDS.

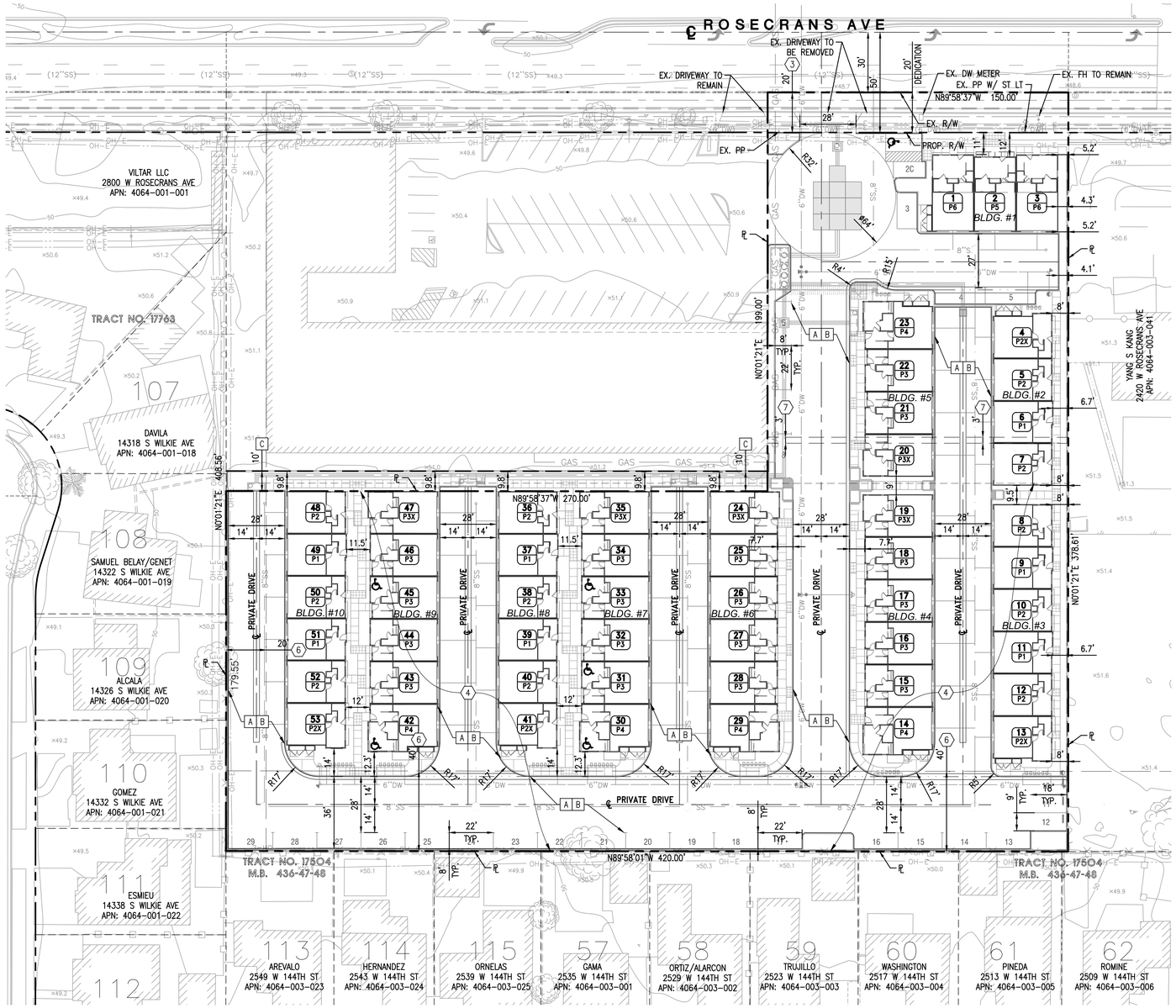
AFFECTS: PARCELS A AND B

PROPOSED EASEMENTS:

[A] INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SERVICE VEHICLES

[B] INDICATES AN EASEMENT FOR PUBLIC UTILITIES

[C] INDICATES A PROPOSED 10' EASEMENT



SCALE: 1" = 30'

0 15 30 60

LEGEND:

AP	ANGLE POINT
ASPH	ASPHALT PAVEMENT
BC	BUILDING CORNER
BEG	BEGIN
BO	BLOW–OFF VALVE
BLDG	BUILDING
BW	BLOCK WALL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CF	CURB FACE
CLF	CHAIN LINK FENCE
CMF	CORRUGATED METAL FENCE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE PAVEMENT
DI	DRAIN INLET
DWY	DRIVEWAY
EX.	EXISTING
FH	FIRE HYDRANT
GM	GAS METER
LS	LANDSCAPING
MH	MANHOLE
PKWY	PARKWAY
P/L	PROPERTY LINE
PROP.	PROPOSED
Hr	HEIGHT OF RETAINING
RET	RETAINING
ROW	RIGHT–OF–WAY
SD	STORM DRAIN
SFH	SINGLE–FAMILY HOME
ST LT	STREET LIGHT
SS	SANITARY SEWER
TE	TRASH ENCLOSURE
TEMP	TEMPORARY
TF	TRANSFORMER
WF	WOOD FENCE
WL	WALL
WM	WATER METER
V	VALVE
IN P/L	INSIDE OF PROPERTY LINE
OUT P/L	OUTSIDE OF PROPERTY LINE
N/F	NORTH FACE
S/F	SOUTH FACE
E/F	EAST FACE
W/F	WEST FACE

SYMBOLS:

○ BO	BLOW–OFF VALVE
□ DI	DRAIN INLET
FH	FIRE HYDRANT
	LIGHT STANDARD
Ⓜ	STORM DRAIN MANHOLE
Ⓢ	SANITARY SEWER MANHOLE
	SIGN POST
GM	GAS METER
WM	WATER METER
⊗ V	UTILITY VALVE
	UTILITY/POWER POLE
	BLOCK/RETAINING SCREEN WALL
	BLOCK/RETAINING LOW WALL
	PLANTER/DECORATIVE WALL
—OH–E—	OVERHEAD WIRE
	EDGE OF ASPHALT PAVEMENT
	WOOD/WROUGHT IRON FENCE
—X—	CHAIN LINK FENCE
	DIRECTION OF FLOW
—93—	MINOR CONTOUR (1' INTERVAL)
—100—	MAJOR CONTOUR (5' INTERVAL)
×91.5	SPOT ELEVATION
38 / P2	LOT NUMBER / PLAN TYPE
	PROPERTY LINE
	PROPOSED STORM DRAIN
	MANHOLE

GEOTECHNICAL ENGINEER:
LEIGHTON AND ASSOCIATES, INC.
17781 COWAN
IRVINE, CA 92614
949–250–1421

SHEET INDEX:

1 – TITLE SHEET
2 – PRELIMINARY GRADING PLAN
3 – PRELIMINARY UTILITY PLAN
4 – FIRE ACCESS PLAN

REVISIONS

NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER
G3 URBAN
15235 S WESTERN AVE.
GARDENA, CA 90249
(213) 400–5358

PREPARED BY :
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REGISTERED PROFESSIONAL ENGINEER
BRIAN J. BITTNER
No. 68167
CIVIL
STATE OF CALIFORNIA

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ENGINEER _____ DATE _____
RCE 68167

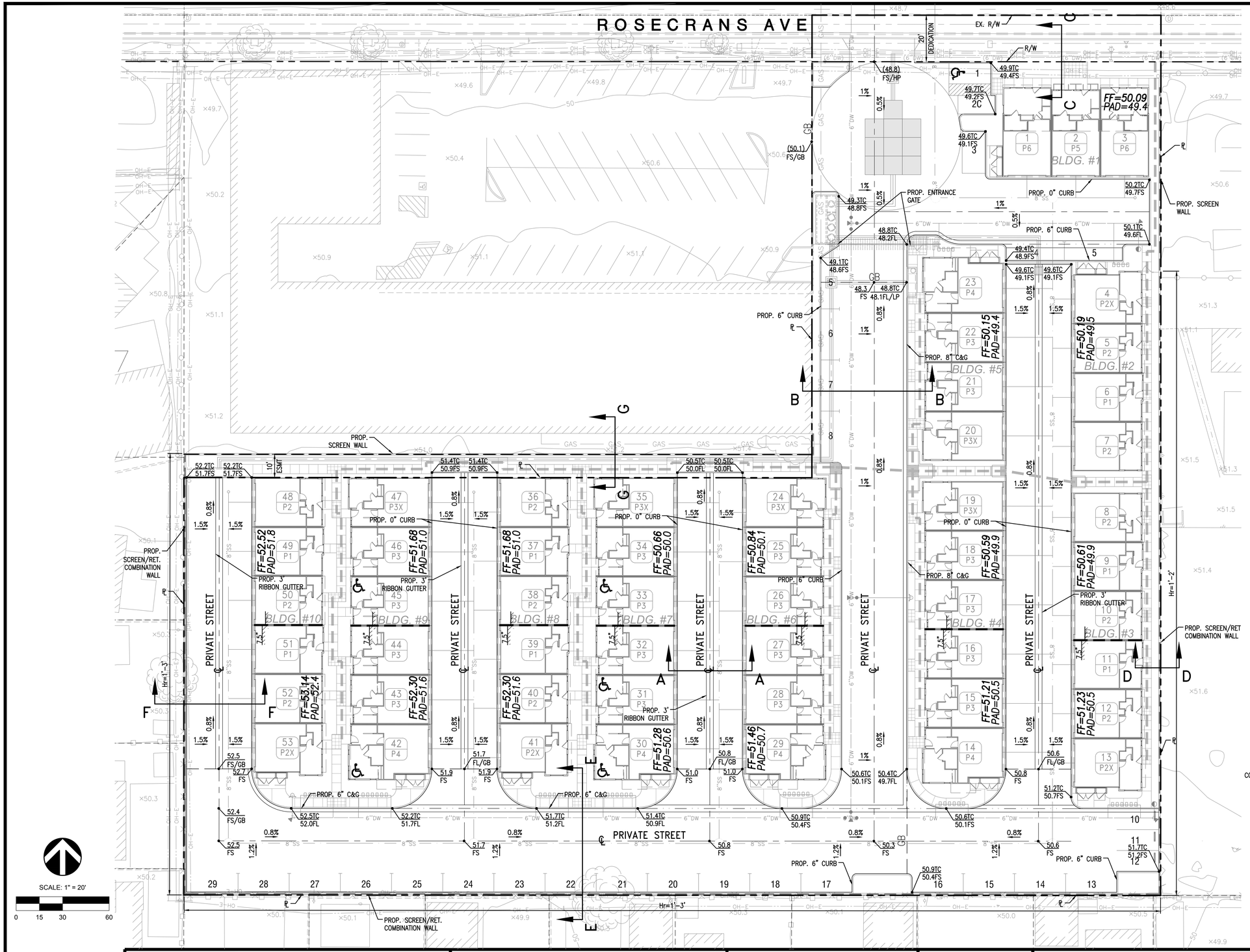
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VTTM NO. 83182
2500 W ROSECRANS AVENUE
GARDENA, CA 90249

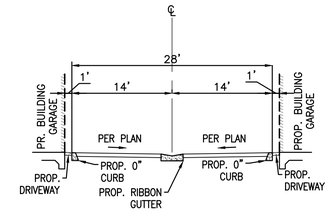
SHEET 1 OF 4

SCALE: AS SHOWN | DRAWN BY: EP | CHECKED BY: MM

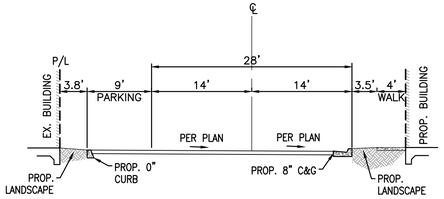
CITY OF GARDENA

PLAN SET: PSD1
DATE: 07/23/2020
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BY: DBC PAGE: 7/23/20 8:05 PM

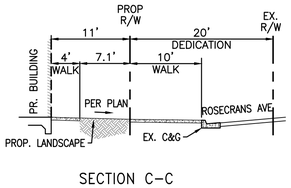




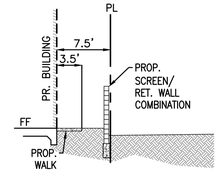
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28' PRIVATE DRIVE
NOT TO SCALE



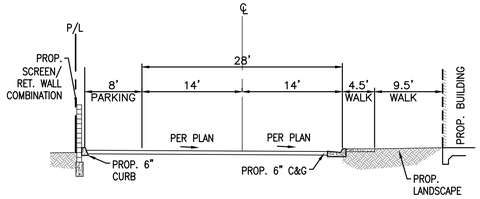
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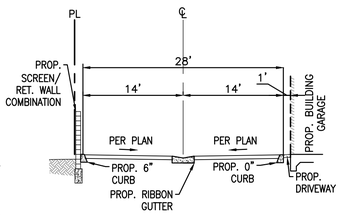
SECTION C–C
NORTHERN PROPERTY LINE
NOT TO SCALE



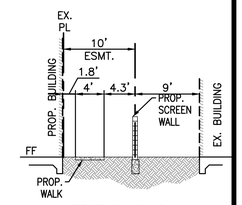
SECTION D–D
EASTERN PROPERTY LINE
NOT TO SCALE



SECTION E–E
SOUTHERN PROPERTY LINE
NOT TO SCALE



SECTION F–F
WESTERN PROPERTY LINE
NOT TO SCALE



SECTION G–G
NORTHWESTERN PROPERTY LINE
NOT TO SCALE

REVISIONS

NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER

G3 URBAN
15235 S WESTERN AVE.
GARDENA, CA 90249
(213) 400-5358

PREPARED BY :

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STATE OF CALIFORNIA

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ENGINEER _____ DATE _____
RCE 68167

PRELIMINARY GRADING PLAN

VTTM NO. 83182

2500 W ROSECRANS AVENUE
GARDENA, CA 90249

SHEET 2 OF 4

SCALE: AS SHOWN | DRAWN BY: EP | CHECKED BY: MM

CITY OF GARDENA

PLAN SET: PGS01
DATE: 07/23/2020

P:\JOBS\18-0007\PGS\PGS01\VTTM-GG-GRADING
BY: ERIC PEREZ 7/23/20 8:54 AM

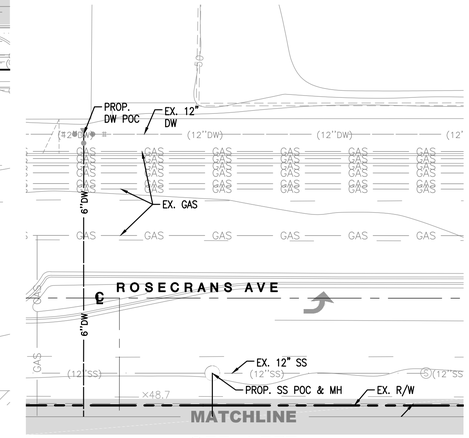
SEE RIGHT

MATCHLINE MATCHLINE MATCHLINE

EX. FH
PROP. SD POC
EX. 7'-6" X 7'-3" DOUBLE RCB SD
PROP. R/W
PROP. SD JS
PROP. DROP INLET SS MH
PROP. DETENTION VAULT SYSTEM V=3,278 CF
EX. GAS TO BE RELOCATED
PROP. 6" DW
PROP. 8" SS S=0.005
PROP. 24" SD
PROP. SS MH
PROP. TERMINAL SS CO
PROP. MWS
PROP. 18" SD
PROP. DW METER MANIFOLD
PROP. CRATE INLET CB
PROP. CURB INLET CB
PROP. DW BO
PROP. FH
PROP. SS MH
PROP. 8" SS S=0.005

BLDG. #1 (1 P6, 2 P5, 3 P6)
BLDG. #2 (4 P2X, 5 P2, 6 P1, 7 P2, 8 P2, 9 P1, 10 P2, 11 P1, 12 P2, 13 P2X)
BLDG. #3
BLDG. #4 (14 P4, 15 P3, 16 P3, 17 P3, 18 P3, 19 P3X)
BLDG. #5 (20 P3X, 21 P3, 22 P3, 23 P4)
BLDG. #6 (24 P3X, 25 P3, 26 P3, 27 P3, 28 P3, 29 P4)
BLDG. #7 (30 P4, 31 P3, 32 P3, 33 P3, 34 P3, 35 P3X)
BLDG. #8 (36 P2, 37 P1, 38 P2, 39 P1, 40 P2, 41 P2X)
BLDG. #9 (42 P4, 43 P3, 44 P3, 45 P3, 46 P3, 47 P3X)
BLDG. #10 (48 P2, 49 P1, 50 P2, 51 P1, 52 P2, 53 P2X)

PRIVATE DRIVE



SEE LEFT

SCALE: 1" = 20'

0 10 20 40

REVISIONS

NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER

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ENGINEER _____ DATE _____
RCE 68167

PRELIMINARY UTILITY PLAN

VTTM NO. 83182

2500 W ROSECRANS AVENUE
GARDENA, CA 90249

SHEET 3 OF 4

SCALE: AS SHOWN | DRAWN BY: EP | CHECKED BY: MM

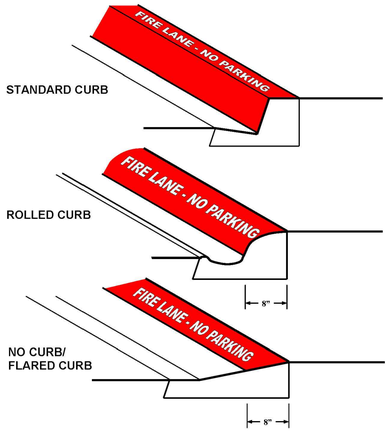
CITY OF GARDENA

PLAN SET: PSD1
DATE: 07/23/2020

P:\JOBS\18-0007\PRELIM\VTM-83182.DWG
BY: ERIC PEREZ 7/23/20 8:36 AM

ATTACHMENT 9

Fire Lane Identification – Red Curbs



1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

1. CURBS SHALL BE PAINTED RED
2. "FIRE LANE – NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3" WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.

(2) **RED CURB PAVEMENT MARKING**
NOT TO SCALE

CONSTRUCTION NOTES:

(1) INSTALL "FIRE LANE" SIGN PER DETAIL 1 HEREON.
(2) FIRE LANE IDENTIFICATION–RED CURBS PER DETAIL 2 HEREON.
(3) INSTALL "FIRE LANE" SIGN BEGIN OR END PER DETAIL 3 HEREON.
(4) PROPOSED FIRE HYDRANT LOCATION

PROJECT GENERAL NOTES:

1. ALL FIRE ACCESS LANES MEET LACoFD MINIMUM REQUIREMENTS 19' & 45' RADII.

2. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.

3. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2016 EDITION.

4. ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACoFD GUIDELINE FOR FIRE APPARATUS ROADS.

5. LARGEST BUILDING SQ. FOOTAGE = 3,944 SQ. FT.

6. BUILDINGS ARE DESIGNATED TYPE–VB.

7. BUILDING OCCUPANCIES ARE R–3 FOR ATTACHED MULTI–FAMILY UNITS.

8. THE BUILDING HEIGHTS ARE APPROXIMATELY 40 FEET MAX OVERALL AND 30' MAX TO FASCIA ABOVE FINISH GRADE.

9. ALL R–3 BUILDINGS ON THE SITE WILL BE SPRINKLERED PER NFPA–13D

10. BUILDING ADDRESS NUMBER SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. FIRE CODE 908.4.4.

11. A KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.

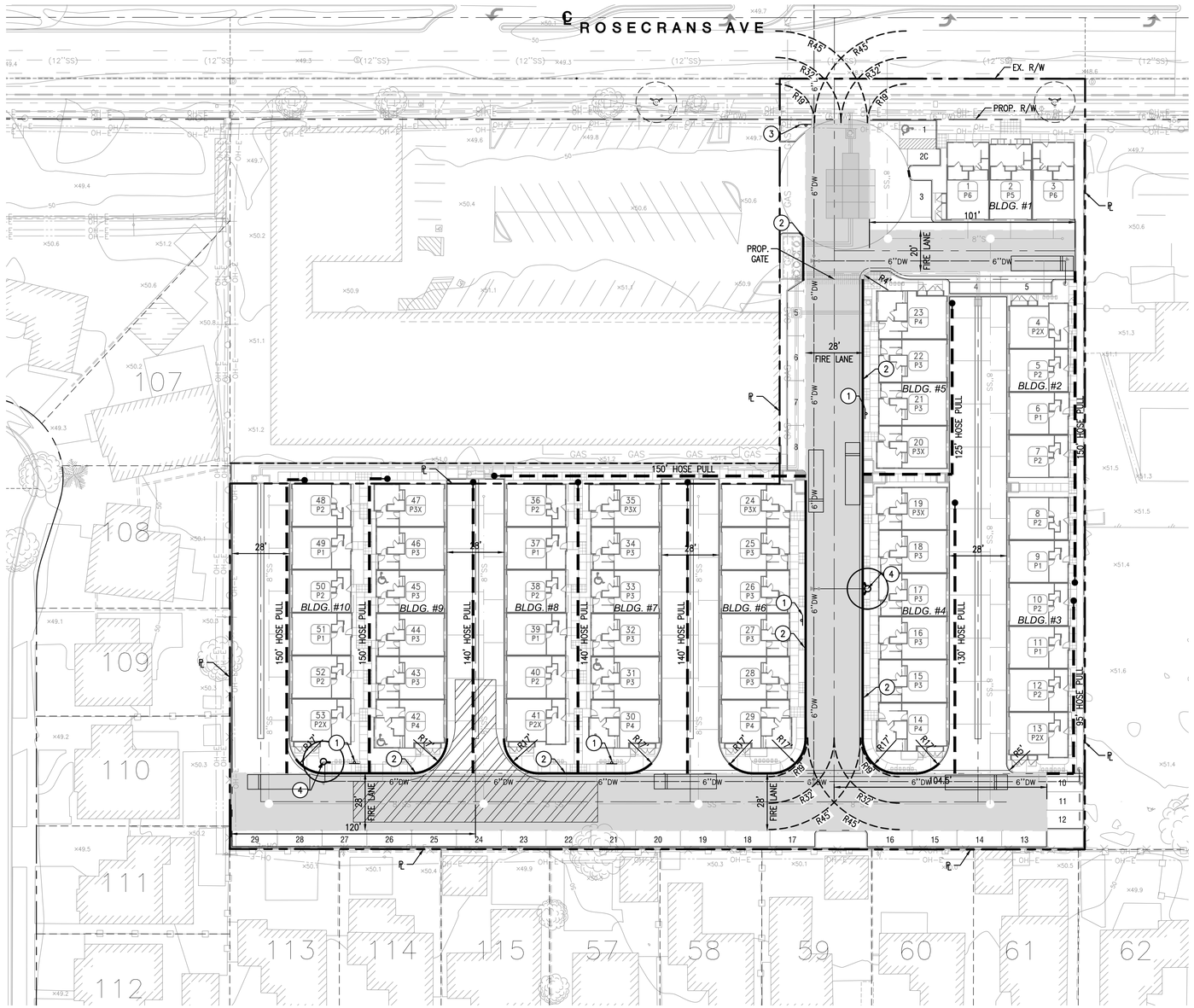
12. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 2500 GALLONS PER MINUTE, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8.

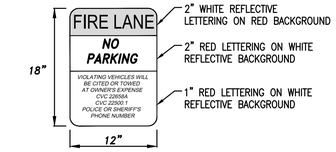
13. THE REQUIRED FIRE FLOW FOR ON–SITE FIRE HYDRANTS AT THIS LOCATION IS _____ GPM AT 20 PSI RESIDUAL PRESSURE. WHEN TWO OR MORE ON–SITE HYDRANTS ARE REQUIRED, THE FIRE FLOW SHALL BE _____ GPM, WITH EACH ON–SITE FIRE HYDRANT BEING CAPABLE OF FLOWING _____ GPM AT 20 PSI RESIDUAL PRESSURE. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8.

14. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2–1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1

15. ALL ON–SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4

16. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4

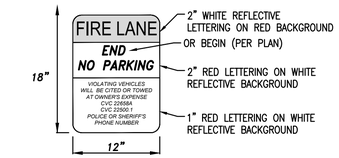




ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

(1) **NO PARKING SIGN**
NOT TO SCALE



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

(3) **BEGIN & END NO PARKING SIGN OR BEGIN (PER PLAN)**
NOT TO SCALE

LEGEND

- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE TRUCK ACCESS
- HOSE PULL
- PROPERTY LINE
- RED CURB STRIPING

FH	FIRE HYDRANT
PR.	PROPOSED
EX	EXISTING
PL	PROPERTY LINE
R/W	RIGHT OF WAY
TYP.	TYPICAL

SCALE: 1" = 30'

0 15 30 60

REVISIONS

NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER

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STATE OF CALIFORNIA

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ENGINEER _____ DATE _____
RCE 68167

FIRE ACCESS & HYDRANT LOCATION PLAN VTTM NO. 83182

2500 W ROSECRANS AVENUE
GARDENA, CA 90249

SHEET 4 OF 4

SCALE: AS SHOWN | DRAWN BY: EP | CHECKED BY: MM

CITY OF GARDENA

PLAN SET: PSD1
DATE: 07/23/2020

P:\Projects-2020\2020-053\DWG\TM-04-FA.DWG
Jul 08, 2020 - 7:53:28 am

Kimley»Horn

APPENDIX 2: TRANSPORTATION TM

Kimley»Horn

TECHNICAL MEMORANDUM

To:	Raymond Barragan, City of Gardena Community Development Manager Lisa Kranitz, City of Gardena Assistant City Attorney
From:	Rita Garcia, Project Manager Sowmya Chandrasekhar, PE, TE, PTOE
Date:	November 3, 2020
Subject:	Rosecrans Place Phase II Project Trip Generation & Vehicle Miles Traveled Analysis

1.0 INTRODUCTION

The City of Gardena ("City") has retained Kimley-Horn and Associates, Inc. ("Kimley-Horn") to prepare a trip generation and vehicle miles traveled (VMT) analysis for the proposed Rosecrans Place Phase II Project ("Project"). Additionally, this analysis has been undertaken as supporting documentation to substantiate the appropriateness of a Class 32 Categorical Exemption (CE) under the California Environmental Quality Act (CEQA).



Figure 1: Project Site

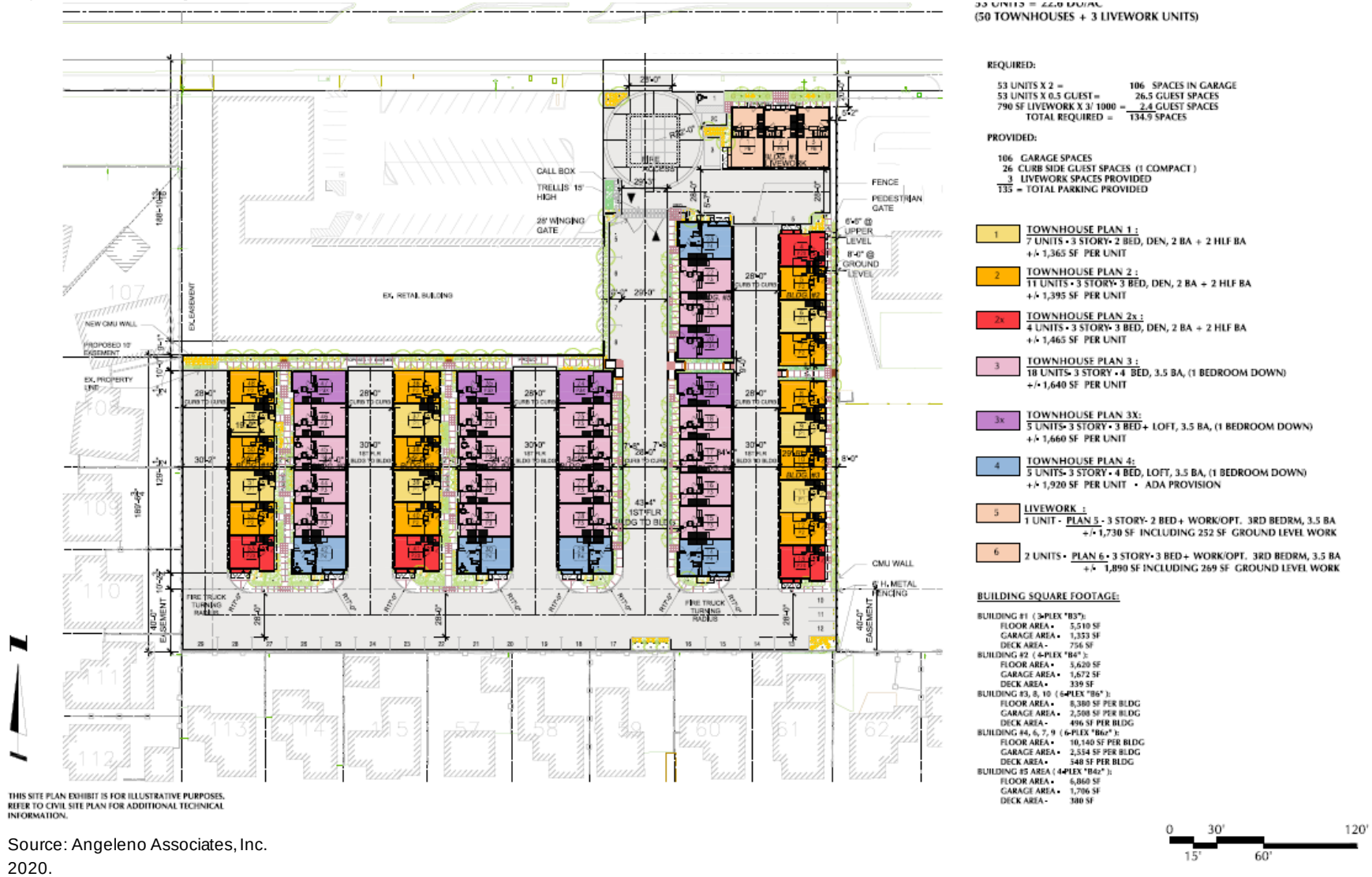
2.0 PROJECT CHARACTERISTICS

The Project site is located southwest of the West Rosecrans Avenue at Van Ness Avenue intersection, at 2500 West Rosecrans Avenue. The Project site with respect to the adjacent roadway network is shown in **Figure 1: Project Site**.

The Project site is occupied by an approximately 6,961 square foot (SF) restaurant and adjacent surface parking lot. It is assumed the existing onsite land uses are fully occupied and would be removed and replaced with the proposed mixed-use residential live-work commercial development. The existing restaurant space may be occupied at any time without any discretionary action on the part of the City Accordingly, in accordance with CEQA Guidelines § 15125(a)(1), the trips currently associated with the Project site will be taken as a trip credit to offset the new trips that would be generated by the proposed Project.

The Project proposes to construct a mixed-use (residential and live-work commercial) development with 53 dwelling units (DU), including three live-work DU with 790 square feet of workspace, at a gross density of 22.6 DU per acre; see **Figure 2: Conceptual Site Plan**. The proposed land uses are: 50 townhouse DU with four floorplan options ranging from 1,365 SF to 1,920 SF and three townhouse live-work DU with two floorplan options ranging from 1,730 SF to 1,890 SF that includes 252 SF to 269 SF of workspace. In total, 136 parking spaces are proposed: 106 resident garage spaces, 27 guest spaces, and three live-work spaces.

Figure 2: Conceptual Site Plan



Source: Angeleno Associates, Inc. 2020.

Kimley»Horn

3.0 EXISTING LAND USE ESTIMATED TRIP GENERATION

Trip generation estimates for the existing land uses were developed using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition. **Table 1: Existing Trip Generation Rates and Estimates**, includes the existing land use, applicable ITE code, and existing daily, weekday AM (morning) peak hour, and weekday PM (afternoon) peak hour trips.

TABLE 1: EXISTING TRIP GENERATION RATES AND ESTIMATES

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate[1]	Trips	Rate[1]	In	Out	Total	Rate[1]	In	Out	Total
Fast Casual Restaurant	6.961 KSF	315.17	2,194	2.07	9	5	14	14.13	54	44	98

Notes:

1. Based on Institute of Transportation Engineers Trip Generation Manual, 10th Edition.
2. KSF = thousand square feet.

As indicated in **Table 1**, the existing land use is estimated to generate approximately 2,194 average daily trips (ADT), including approximately 14 AM and 98 PM peak hour trips.

4.0 PROPOSED PROJECT FORECAST TRIP GENERATION

Trip generation estimates for the proposed Project were forecast based on the ITE *Trip Generation Manual*, 10th Edition. **Table 2: Proposed Project ITE Trip Generation Manual Codes**, summarizes the proposed land uses and applicable ITE codes.

TABLE 2: PROPOSED PROJECT ITE TRIP GENERATION MANUAL CODES

Name		Quantity		ITE Land Use Description	ITE Code
		Dwelling Units	Square Feet		
Townhomes – Attached		50	-	Multi-Family Housing (Mid-Rise)	221
Live-Work Dwelling Units – Attached	Workspace	-	**790***	General Office Building	710
	Townhomes – Attached	3	-	Multi-Family Housing (Mid-Rise)	221
Total Proposed Project		***53***	***790***		

*Each live-work dwelling unit is proposed to have 252 SF to 269 SF of workspace.

As indicated in **Table 2**, various ITE land uses are used for this trip generation analysis. For the live-work DU, both the General Office Building and the Multi-Family Housing (Mid-Rise) land uses are used.

Internal capture is the number of trips between the different land uses of a multi-use project site that would not require a vehicle trip. No credit for internal capture trips has been taken from the ITE Trip Generation Model. Given the type and scale of proposed land uses, the AM and PM peak hour periods are not forecast to have internal capture trips. The detailed ITE Trip Generation worksheets for the proposed Project are included in **Appendix B**.

Table 3: Proposed Project Forecast Trip Generation, summarizes the proposed Project's forecast trip generation and indicates the proposed Project is forecast to generate 300 ADT with 20 AM and 24 PM peak hour trips.

TABLE 3: PROPOSED PROJECT FORECAST TRIP GENERATION

Land Use		Units	Daily		AM Peak Hour				PM Peak Hour			
			Rate[1]	Trips	Rate[1]	In	Out	Total	Rate[1]	In	Out	Total
Townhomes – Attached		50 DU[2]	5.44	272	0.36	5	13	18	0.44	13	9	22
Live/Work Dwelling Units	Work- Space	0.825 KSF[2]	9.74	10	1.16	1	0	1	1.15	0	1	1
	Townhomes – Attached	3 DU	5.44	10	0.36	0	1	1	0.44	1	0	1
Total Proposed Project Trips				***300***		***6***	***14***	***20***		***14***	***10***	***24***

Notes:

1. Based on Institute of Transportation Engineers Trip Generation Manual, 10th Edition.
2. DU = dwelling units; SF = square feet.

5.0 TRIP GENERATION ANALYSIS

As discussed above, the Project proposes to remove all existing onsite land uses. Hence, the trips currently associated with the Project site will be taken as a trip credit to offset the new trips that are forecast to be generated by the proposed Project.

The Project's forecast trip generation and existing/removed land use credits are summarized in **Table 4: Proposed Project Forecast Net Trip Generation**. As indicated in **Table 4**, the Project's forecast net trip generation is -1,894 ADT, with +6 AM peak hour trips and -74 PM peak hour trips.

TABLE 4: PROPOSED PROJECT FORECAST NET TRIP GENERATION							
Scenario	Daily Trips	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Total Existing Trips	2,194	9	5	14	54	44	98
Total Proposed Project Trips	300	6	14	20	14	10	24
Total Net Project Trips = Proposed – Existing	***-1,894***	***-3***	***9***	***6***	***-30***	***-34***	***-74***

5.0 VEHICLE MILES TRAVELLED ANALYSIS

State CEQA Guidelines §15064.3 codifies the change from level of service to VMT as a metric for transportation impact analysis. Pursuant to Senate Bill (SB) 743, VMT analysis is the primary method for determining CEQA impacts.

The State of California Office of Planning and Research (OPR) has developed "screening thresholds" to quickly identify when a project should be expected to cause a less than significant impact without conducting a detailed study.[1] Thus, lead agencies may screen out VMT impacts using project size, whether a project site is in a low VMT area, and whether a project is in a high quality transit area ("HQTA").

The City has developed guidelines and "screening thresholds" to identify when a project is expected to cause a less than significant impact without conducting a detailed study. The City has adopted a full set of screening criteria, as presented in **Table 5: VMT Screening Options for Land Use Projects**. Additionally, the City has prepared maps showing Low VMT Area Screening and Transit Priority Area Screening. The analysis presented below evaluates the Project's potential to result in significant transportation impacts, based on the screening criteria presented in **Table 5**.

Project Type Screening. As described above, the Project proposes 53 DU. The Project's proposed residential use would generate approximately 300 ADT (see **Table 3**), which would exceed the 110 daily trip screening threshold. As such, the Project's residential use was not screened under this criterion from conducting further VMT analysis.

[1] State of California Office of Planning and Research, *Technical Advisory on Evaluating Transportation Impacts in CEQA*, December 2018.

TABLE 5: VMT SCREENING OPTIONS FOR LAND USE PROJECTS	
Screening Category	**Screening Criteria**
Project Type Screening	Presumed less than significant impact for local serving retail projects (defined as less than 50,000 SF per OPR's Technical Advisory) and projects that generate less than 110 daily trips.
Low VMT Area Screening	Presumed less than significant VMT impact for projects located in low VMT generating traffic analysis zones (TAZs). These TAZs generate total daily VMT per capita or per employee that is 15% less than the baseline level for the region.
Transit Priority Area (TPA) Screening	Presumed less than significant VMT impact for projects located in high-quality transit areas and does not have the following characteristics: • Floor Area Ratio (FAR) < 0.75 (for commercial projects only) • More parking than required by City • Inconsistent with the applicable RTP/SCS (as determined by the City) • Replaces affordable residential units with a smaller number of moderate-or high-income residential units
Source: Fehr & Peers, Draft SB 743 Transportation Analysis Updates, February 2020.	

The Project's proposed live-work commercial use (825 SF) would total less than 50,000 SF. As such, the Project's proposed live-work commercial use is screened from further VMT analysis resulting in a less than significant transportation impact concerning VMT.

Low VMT Area Screening. SB 743 Analysis Figure 1 illustrates the City's low VMT areas for the Base Year. Specifically, if a residential project is proposed in a TAZ that has VMT at least 15% lower than the regional average, the project would also be expected to generate VMT at least 15 percent lower than the regional average. The proposed Project is in a low VMT area; as such, the Project's proposed residential use is screened from further VMT analysis.

High-Quality Transit Area (HQTA) Screening. SB 743 Analysis Figure 3 illustrates the City's areas that qualify as high-quality transit. It is not necessary to determine if the project is consistent with the RTP/SCS as it is already screened out based on being in a Low VMT area.

Based on Project Type screening, the Project's proposed live-work commercial use would result in a less than significant transportation impact concerning VMT.

Based on Low VMT screening, the Project's proposed residential use would result in a less than significant transportation impact concerning VMT.

Therefore, the Project would not conflict with State CEQA Guidelines §15064.3(b). A less than significant impact would occur in this regard.

6.0 CONCLUSIONS

As demonstrated by the analyses presented above, Project construction and operations would result in a less than significant transportation impact concerning trip generation and VMT. Therefore, concerning transportation, the Project qualifies for a Class 32 CE under CEQA.

APPENDIX A- EXISTING ITE TRIP GENERATION WORKSHEET

Kimley»Horn

APPENDIX B – PROPOSED ITE TRIP GENERATION WORKSHEET

Kimley»Horn

APPENDIX 3: AIR QUALITY ASSESSMENT

TECHNICAL MEMORANDUM

To: Raymond Barragan, City of Gardena Community Development Manager
Lisa Kranitz, City of Gardena Assistant City Attorney

From: Rita Garcia, Project Manager
Ace Malisos, Air Quality and Noise Manager
Elena Ajdari, Environmental Analyst

Date: November 3, 2020

Subject: Rosecrans Place II Project: Air Quality Assessment

1.0 PURPOSE

The purpose of this Technical Memorandum is to evaluate the Project's potential impacts concerning air quality emissions from construction and operations of the Rosecrans Place Phase II Project (the "Project"), at 2500 West Rosecrans Avenue, City of Gardena ("City"), California. As further described below, the Project involves a mixed-use (residential and live-work commercial) development with 53 dwelling units (DU), including three live-work DU with 790 square feet (SF) of workspace. Kimley-Horn previously prepared Air Quality Assessment for a recent similar, although larger, mixed-use residential and live-work commercial development. Specifically, the Air Quality Assessment addressed the Rosecrans Place – Revised Site Plan project ("representative project") proposed at 2101 and 2129 Rosecrans Avenue, Gardena, approximately 0.25 mile east of the Project site. This representative project proposes development of 113 DU (approximately 20.7 DU per net acre), including 15 live-work DU with 3,949 SF of workspace and 295 parking spaces on a 5.47-acre site. Comparatively, the Project proposes approximately 60 fewer DU (53 percent fewer DU) than the representative project, with proportionately less emissions. The *Rosecrans Place Project – Revised Site Plan Public Review Draft Initial Study/Mitigated Negative Declaration* (Initial Study) (Kimley-Horn, July 2020), which analyzed the representative project's potential environmental impacts is available for review at the City Community Development Department.

This analysis has been undertaken as supporting documentation to substantiate the appropriateness of a Class 32 Categorical Exemption (CE) under the California Environmental Quality Act (CEQA). Additionally, where appropriate, this analysis relies on the representative project's previously prepared Air Quality Assessment to demonstrate that the proposed Project would result in less than significant impacts.

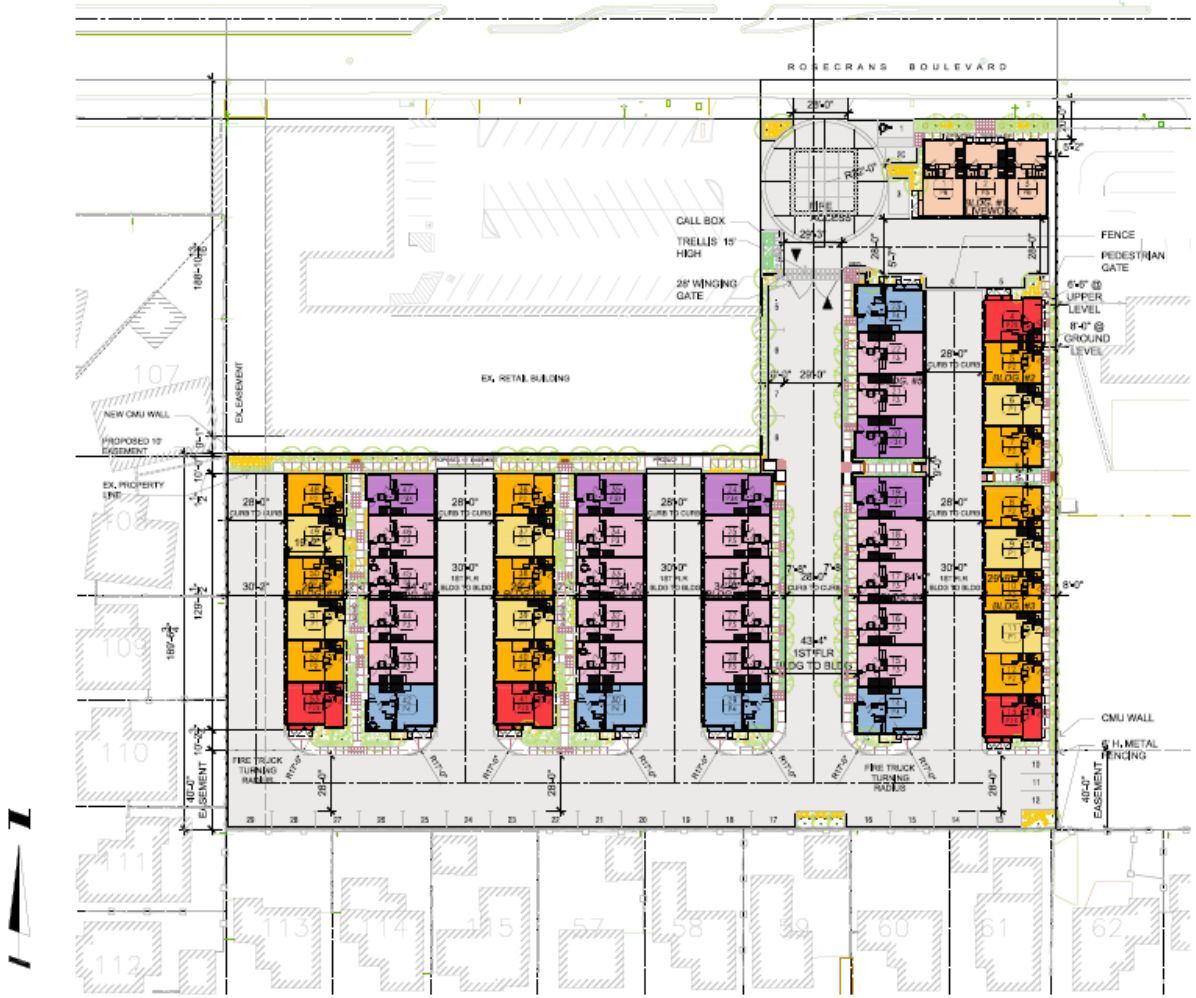
2.0 PROPOSED PROJECT DESCRIPTION

The Project is proposing a mixed-use development on an approximately 2.35-acre site that consists of two parcels (APN # 4064-003-028 and -040). The Project Applicant seeks approval of a mixed-use (residential and live-work commercial) development with 53 DU, including three live-work DU with 790 SF of workspace, at a gross density of 22.6 DU per acre. The proposed land uses are: 50 townhouse DU with four floorplan options (1,365 SF-1,920 SF), and three townhouse live-work DU with two floorplan option (1,730 SF-1,890 SF) and 252 SF-269 SF of ground-level workspace. All ten buildings would be three stories. In total, 136 parking spaces are proposed: 106 resident garage spaces, 27 guest spaces, and three live-work spaces. The site plan for the Project is illustrated in **Exhibit 1: Site Plan**.

The Project site, which is in a commercial area along Rosecrans Avenue, is mostly undeveloped- of the 2.35 acres, 1.96 acres (approximately 83 percent) are vacant, while the remaining 0.4 acres are developed with a commercial use (i.e., an approximately 6,961-SF vacant restaurant) and surface parking lot. Land uses surrounding the Project site include commercial to the north beyond Rosecrans Avenue, residential to the south, commercial to the east, and residential and commercial to the west. The sensitive receptors nearest the Project site are the single-family residential DU located adjacent/immediately to the south and west.

The Project site is designated General Commercial with a Mixed-Use Overlay and zoned Commercial (C-3) with a Mixed-Use Overlay (MU). Preliminarily, the requested entitlements include a Tentative Tract Map and Site Plan Review. Construction of the proposed Project is expected to begin in 2021 and be completed by the end of 2022.

Exhibit 1: Site Plan



THIS SITE PLAN EXHIBIT IS FOR ILLUSTRATIVE PURPOSES. REFER TO CIVIL SITE PLAN FOR ADDITIONAL TECHNICAL INFORMATION.

53 UNITS = 22.6 DU/AC
(50 TOWNHOUSES + 3 LIVEWORK UNITS)

PARKING :

REQUIRED:

53 UNITS X 2 = 106 SPACES IN GARAGE
53 UNITS X 0.5 GUEST = 26.5 GUEST SPACES
790 SF LIVEWORK X 3/ 1000 = 2.4 GUEST SPACES
TOTAL REQUIRED = 134.9 SPACES

PROVIDED:

106 GARAGE SPACES
26 CURB SIDE GUEST SPACES (1 COMPACT)
3 LIVEWORK SPACES PROVIDED
135 = TOTAL PARKING PROVIDED

1 TOWNHOUSE PLAN 1 :
7 UNITS • 3 STORY• 2 BED, DEN, 2 BA + 2 HLF BA
+/• 1,365 SF PER UNIT

2 TOWNHOUSE PLAN 2 :
11 UNITS • 3 STORY• 3 BED, DEN, 2 BA + 2 HLF BA
+/• 1,395 SF PER UNIT

2x TOWNHOUSE PLAN 2x :
4 UNITS • 3 STORY• 3 BED, DEN, 2 BA + 2 HLF BA
+/• 1,465 SF PER UNIT

3 TOWNHOUSE PLAN 3 :
18 UNITS• 3 STORY • 4 BED, 3.5 BA, (1 BEDROOM DOWN)
+/• 1,640 SF PER UNIT

3x TOWNHOUSE PLAN 3X:
5 UNITS• 3 STORY • 3 BED+ LOFT, 3.5 BA, (1 BEDROOM DOWN)
+/• 1,660 SF PER UNIT

4 TOWNHOUSE PLAN 4:
5 UNITS• 3 STORY • 4 BED, LOFT, 3.5 BA, (1 BEDROOM DOWN)
+/• 1,920 SF PER UNIT • ADA PROVISION

5 LIVEWORK :
1 UNIT - PLAN 5 - 3 STORY- 2 BED+ WORK/OPT. 3RD BEDRM, 3.5 BA
+/• 1,730 SF INCLUDING 252 SF GROUND LEVEL WORK

6 2 UNITS • PLAN 6 • 3 STORY• 3 BED+ WORK/OPT. 3RD BEDRM, 3.5 BA
+/• 1,890 SF INCLUDING 269 SF GROUND LEVEL WORK

BUILDING SQUARE FOOTAGE:

BUILDING #1 (3-PLEX "B3"):
FLOOR AREA • 5,510 SF
GARAGE AREA • 1,353 SF
DECK AREA • 756 SF
BUILDING #2 (4-PLEX "B4"):
FLOOR AREA • 5,620 SF
GARAGE AREA • 1,672 SF
DECK AREA • 339 SF
BUILDING #3, 8, 10 (6-PLEX "B6"):
FLOOR AREA • 8,380 SF PER BLDG
GARAGE AREA • 2,508 SF PER BLDG
DECK AREA • 496 SF PER BLDG
BUILDING #4, 6, 7, 9 (6-PLEX "B6z"):
FLOOR AREA • 10,140 SF PER BLDG
GARAGE AREA • 2,334 SF PER BLDG
DECK AREA • 548 SF PER BLDG
BUILDING #5 AREA (4-PLEX "B4z"):
FLOOR AREA • 6,860 SF
GARAGE AREA • 1,706 SF
DECK AREA • 380 SF

0 30' 120'
15' 60'

Source: Angeleno Associates, Inc. 2020.

3.0 CONSTRUCTION EMISSIONS

Construction results in the temporary generation of emissions resulting from site grading, road paving, motor vehicle exhaust associated with construction equipment and worker trips, and the movement of construction equipment, especially on unpaved surfaces. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities as well as weather conditions and the appropriate application of water.

As noted above, the Project site is located within a commercial area along Rosecrans Avenue and the parcel consists of a vacant restaurant and surface parking lot on the norther portion and a vacant lot on the southern portion. Project construction is estimated to last approximately two years (beginning in January 2021 and ending in late 2022). As most of the site is already vacant, minimal earthwork and grading would be required. Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur.

The Air Quality Assessment conducted for the representative project has shown that construction emissions would not exceed SCAQMD thresholds. Maximum daily construction-generated emissions for the representative project are summarized in **Table 1: Construction-Related Emissions - Representative Project**. It should be noted that construction emissions are lower in future years due to regulatory improvements and equipment fleet turnover. As the Project proposes approximately 53 percent less development than the representative project, the Project's construction emissions would be proportionally less. **Table 1** shows that the representative project's construction emissions are well below the SCAQMD's thresholds. As such, it can be reasonably inferred that the Project's construction emissions would not exceed SCAQMD thresholds. Therefore, the Project would result in a less than significant impact concerning construction emissions. While impacts would be less than significant, the proposed Project would be subject to compliance with SCAQMD Rules 402, 403, and 1113, to further minimize specific construction-related emissions.

TABLE 1: CONSTRUCTION-RELATED EMISSIONS - REPRESENTATIVE PROJECT (POUNDS/DAY)

Emissions	Reactive Organic Gases (ROG)	Nitrogen Oxide (NO_x)	Carbon Monoxide (CO)	Sulfur Dioxide (SO_2)	Coarse Particulate Matter (PM_{10})	Fine Particulate Matter ($PM_{2.5}$)
Maximum Daily Construction Emissions	28.7	44.85	39.65	0.08	10.03	6.27
SCAQMD Threshold	*75*	*100*	*550*	*150*	*55*	*150*
Exceed SCAQMD Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: SCAQMD Rule 403 Fugitive Dust applied. The Rule 403 reduction/credits include the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stockpiles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied. No mitigation was applied to construction equipment.

Source: CalEEMod version 2016.3.2. Refer to Appendix A for model outputs.

4.0 OPERATIONAL EMISSIONS

Operational emissions for residential and mixed-use developments are typically generated from mobile sources (burning of fossil fuels in cars); energy sources (cooling, heating, and cooking); and area sources (landscape equipment and household products). Operational emissions for a multi-use residential project of this size typically do not exceed SCAQMD thresholds of significance. **Table 2: Operational Emissions – Representative Project,** provides the emissions for the representative project. As the Project proposes approximately 53 percent less development than the representative project, the Project's operational emissions would be proportionally less. **Table 2** shows that the representative project's operational emissions are well below the SCAQMD's thresholds. As such, it can be reasonably inferred that the Project's operational emissions would not exceed SCAQMD thresholds. Therefore, the Project would result in a less than significant impact concerning operations emissions.

TABLE 2: OPERATIONAL EMISSIONS - REPRESENTATIVE PROJECT (POUNDS/DAY)

Source	Reactive Organic Gases (ROG)	Nitrogen Oxide (NO_x)	Carbon Monoxide (CO)	Sulfur Dioxide (SO_2)	Coarse Particulate Matter (PM_{10})	Fine Particulate Matter ($PM_{2.5}$)
Summer Emissions						
Area Source Emissions	3.55	0.11	9.33	< 0.01	0.05	0.05
Energy Emissions	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Emissions	3.47	7.84	26.16	0.07	5.98	1.64
Total Emissions	**7.02**	**7.95**	**35.49**	**0.07**	**6.03**	**1.69**
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Winter Emissions						
Area Source Emissions	3.55	0.11	9.33	< 0.01	0.05	0.05
Energy Emissions	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Emissions	3.13	8.32	25.47	0.07	5.98	1.64
Total Emissions	**6.68**	**8.43**	**34.80**	**0.07**	**6.03**	**1.69**
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod version 2016.3.2. Refer to Appendix A for model outputs.

5.0 CARBON MONOXIDE HOTSPOTS

An analysis of CO "hot spots" is needed to determine whether the change in the level of service of an intersection resulting from a project would have the potential to cause exceedances of the CAAQS or NAAQS. CO exceedances are caused by vehicular emissions, primarily when vehicles are idling at

intersections. Vehicle emissions standards have become increasingly stringent in the last 20 years. Currently, the CO standard in California is a maximum of 3.4 grams per mile for passenger cars (requirements for certain vehicles are more stringent). With the turnover of older vehicles, cleaner fuels, and improved control technology on industrial facilities, CO concentrations have steadily declined.

Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard. The 2003 AQMP is the most recent version that addresses CO concentrations. As part of the SCAQMD *CO Hotspot Analysis*, the Wilshire Boulevard/Veteran Avenue intersection, one of the most congested intersections in Southern California with an average daily traffic (ADT) volume of approximately 100,000 vehicles per day, was modeled for CO concentrations. This modeling effort identified a CO concentration high of 4.6 ppm, which is well below the 35 ppm Federal standard. The proposed Project would not produce the volume of traffic required to generate a CO hot spot in the context of SCAQMD's *CO Hotspot Analysis*. As the CO hotspots were not experienced at the Wilshire Boulevard/Veteran Avenue intersection even as it accommodates 100,000 vehicles daily, it can be reasonably inferred that based on its scale and net trip generation (-1,894 average daily trips), the Project would not cause CO hotspots to be experienced at any nearby intersections. Therefore, the Project would result in a less than significant impact concerning a CO hot spot.

6.0 CONCLUSION

As demonstrated by the analyses presented above, Project construction and operations would result in a less than significant impact concerning air quality. Therefore, concerning air quality, the Project qualifies for a Class 32 CE under CEQA.

Appendix A

Air Quality Data

Gardner Rosecrans Project update

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	3.95	1000sqft	0.00	3,949.00	0
Parking Lot	2.70	Acre	2.70	117,612.00	0
Apartments Low Rise	57.00	Dwelling Unit	1.10	57,000.00	163
Apartments Low Rise	15.00	Dwelling Unit	0.30	15,000.00	43
Single Family Housing	41.00	Dwelling Unit	1.30	73,800.00	117

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	8			**Operational Year**	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	510.43	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Gardner Rosecrans Project update - Los Angeles-South Coast County, Summer

Project Characteristics - Adjusted per the SCE 2018 Corporate Responsibility and Sustainability Report. The report provides intensity factor of CO2e, the CO2 intensity factor is calculated as 513-25*0.029-298*0.00617=510.43 to avoid double counting.

Land Use - Based on Trip Generation Assessment for Updated Rosecrans Place Project. 57 multi-family(ITE 221), 41 Single-family (ITE 210) live-work space: 15 (ITE 221) and 3,949 GSF (ITE 710), parking includes parking spaceds, drive aisles, and other improvements

Construction Phase - construction, paving, and painting schedules are assumed to overlapp

Trips and VMT -

Demolition - Construction Data Needs 175,000 sq ft of demo

Grading - Construction Data Needs Import 3615 CY

Architectural Coating - Architectural Coating - Rule 1113

Vehicle Trips - Based on revised project traffic study

Woodstoves - no wood burning stoves, no gas to project

Area Coating - low VOC, Rule 1113

Energy Use - No Gas provided to project

Water And Wastewater -

Solid Waste -

Construction Off-road Equipment Mitigation - Rule 403

Area Mitigation - use low VOC

Energy Mitigation - CEC - with solar 53% improvement over 2016

Water Mitigation - low flow fixtures

Waste Mitigation - AB 939 - divert at least 50% of solid waste from landfills

Operational Off-Road Equipment -

Fleet Mix -

Vehicle Emission Factors - EMFAC2017- Los Angeles (SC) 2022, CARB SAFE Rule applied

Vehicle Emission Factors - EMFAC2017- Los Angeles (SC) 2022, CARB SAFE Rule applied

Vehicle Emission Factors - EMFAC2017- Los Angeles (SC) 2022, CARB SAFE Rule applied

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00

Gardner Rosecrans Project update - Los Angeles-South Coast County, Summer

tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	6
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	230.00	270.00
tblConstructionPhase	NumDays	20.00	40.00
tblConstructionPhase	NumDays	20.00	40.00
tblEnergyUse	NT24NG	5,516.00	0.00
tblEnergyUse	NT24NG	0.55	0.00
tblEnergyUse	NT24NG	5,516.00	0.00
tblEnergyUse	T24NG	7,243.59	0.00
tblEnergyUse	T24NG	8.59	0.00
tblEnergyUse	T24NG	20,288.91	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	61.20	0.00
tblFireplaces	NumberGas	34.85	0.00
tblFireplaces	NumberNoFireplace	7.20	0.00

tblFireplaces	NumberNoFireplace	4.10	0.00
tblFireplaces	NumberWood	3.60	0.00
tblFireplaces	NumberWood	2.05	0.00
tblGrading	MaterialImported	0.00	3,615.00
tblLandUse	LandUseSquareFeet	3,950.00	3,949.00
tblLandUse	LotAcreage	0.09	0.00
tblLandUse	LotAcreage	0.94	0.30
tblLandUse	LotAcreage	3.56	1.10
tblLandUse	LotAcreage	13.31	1.30
tblProjectCharacteristics	CO2IntensityFactor	702.44	510.43
tblVehicleEF	HHD	0.62	0.23
tblVehicleEF	HHD	0.09	0.08
tblVehicleEF	HHD	0.08	0.00
tblVehicleEF	HHD	2.47	61.60
tblVehicleEF	HHD	1.15	0.58
tblVehicleEF	HHD	3.30	4.1540e-003
tblVehicleEF	HHD	4,690.45	11,590.61
tblVehicleEF	HHD	1,639.83	1,482.70
tblVehicleEF	HHD	10.54	0.04
tblVehicleEF	HHD	20.39	62.42
tblVehicleEF	HHD	3.81	3.60
tblVehicleEF	HHD	19.54	2.07
tblVehicleEF	HHD	0.01	0.04
tblVehicleEF	HHD	0.06	0.06
tblVehicleEF	HHD	0.04	0.04
tblVehicleEF	HHD	0.02	0.03
tblVehicleEF	HHD	8.7000e-005	1.0000e-006

tblVehicleEF	HHD	0.01	0.04
tblVehicleEF	HHD	0.03	0.03
tblVehicleEF	HHD	8.8380e-003	8.8970e-003
tblVehicleEF	HHD	0.01	0.03
tblVehicleEF	HHD	8.0000e-005	1.0000e-006
tblVehicleEF	HHD	1.0500e-004	6.3000e-005
tblVehicleEF	HHD	4.6110e-003	1.2000e-004
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tblVehicleEF	HHD	7.9000e-005	4.4000e-005
tblVehicleEF	HHD	0.15	0.08
tblVehicleEF	HHD	3.9500e-004	6.5700e-004
tblVehicleEF	HHD	0.08	1.0000e-006
tblVehicleEF	HHD	0.04	0.11
tblVehicleEF	HHD	0.02	0.01
tblVehicleEF	HHD	1.6000e-004	0.00
tblVehicleEF	HHD	1.0500e-004	6.3000e-005
tblVehicleEF	HHD	4.6110e-003	1.2000e-004
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tblVehicleEF	HHD	3.9500e-004	6.5700e-004
tblVehicleEF	HHD	0.09	1.0000e-006
tblVehicleEF	HHD	0.58	0.24
tblVehicleEF	HHD	0.10	0.08
tblVehicleEF	HHD	0.07	0.00
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tblVehicleEF	HHD	1.16	0.59

tblVehicleEF	HHD	3.13	3.9460e-003
tblVehicleEF	HHD	4,968.94	11,554.82
tblVehicleEF	HHD	1,639.83	1,482.70
tblVehicleEF	HHD	10.54	0.04
tblVehicleEF	HHD	21.04	60.58
tblVehicleEF	HHD	3.60	3.41
tblVehicleEF	HHD	19.53	2.07
tblVehicleEF	HHD	0.01	0.03
tblVehicleEF	HHD	0.06	0.06
tblVehicleEF	HHD	0.04	0.04
tblVehicleEF	HHD	0.02	0.03
tblVehicleEF	HHD	8.7000e-005	1.0000e-006
tblVehicleEF	HHD	0.01	0.03
tblVehicleEF	HHD	0.03	0.03
tblVehicleEF	HHD	8.8380e-003	8.8970e-003
tblVehicleEF	HHD	0.01	0.03
tblVehicleEF	HHD	8.0000e-005	1.0000e-006
tblVehicleEF	HHD	1.6000e-004	9.8000e-005
tblVehicleEF	HHD	4.7280e-003	1.2300e-004
tblVehicleEF	HHD	0.58	4.74
tblVehicleEF	HHD	1.1400e-004	6.7000e-005
tblVehicleEF	HHD	0.15	0.08
tblVehicleEF	HHD	3.8400e-004	6.4700e-004
tblVehicleEF	HHD	0.08	1.0000e-006
tblVehicleEF	HHD	0.05	0.11
tblVehicleEF	HHD	0.02	0.01
tblVehicleEF	HHD	1.5700e-004	0.00

tblVehicleEF	HHD	1.6000e-004	9.8000e-005
tblVehicleEF	HHD	4.7280e-003	1.2300e-004
tblVehicleEF	HHD	0.68	5.42
tblVehicleEF	HHD	1.1400e-004	6.7000e-005
tblVehicleEF	HHD	0.25	0.17
tblVehicleEF	HHD	3.8400e-004	6.4700e-004
tblVehicleEF	HHD	0.08	1.0000e-006
tblVehicleEF	HHD	0.67	0.22
tblVehicleEF	HHD	0.09	0.08
tblVehicleEF	HHD	0.08	0.00
tblVehicleEF	HHD	3.41	63.46
tblVehicleEF	HHD	1.15	0.58
tblVehicleEF	HHD	3.33	4.1950e-003
tblVehicleEF	HHD	4,305.87	11,640.04
tblVehicleEF	HHD	1,639.83	1,482.70
tblVehicleEF	HHD	10.54	0.04
tblVehicleEF	HHD	19.48	64.96
tblVehicleEF	HHD	3.75	3.54
tblVehicleEF	HHD	19.55	2.07
tblVehicleEF	HHD	0.02	0.04
tblVehicleEF	HHD	0.06	0.06
tblVehicleEF	HHD	0.04	0.04
tblVehicleEF	HHD	0.02	0.03
tblVehicleEF	HHD	8.7000e-005	1.0000e-006
tblVehicleEF	HHD	0.02	0.04
tblVehicleEF	HHD	0.03	0.03
tblVehicleEF	HHD	8.8380e-003	8.8970e-003

tblVehicleEF	HHD	0.01	0.03
tblVehicleEF	HHD	8.0000e-005	1.0000e-006
tblVehicleEF	HHD	1.0300e-004	6.6000e-005
tblVehicleEF	HHD	4.9260e-003	1.3700e-004
tblVehicleEF	HHD	0.66	4.24
tblVehicleEF	HHD	7.7000e-005	4.4000e-005
tblVehicleEF	HHD	0.15	0.08
tblVehicleEF	HHD	4.2900e-004	6.9700e-004
tblVehicleEF	HHD	0.08	1.0000e-006
tblVehicleEF	HHD	0.04	0.11
tblVehicleEF	HHD	0.02	0.01
tblVehicleEF	HHD	1.6000e-004	0.00
tblVehicleEF	HHD	1.0300e-004	6.6000e-005
tblVehicleEF	HHD	4.9260e-003	1.3700e-004
tblVehicleEF	HHD	0.78	4.85
tblVehicleEF	HHD	7.7000e-005	4.4000e-005
tblVehicleEF	HHD	0.25	0.17
tblVehicleEF	HHD	4.2900e-004	6.9700e-004
tblVehicleEF	HHD	0.09	1.0000e-006
tblVehicleEF	LDA	5.3420e-003	3.0240e-003
tblVehicleEF	LDA	5.4040e-003	0.05
tblVehicleEF	LDA	0.66	0.72
tblVehicleEF	LDA	1.15	2.10
tblVehicleEF	LDA	274.33	270.73
tblVehicleEF	LDA	57.08	53.24
tblVehicleEF	LDA	0.05	0.04
tblVehicleEF	LDA	0.07	0.18

tblVehicleEF	LDA	2.1700e-003	1.8010e-003
tblVehicleEF	LDA	2.2660e-003	1.8410e-003
tblVehicleEF	LDA	2.0000e-003	1.6590e-003
tblVehicleEF	LDA	2.0830e-003	1.6930e-003
tblVehicleEF	LDA	0.04	0.25
tblVehicleEF	LDA	0.10	0.10
tblVehicleEF	LDA	0.04	0.23
tblVehicleEF	LDA	0.01	0.01
tblVehicleEF	LDA	0.04	0.21
tblVehicleEF	LDA	0.07	0.22
tblVehicleEF	LDA	2.7480e-003	2.6780e-003
tblVehicleEF	LDA	5.9000e-004	5.2700e-004
tblVehicleEF	LDA	0.04	0.25
tblVehicleEF	LDA	0.10	0.10
tblVehicleEF	LDA	0.04	0.23
tblVehicleEF	LDA	0.02	0.02
tblVehicleEF	LDA	0.04	0.21
tblVehicleEF	LDA	0.08	0.24
tblVehicleEF	LDA	5.6740e-003	3.2280e-003
tblVehicleEF	LDA	4.8010e-003	0.04
tblVehicleEF	LDA	0.72	0.79
tblVehicleEF	LDA	0.98	1.79
tblVehicleEF	LDA	287.10	282.58
tblVehicleEF	LDA	57.08	52.67
tblVehicleEF	LDA	0.05	0.04
tblVehicleEF	LDA	0.06	0.17
tblVehicleEF	LDA	2.1700e-003	1.8010e-003

tblVehicleEF	LDA	2.2660e-003	1.8410e-003
tblVehicleEF	LDA	2.0000e-003	1.6590e-003
tblVehicleEF	LDA	2.0830e-003	1.6930e-003
tblVehicleEF	LDA	0.06	0.38
tblVehicleEF	LDA	0.11	0.10
tblVehicleEF	LDA	0.05	0.33
tblVehicleEF	LDA	0.01	0.01
tblVehicleEF	LDA	0.04	0.20
tblVehicleEF	LDA	0.06	0.20
tblVehicleEF	LDA	2.8760e-003	2.7950e-003
tblVehicleEF	LDA	5.8700e-004	5.2100e-004
tblVehicleEF	LDA	0.06	0.38
tblVehicleEF	LDA	0.11	0.10
tblVehicleEF	LDA	0.05	0.33
tblVehicleEF	LDA	0.02	0.02
tblVehicleEF	LDA	0.04	0.20
tblVehicleEF	LDA	0.07	0.22
tblVehicleEF	LDA	5.2330e-003	2.9600e-003
tblVehicleEF	LDA	5.5300e-003	0.05
tblVehicleEF	LDA	0.63	0.69
tblVehicleEF	LDA	1.19	2.17
tblVehicleEF	LDA	269.66	266.35
tblVehicleEF	LDA	57.08	53.37
tblVehicleEF	LDA	0.05	0.04
tblVehicleEF	LDA	0.07	0.19
tblVehicleEF	LDA	2.1700e-003	1.8010e-003
tblVehicleEF	LDA	2.2660e-003	1.8410e-003

tblVehicleEF	LDA	2.0000e-003	1.6590e-003
tblVehicleEF	LDA	2.0830e-003	1.6930e-003
tblVehicleEF	LDA	0.04	0.24
tblVehicleEF	LDA	0.11	0.11
tblVehicleEF	LDA	0.04	0.22
tblVehicleEF	LDA	0.01	0.01
tblVehicleEF	LDA	0.05	0.24
tblVehicleEF	LDA	0.07	0.23
tblVehicleEF	LDA	2.7010e-003	2.6350e-003
tblVehicleEF	LDA	5.9100e-004	5.2800e-004
tblVehicleEF	LDA	0.04	0.24
tblVehicleEF	LDA	0.11	0.11
tblVehicleEF	LDA	0.04	0.22
tblVehicleEF	LDA	0.02	0.02
tblVehicleEF	LDA	0.05	0.24
tblVehicleEF	LDA	0.08	0.25
tblVehicleEF	LDT1	0.02	7.7270e-003
tblVehicleEF	LDT1	0.01	0.07
tblVehicleEF	LDT1	1.68	1.45
tblVehicleEF	LDT1	2.78	2.27
tblVehicleEF	LDT1	341.15	318.49
tblVehicleEF	LDT1	69.44	63.25
tblVehicleEF	LDT1	0.16	0.12
tblVehicleEF	LDT1	0.16	0.26
tblVehicleEF	LDT1	3.5390e-003	2.7170e-003
tblVehicleEF	LDT1	3.4320e-003	2.6300e-003
tblVehicleEF	LDT1	3.2590e-003	2.5000e-003

tblVehicleEF	LDT1	3.1560e-003	2.4190e-003
tblVehicleEF	LDT1	0.13	0.59
tblVehicleEF	LDT1	0.26	0.20
tblVehicleEF	LDT1	0.11	0.00
tblVehicleEF	LDT1	0.04	0.03
tblVehicleEF	LDT1	0.17	0.69
tblVehicleEF	LDT1	0.19	0.35
tblVehicleEF	LDT1	3.4330e-003	3.1520e-003
tblVehicleEF	LDT1	7.4300e-004	6.2600e-004
tblVehicleEF	LDT1	0.13	0.59
tblVehicleEF	LDT1	0.26	0.20
tblVehicleEF	LDT1	0.11	0.50
tblVehicleEF	LDT1	0.06	0.05
tblVehicleEF	LDT1	0.17	0.69
tblVehicleEF	LDT1	0.21	0.39
tblVehicleEF	LDT1	0.02	8.1770e-003
tblVehicleEF	LDT1	0.01	0.06
tblVehicleEF	LDT1	1.82	1.58
tblVehicleEF	LDT1	2.36	1.93
tblVehicleEF	LDT1	356.02	330.56
tblVehicleEF	LDT1	69.44	62.58
tblVehicleEF	LDT1	0.14	0.10
tblVehicleEF	LDT1	0.15	0.24
tblVehicleEF	LDT1	3.5390e-003	2.7170e-003
tblVehicleEF	LDT1	3.4320e-003	2.6300e-003
tblVehicleEF	LDT1	3.2590e-003	2.5000e-003
tblVehicleEF	LDT1	3.1560e-003	2.4190e-003

tblVehicleEF	LDT1	0.20	0.91
tblVehicleEF	LDT1	0.28	0.21
tblVehicleEF	LDT1	0.15	0.00
tblVehicleEF	LDT1	0.04	0.04
tblVehicleEF	LDT1	0.16	0.64
tblVehicleEF	LDT1	0.17	0.31
tblVehicleEF	LDT1	3.5840e-003	3.2710e-003
tblVehicleEF	LDT1	7.3600e-004	6.1900e-004
tblVehicleEF	LDT1	0.20	0.91
tblVehicleEF	LDT1	0.28	0.21
tblVehicleEF	LDT1	0.15	0.69
tblVehicleEF	LDT1	0.06	0.05
tblVehicleEF	LDT1	0.16	0.64
tblVehicleEF	LDT1	0.18	0.34
tblVehicleEF	LDT1	0.02	7.5820e-003
tblVehicleEF	LDT1	0.01	0.07
tblVehicleEF	LDT1	1.63	1.41
tblVehicleEF	LDT1	2.87	2.35
tblVehicleEF	LDT1	335.69	314.02
tblVehicleEF	LDT1	69.44	63.40
tblVehicleEF	LDT1	0.15	0.12
tblVehicleEF	LDT1	0.16	0.26
tblVehicleEF	LDT1	3.5390e-003	2.7170e-003
tblVehicleEF	LDT1	3.4320e-003	2.6300e-003
tblVehicleEF	LDT1	3.2590e-003	2.5000e-003
tblVehicleEF	LDT1	3.1560e-003	2.4190e-003
tblVehicleEF	LDT1	0.13	0.59

tblVehicleEF	LDT1	0.30	0.22
tblVehicleEF	LDT1	0.10	0.00
tblVehicleEF	LDT1	0.04	0.03
tblVehicleEF	LDT1	0.20	0.82
tblVehicleEF	LDT1	0.20	0.36
tblVehicleEF	LDT1	3.3780e-003	3.1070e-003
tblVehicleEF	LDT1	7.4500e-004	6.2700e-004
tblVehicleEF	LDT1	0.13	0.59
tblVehicleEF	LDT1	0.30	0.22
tblVehicleEF	LDT1	0.10	0.48
tblVehicleEF	LDT1	0.06	0.05
tblVehicleEF	LDT1	0.20	0.82
tblVehicleEF	LDT1	0.21	0.40
tblVehicleEF	LDT2	7.2180e-003	4.9730e-003
tblVehicleEF	LDT2	6.3970e-003	0.07
tblVehicleEF	LDT2	0.84	1.02
tblVehicleEF	LDT2	1.35	2.65
tblVehicleEF	LDT2	381.91	341.21
tblVehicleEF	LDT2	78.07	68.40
tblVehicleEF	LDT2	0.08	0.09
tblVehicleEF	LDT2	0.11	0.28
tblVehicleEF	LDT2	2.1510e-003	1.9110e-003
tblVehicleEF	LDT2	2.3580e-003	1.8940e-003
tblVehicleEF	LDT2	1.9790e-003	1.7590e-003
tblVehicleEF	LDT2	2.1690e-003	1.7420e-003
tblVehicleEF	LDT2	0.04	0.34
tblVehicleEF	LDT2	0.10	0.12

tblVehicleEF	LDT2	0.05	0.35
tblVehicleEF	LDT2	0.02	0.02
tblVehicleEF	LDT2	0.06	0.41
tblVehicleEF	LDT2	0.09	0.31
tblVehicleEF	LDT2	3.8260e-003	3.3760e-003
tblVehicleEF	LDT2	8.0300e-004	6.7700e-004
tblVehicleEF	LDT2	0.04	0.34
tblVehicleEF	LDT2	0.10	0.12
tblVehicleEF	LDT2	0.05	0.35
tblVehicleEF	LDT2	0.03	0.03
tblVehicleEF	LDT2	0.06	0.41
tblVehicleEF	LDT2	0.09	0.34
tblVehicleEF	LDT2	7.6530e-003	5.2910e-003
tblVehicleEF	LDT2	5.6920e-003	0.06
tblVehicleEF	LDT2	0.92	1.12
tblVehicleEF	LDT2	1.15	2.26
tblVehicleEF	LDT2	399.04	353.03
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tblVehicleEF	LDT2	0.07	0.08
tblVehicleEF	LDT2	0.10	0.26
tblVehicleEF	LDT2	2.1510e-003	1.9110e-003
tblVehicleEF	LDT2	2.3580e-003	1.8940e-003
tblVehicleEF	LDT2	1.9790e-003	1.7590e-003
tblVehicleEF	LDT2	2.1690e-003	1.7420e-003
tblVehicleEF	LDT2	0.07	0.53
tblVehicleEF	LDT2	0.10	0.13
tblVehicleEF	LDT2	0.06	0.48

tblVehicleEF	LDT2	0.02	0.02
tblVehicleEF	LDT2	0.06	0.38
tblVehicleEF	LDT2	0.08	0.28
tblVehicleEF	LDT2	3.9980e-003	3.4930e-003
tblVehicleEF	LDT2	8.0000e-004	6.7000e-004
tblVehicleEF	LDT2	0.07	0.53
tblVehicleEF	LDT2	0.10	0.13
tblVehicleEF	LDT2	0.06	0.48
tblVehicleEF	LDT2	0.03	0.03
tblVehicleEF	LDT2	0.06	0.38
tblVehicleEF	LDT2	0.08	0.31
tblVehicleEF	LDT2	7.0750e-003	4.8730e-003
tblVehicleEF	LDT2	6.5470e-003	0.07
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tblVehicleEF	LDT2	78.07	68.57
tblVehicleEF	LDT2	0.08	0.08
tblVehicleEF	LDT2	0.11	0.29
tblVehicleEF	LDT2	2.1510e-003	1.9110e-003
tblVehicleEF	LDT2	2.3580e-003	1.8940e-003
tblVehicleEF	LDT2	1.9790e-003	1.7590e-003
tblVehicleEF	LDT2	2.1690e-003	1.7420e-003
tblVehicleEF	LDT2	0.04	0.33
tblVehicleEF	LDT2	0.11	0.13
tblVehicleEF	LDT2	0.04	0.33
tblVehicleEF	LDT2	0.02	0.02

tblVehicleEF	LDT2	0.07	0.48
tblVehicleEF	LDT2	0.09	0.32
tblVehicleEF	LDT2	3.7630e-003	3.3320e-003
tblVehicleEF	LDT2	8.0400e-004	6.7900e-004
tblVehicleEF	LDT2	0.04	0.33
tblVehicleEF	LDT2	0.11	0.13
tblVehicleEF	LDT2	0.04	0.33
tblVehicleEF	LDT2	0.03	0.03
tblVehicleEF	LDT2	0.07	0.48
tblVehicleEF	LDT2	0.10	0.35
tblVehicleEF	LHD1	5.5970e-003	0.07
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tblVehicleEF	LHD1	0.02	0.01
tblVehicleEF	LHD1	0.15	2.57
tblVehicleEF	LHD1	0.84	0.65
tblVehicleEF	LHD1	2.79	1.00
tblVehicleEF	LHD1	8.92	124.83
tblVehicleEF	LHD1	603.81	667.04
tblVehicleEF	LHD1	33.34	11.01
tblVehicleEF	LHD1	0.07	0.81
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tblVehicleEF	LHD1	1.01	0.30
tblVehicleEF	LHD1	8.2600e-004	0.01
tblVehicleEF	LHD1	0.01	9.6680e-003
tblVehicleEF	LHD1	9.1270e-003	6.2840e-003
tblVehicleEF	LHD1	1.0140e-003	2.5100e-004
tblVehicleEF	LHD1	7.9000e-004	0.01

tblVehicleEF	LHD1	2.5160e-003	2.4170e-003
tblVehicleEF	LHD1	8.7050e-003	5.9830e-003
tblVehicleEF	LHD1	9.3300e-004	2.3100e-004
tblVehicleEF	LHD1	3.1460e-003	0.03
tblVehicleEF	LHD1	0.10	0.07
tblVehicleEF	LHD1	0.02	0.30
tblVehicleEF	LHD1	1.9140e-003	0.02
tblVehicleEF	LHD1	0.06	0.05
tblVehicleEF	LHD1	0.31	0.49
tblVehicleEF	LHD1	0.27	0.07
tblVehicleEF	LHD1	9.0000e-005	1.2110e-003
tblVehicleEF	LHD1	5.9300e-003	6.5150e-003
tblVehicleEF	LHD1	3.8500e-004	1.0900e-004
tblVehicleEF	LHD1	3.1460e-003	0.03
tblVehicleEF	LHD1	0.10	0.07
tblVehicleEF	LHD1	0.02	0.42
tblVehicleEF	LHD1	1.9140e-003	0.02
tblVehicleEF	LHD1	0.08	0.06
tblVehicleEF	LHD1	0.31	0.49
tblVehicleEF	LHD1	0.29	0.08
tblVehicleEF	LHD1	5.5970e-003	0.07
tblVehicleEF	LHD1	0.01	5.7930e-003
tblVehicleEF	LHD1	0.02	0.01
tblVehicleEF	LHD1	0.15	2.57
tblVehicleEF	LHD1	0.85	0.66
tblVehicleEF	LHD1	2.66	0.96
tblVehicleEF	LHD1	8.92	124.83

tblVehicleEF	LHD1	603.81	667.06
tblVehicleEF	LHD1	33.34	10.93
tblVehicleEF	LHD1	0.07	0.81
tblVehicleEF	LHD1	0.89	0.59
tblVehicleEF	LHD1	0.96	0.28
tblVehicleEF	LHD1	8.2600e-004	0.01
tblVehicleEF	LHD1	0.01	9.6680e-003
tblVehicleEF	LHD1	9.1270e-003	6.2840e-003
tblVehicleEF	LHD1	1.0140e-003	2.5100e-004
tblVehicleEF	LHD1	7.9000e-004	0.01
tblVehicleEF	LHD1	2.5160e-003	2.4170e-003
tblVehicleEF	LHD1	8.7050e-003	5.9830e-003
tblVehicleEF	LHD1	9.3300e-004	2.3100e-004
tblVehicleEF	LHD1	4.7100e-003	0.05
tblVehicleEF	LHD1	0.11	0.07
tblVehicleEF	LHD1	0.02	0.30
tblVehicleEF	LHD1	2.6900e-003	0.03
tblVehicleEF	LHD1	0.06	0.05
tblVehicleEF	LHD1	0.30	0.47
tblVehicleEF	LHD1	0.26	0.07
tblVehicleEF	LHD1	9.0000e-005	1.2110e-003
tblVehicleEF	LHD1	5.9310e-003	6.5150e-003
tblVehicleEF	LHD1	3.8300e-004	1.0800e-004
tblVehicleEF	LHD1	4.7100e-003	0.05
tblVehicleEF	LHD1	0.11	0.07
tblVehicleEF	LHD1	0.02	0.42
tblVehicleEF	LHD1	2.6900e-003	0.03

tblVehicleEF	LHD1	0.08	0.06
tblVehicleEF	LHD1	0.30	0.47
tblVehicleEF	LHD1	0.28	0.07
tblVehicleEF	LHD1	5.5970e-003	0.07
tblVehicleEF	LHD1	0.01	5.6460e-003
tblVehicleEF	LHD1	0.02	0.01
tblVehicleEF	LHD1	0.15	2.57
tblVehicleEF	LHD1	0.83	0.64
tblVehicleEF	LHD1	2.81	1.01
tblVehicleEF	LHD1	8.92	124.83
tblVehicleEF	LHD1	603.81	667.03
tblVehicleEF	LHD1	33.34	11.03
tblVehicleEF	LHD1	0.07	0.81
tblVehicleEF	LHD1	0.94	0.62
tblVehicleEF	LHD1	1.01	0.30
tblVehicleEF	LHD1	8.2600e-004	0.01
tblVehicleEF	LHD1	0.01	9.6680e-003
tblVehicleEF	LHD1	9.1270e-003	6.2840e-003
tblVehicleEF	LHD1	1.0140e-003	2.5100e-004
tblVehicleEF	LHD1	7.9000e-004	0.01
tblVehicleEF	LHD1	2.5160e-003	2.4170e-003
tblVehicleEF	LHD1	8.7050e-003	5.9830e-003
tblVehicleEF	LHD1	9.3300e-004	2.3100e-004
tblVehicleEF	LHD1	3.3080e-003	0.04
tblVehicleEF	LHD1	0.12	0.08
tblVehicleEF	LHD1	0.02	0.30
tblVehicleEF	LHD1	1.8850e-003	0.02

tblVehicleEF	LHD1	0.06	0.05
tblVehicleEF	LHD1	0.33	0.53
tblVehicleEF	LHD1	0.27	0.07
tblVehicleEF	LHD1	9.0000e-005	1.2110e-003
tblVehicleEF	LHD1	5.9300e-003	6.5150e-003
tblVehicleEF	LHD1	3.8600e-004	1.0900e-004
tblVehicleEF	LHD1	3.3080e-003	0.04
tblVehicleEF	LHD1	0.12	0.08
tblVehicleEF	LHD1	0.02	0.42
tblVehicleEF	LHD1	1.8850e-003	0.02
tblVehicleEF	LHD1	0.08	0.06
tblVehicleEF	LHD1	0.33	0.53
tblVehicleEF	LHD1	0.29	0.08
tblVehicleEF	LHD2	4.0020e-003	0.05
tblVehicleEF	LHD2	4.2980e-003	3.9460e-003
tblVehicleEF	LHD2	8.5190e-003	9.2520e-003
tblVehicleEF	LHD2	0.13	1.96
tblVehicleEF	LHD2	0.34	0.44
tblVehicleEF	LHD2	1.37	0.63
tblVehicleEF	LHD2	13.57	183.87
tblVehicleEF	LHD2	617.83	668.37
tblVehicleEF	LHD2	27.88	7.95
tblVehicleEF	LHD2	0.09	1.21
tblVehicleEF	LHD2	0.65	0.81
tblVehicleEF	LHD2	0.55	0.19
tblVehicleEF	LHD2	1.1620e-003	0.02
tblVehicleEF	LHD2	0.01	0.01

tblVehicleEF	LHD2	8.8510e-003	9.8680e-003
tblVehicleEF	LHD2	4.6900e-004	1.3400e-004
tblVehicleEF	LHD2	1.1110e-003	0.02
tblVehicleEF	LHD2	2.6540e-003	2.6300e-003
tblVehicleEF	LHD2	8.4540e-003	9.4240e-003
tblVehicleEF	LHD2	4.3100e-004	1.2400e-004
tblVehicleEF	LHD2	1.1380e-003	0.02
tblVehicleEF	LHD2	0.04	0.04
tblVehicleEF	LHD2	0.01	0.23
tblVehicleEF	LHD2	7.4500e-004	0.01
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.08	0.29
tblVehicleEF	LHD2	0.11	0.05
tblVehicleEF	LHD2	1.3300e-004	1.7610e-003
tblVehicleEF	LHD2	6.0210e-003	6.4710e-003
tblVehicleEF	LHD2	3.0400e-004	7.9000e-005
tblVehicleEF	LHD2	1.1380e-003	0.02
tblVehicleEF	LHD2	0.04	0.04
tblVehicleEF	LHD2	0.02	0.31
tblVehicleEF	LHD2	7.4500e-004	0.01
tblVehicleEF	LHD2	0.05	0.06
tblVehicleEF	LHD2	0.08	0.29
tblVehicleEF	LHD2	0.13	0.05
tblVehicleEF	LHD2	4.0020e-003	0.05
tblVehicleEF	LHD2	4.3570e-003	3.9910e-003
tblVehicleEF	LHD2	8.2260e-003	8.9380e-003
tblVehicleEF	LHD2	0.13	1.96

tblVehicleEF	LHD2	0.35	0.44
tblVehicleEF	LHD2	1.31	0.61
tblVehicleEF	LHD2	13.57	183.87
tblVehicleEF	LHD2	617.83	668.38
tblVehicleEF	LHD2	27.88	7.90
tblVehicleEF	LHD2	0.09	1.21
tblVehicleEF	LHD2	0.61	0.76
tblVehicleEF	LHD2	0.53	0.19
tblVehicleEF	LHD2	1.1620e-003	0.02
tblVehicleEF	LHD2	0.01	0.01
tblVehicleEF	LHD2	8.8510e-003	9.8680e-003
tblVehicleEF	LHD2	4.6900e-004	1.3400e-004
tblVehicleEF	LHD2	1.1110e-003	0.02
tblVehicleEF	LHD2	2.6540e-003	2.6300e-003
tblVehicleEF	LHD2	8.4540e-003	9.4240e-003
tblVehicleEF	LHD2	4.3100e-004	1.2400e-004
tblVehicleEF	LHD2	1.6960e-003	0.03
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.01	0.23
tblVehicleEF	LHD2	1.0400e-003	0.02
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.08	0.28
tblVehicleEF	LHD2	0.11	0.04
tblVehicleEF	LHD2	1.3300e-004	1.7610e-003
tblVehicleEF	LHD2	6.0210e-003	6.4710e-003
tblVehicleEF	LHD2	3.0300e-004	7.8000e-005
tblVehicleEF	LHD2	1.6960e-003	0.03

tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.02	0.31
tblVehicleEF	LHD2	1.0400e-003	0.02
tblVehicleEF	LHD2	0.05	0.06
tblVehicleEF	LHD2	0.08	0.28
tblVehicleEF	LHD2	0.12	0.05
tblVehicleEF	LHD2	4.0020e-003	0.05
tblVehicleEF	LHD2	4.2820e-003	3.9330e-003
tblVehicleEF	LHD2	8.5780e-003	9.3200e-003
tblVehicleEF	LHD2	0.13	1.96
tblVehicleEF	LHD2	0.34	0.43
tblVehicleEF	LHD2	1.38	0.64
tblVehicleEF	LHD2	13.57	183.87
tblVehicleEF	LHD2	617.83	668.37
tblVehicleEF	LHD2	27.88	7.96
tblVehicleEF	LHD2	0.09	1.21
tblVehicleEF	LHD2	0.64	0.80
tblVehicleEF	LHD2	0.56	0.20
tblVehicleEF	LHD2	1.1620e-003	0.02
tblVehicleEF	LHD2	0.01	0.01
tblVehicleEF	LHD2	8.8510e-003	9.8680e-003
tblVehicleEF	LHD2	4.6900e-004	1.3400e-004
tblVehicleEF	LHD2	1.1110e-003	0.02
tblVehicleEF	LHD2	2.6540e-003	2.6300e-003
tblVehicleEF	LHD2	8.4540e-003	9.4240e-003
tblVehicleEF	LHD2	4.3100e-004	1.2400e-004
tblVehicleEF	LHD2	1.1610e-003	0.02

tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.01	0.23
tblVehicleEF	LHD2	7.2300e-004	0.01
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.09	0.32
tblVehicleEF	LHD2	0.12	0.05
tblVehicleEF	LHD2	1.3300e-004	1.7610e-003
tblVehicleEF	LHD2	6.0210e-003	6.4710e-003
tblVehicleEF	LHD2	3.0400e-004	7.9000e-005
tblVehicleEF	LHD2	1.1610e-003	0.02
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.02	0.31
tblVehicleEF	LHD2	7.2300e-004	0.01
tblVehicleEF	LHD2	0.05	0.06
tblVehicleEF	LHD2	0.09	0.32
tblVehicleEF	LHD2	0.13	0.05
tblVehicleEF	MCY	0.54	0.38
tblVehicleEF	MCY	0.15	0.23
tblVehicleEF	MCY	18.94	19.11
tblVehicleEF	MCY	9.66	8.52
tblVehicleEF	MCY	188.92	223.68
tblVehicleEF	MCY	44.52	59.56
tblVehicleEF	MCY	1.13	1.13
tblVehicleEF	MCY	0.31	0.26
tblVehicleEF	MCY	2.4360e-003	2.4430e-003
tblVehicleEF	MCY	3.8630e-003	3.2940e-003
tblVehicleEF	MCY	2.2770e-003	2.2830e-003

tblVehicleEF	MCY	3.6360e-003	3.1000e-003
tblVehicleEF	MCY	1.06	2.16
tblVehicleEF	MCY	0.63	0.65
tblVehicleEF	MCY	0.65	1.33
tblVehicleEF	MCY	2.60	2.61
tblVehicleEF	MCY	0.60	1.98
tblVehicleEF	MCY	2.05	1.81
tblVehicleEF	MCY	2.2780e-003	2.2130e-003
tblVehicleEF	MCY	6.6300e-004	5.8900e-004
tblVehicleEF	MCY	1.06	2.16
tblVehicleEF	MCY	0.63	0.65
tblVehicleEF	MCY	0.65	1.33
tblVehicleEF	MCY	3.23	3.25
tblVehicleEF	MCY	0.60	1.98
tblVehicleEF	MCY	2.23	1.97
tblVehicleEF	MCY	0.53	0.37
tblVehicleEF	MCY	0.13	0.21
tblVehicleEF	MCY	18.24	18.37
tblVehicleEF	MCY	8.82	7.76
tblVehicleEF	MCY	188.92	222.28
tblVehicleEF	MCY	44.52	57.67
tblVehicleEF	MCY	0.99	0.99
tblVehicleEF	MCY	0.29	0.25
tblVehicleEF	MCY	2.4360e-003	2.4430e-003
tblVehicleEF	MCY	3.8630e-003	3.2940e-003
tblVehicleEF	MCY	2.2770e-003	2.2830e-003
tblVehicleEF	MCY	3.6360e-003	3.1000e-003

tblVehicleEF	MCY	1.73	3.44
tblVehicleEF	MCY	0.70	0.71
tblVehicleEF	MCY	1.07	2.13
tblVehicleEF	MCY	2.54	2.55
tblVehicleEF	MCY	0.56	1.86
tblVehicleEF	MCY	1.83	1.61
tblVehicleEF	MCY	2.2650e-003	2.2000e-003
tblVehicleEF	MCY	6.4300e-004	5.7100e-004
tblVehicleEF	MCY	1.73	3.44
tblVehicleEF	MCY	0.70	0.71
tblVehicleEF	MCY	1.07	2.13
tblVehicleEF	MCY	3.16	3.17
tblVehicleEF	MCY	0.56	1.86
tblVehicleEF	MCY	1.99	1.75
tblVehicleEF	MCY	0.54	0.38
tblVehicleEF	MCY	0.15	0.24
tblVehicleEF	MCY	19.04	19.25
tblVehicleEF	MCY	9.80	8.66
tblVehicleEF	MCY	188.92	223.96
tblVehicleEF	MCY	44.52	59.94
tblVehicleEF	MCY	1.11	1.11
tblVehicleEF	MCY	0.31	0.27
tblVehicleEF	MCY	2.4360e-003	2.4430e-003
tblVehicleEF	MCY	3.8630e-003	3.2940e-003
tblVehicleEF	MCY	2.2770e-003	2.2830e-003
tblVehicleEF	MCY	3.6360e-003	3.1000e-003
tblVehicleEF	MCY	1.16	2.35

tblVehicleEF	MCY	0.82	0.84
tblVehicleEF	MCY	0.62	1.27
tblVehicleEF	MCY	2.61	2.63
tblVehicleEF	MCY	0.69	2.28
tblVehicleEF	MCY	2.09	1.86
tblVehicleEF	MCY	2.2800e-003	2.2160e-003
tblVehicleEF	MCY	6.6700e-004	5.9300e-004
tblVehicleEF	MCY	1.16	2.35
tblVehicleEF	MCY	0.82	0.84
tblVehicleEF	MCY	0.62	1.27
tblVehicleEF	MCY	3.25	3.26
tblVehicleEF	MCY	0.69	2.28
tblVehicleEF	MCY	2.28	2.02
tblVehicleEF	MDV	0.01	6.5350e-003
tblVehicleEF	MDV	0.01	0.08
tblVehicleEF	MDV	1.33	1.22
tblVehicleEF	MDV	2.48	3.10
tblVehicleEF	MDV	512.22	418.83
tblVehicleEF	MDV	103.14	83.02
tblVehicleEF	MDV	0.15	0.11
tblVehicleEF	MDV	0.22	0.34
tblVehicleEF	MDV	2.3560e-003	2.0880e-003
tblVehicleEF	MDV	2.5140e-003	2.0600e-003
tblVehicleEF	MDV	2.1720e-003	1.9250e-003
tblVehicleEF	MDV	2.3120e-003	1.8940e-003
tblVehicleEF	MDV	0.07	0.39
tblVehicleEF	MDV	0.15	0.14

tblVehicleEF	MDV	0.07	0.41
tblVehicleEF	MDV	0.03	0.03
tblVehicleEF	MDV	0.09	0.43
tblVehicleEF	MDV	0.19	0.40
tblVehicleEF	MDV	5.1310e-003	4.1410e-003
tblVehicleEF	MDV	1.0750e-003	8.2200e-004
tblVehicleEF	MDV	0.07	0.39
tblVehicleEF	MDV	0.15	0.14
tblVehicleEF	MDV	0.07	0.41
tblVehicleEF	MDV	0.05	0.04
tblVehicleEF	MDV	0.09	0.43
tblVehicleEF	MDV	0.21	0.44
tblVehicleEF	MDV	0.01	6.9310e-003
tblVehicleEF	MDV	0.01	0.07
tblVehicleEF	MDV	1.45	1.32
tblVehicleEF	MDV	2.12	2.63
tblVehicleEF	MDV	534.67	431.21
tblVehicleEF	MDV	103.14	82.13
tblVehicleEF	MDV	0.13	0.10
tblVehicleEF	MDV	0.20	0.32
tblVehicleEF	MDV	2.3560e-003	2.0880e-003
tblVehicleEF	MDV	2.5140e-003	2.0600e-003
tblVehicleEF	MDV	2.1720e-003	1.9250e-003
tblVehicleEF	MDV	2.3120e-003	1.8940e-003
tblVehicleEF	MDV	0.10	0.60
tblVehicleEF	MDV	0.16	0.14
tblVehicleEF	MDV	0.10	0.57

tblVehicleEF	MDV	0.04	0.03
tblVehicleEF	MDV	0.08	0.40
tblVehicleEF	MDV	0.17	0.36
tblVehicleEF	MDV	5.3570e-003	4.2630e-003
tblVehicleEF	MDV	1.0680e-003	8.1300e-004
tblVehicleEF	MDV	0.10	0.60
tblVehicleEF	MDV	0.16	0.14
tblVehicleEF	MDV	0.10	0.57
tblVehicleEF	MDV	0.05	0.04
tblVehicleEF	MDV	0.08	0.40
tblVehicleEF	MDV	0.18	0.39
tblVehicleEF	MDV	0.01	6.4070e-003
tblVehicleEF	MDV	0.01	0.08
tblVehicleEF	MDV	1.29	1.18
tblVehicleEF	MDV	2.56	3.21
tblVehicleEF	MDV	503.99	414.25
tblVehicleEF	MDV	103.14	83.22
tblVehicleEF	MDV	0.14	0.11
tblVehicleEF	MDV	0.22	0.35
tblVehicleEF	MDV	2.3560e-003	2.0880e-003
tblVehicleEF	MDV	2.5140e-003	2.0600e-003
tblVehicleEF	MDV	2.1720e-003	1.9250e-003
tblVehicleEF	MDV	2.3120e-003	1.8940e-003
tblVehicleEF	MDV	0.06	0.37
tblVehicleEF	MDV	0.16	0.15
tblVehicleEF	MDV	0.07	0.39
tblVehicleEF	MDV	0.03	0.03

tblVehicleEF	MDV	0.10	0.50
tblVehicleEF	MDV	0.19	0.41
tblVehicleEF	MDV	5.0480e-003	4.0950e-003
tblVehicleEF	MDV	1.0760e-003	8.2400e-004
tblVehicleEF	MDV	0.06	0.37
tblVehicleEF	MDV	0.16	0.15
tblVehicleEF	MDV	0.07	0.39
tblVehicleEF	MDV	0.05	0.04
tblVehicleEF	MDV	0.10	0.50
tblVehicleEF	MDV	0.21	0.45
tblVehicleEF	MH	0.03	0.01
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	2.24	1.19
tblVehicleEF	MH	5.78	2.12
tblVehicleEF	MH	1,130.03	1,500.13
tblVehicleEF	MH	60.43	19.21
tblVehicleEF	MH	1.08	1.09
tblVehicleEF	MH	0.80	0.25
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.1280e-003	2.8100e-004
tblVehicleEF	MH	3.2020e-003	3.2440e-003
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.0370e-003	2.5900e-004
tblVehicleEF	MH	0.95	0.08
tblVehicleEF	MH	0.07	0.06
tblVehicleEF	MH	0.41	0.03

tblVehicleEF	MH	0.09	0.06
tblVehicleEF	MH	0.02	1.43
tblVehicleEF	MH	0.33	0.09
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	7.0500e-004	1.9000e-004
tblVehicleEF	MH	0.95	0.08
tblVehicleEF	MH	0.07	0.06
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tblVehicleEF	MH	0.12	0.08
tblVehicleEF	MH	0.02	1.43
tblVehicleEF	MH	0.36	0.10
tblVehicleEF	MH	0.03	0.01
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	2.30	1.22
tblVehicleEF	MH	5.44	2.01
tblVehicleEF	MH	1,130.03	1,500.18
tblVehicleEF	MH	60.43	19.01
tblVehicleEF	MH	0.99	1.01
tblVehicleEF	MH	0.76	0.24
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.1280e-003	2.8100e-004
tblVehicleEF	MH	3.2020e-003	3.2440e-003
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.0370e-003	2.5900e-004
tblVehicleEF	MH	1.41	0.12
tblVehicleEF	MH	0.07	0.06

tblVehicleEF	MH	0.58	0.05
tblVehicleEF	MH	0.09	0.06
tblVehicleEF	MH	0.02	1.40
tblVehicleEF	MH	0.31	0.09
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	6.9900e-004	1.8800e-004
tblVehicleEF	MH	1.41	0.12
tblVehicleEF	MH	0.07	0.06
tblVehicleEF	MH	0.58	0.05
tblVehicleEF	MH	0.12	0.08
tblVehicleEF	MH	0.02	1.40
tblVehicleEF	MH	0.34	0.10
tblVehicleEF	MH	0.03	9.9860e-003
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	2.22	1.19
tblVehicleEF	MH	5.83	2.15
tblVehicleEF	MH	1,130.03	1,500.11
tblVehicleEF	MH	60.43	19.25
tblVehicleEF	MH	1.06	1.07
tblVehicleEF	MH	0.80	0.25
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.1280e-003	2.8100e-004
tblVehicleEF	MH	3.2020e-003	3.2440e-003
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.0370e-003	2.5900e-004
tblVehicleEF	MH	1.08	0.09

tblVehicleEF	MH	0.08	0.07
tblVehicleEF	MH	0.42	0.04
tblVehicleEF	MH	0.08	0.06
tblVehicleEF	MH	0.02	1.51
tblVehicleEF	MH	0.33	0.10
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	7.0600e-004	1.9000e-004
tblVehicleEF	MH	1.08	0.09
tblVehicleEF	MH	0.08	0.07
tblVehicleEF	MH	0.42	0.04
tblVehicleEF	MH	0.12	0.08
tblVehicleEF	MH	0.02	1.51
tblVehicleEF	MH	0.36	0.10
tblVehicleEF	MHD	0.02	0.05
tblVehicleEF	MHD	4.8560e-003	4.6020e-003
tblVehicleEF	MHD	0.05	6.4140e-003
tblVehicleEF	MHD	0.37	4.35
tblVehicleEF	MHD	0.37	0.47
tblVehicleEF	MHD	6.14	0.74
tblVehicleEF	MHD	132.92	793.41
tblVehicleEF	MHD	1,150.98	1,070.87
tblVehicleEF	MHD	63.58	6.26
tblVehicleEF	MHD	0.49	5.70
tblVehicleEF	MHD	1.14	1.63
tblVehicleEF	MHD	9.96	1.49
tblVehicleEF	MHD	2.4800e-004	0.01
tblVehicleEF	MHD	5.1090e-003	0.03

tblVehicleEF	MHD	8.4300e-004	7.1000e-005
tblVehicleEF	MHD	2.3800e-004	0.01
tblVehicleEF	MHD	4.8830e-003	0.03
tblVehicleEF	MHD	7.7600e-004	6.5000e-005
tblVehicleEF	MHD	1.1350e-003	6.8760e-003
tblVehicleEF	MHD	0.05	0.01
tblVehicleEF	MHD	0.03	0.24
tblVehicleEF	MHD	7.4200e-004	4.4300e-003
tblVehicleEF	MHD	0.05	0.06
tblVehicleEF	MHD	0.02	0.07
tblVehicleEF	MHD	0.37	0.03
tblVehicleEF	MHD	1.2810e-003	7.5350e-003
tblVehicleEF	MHD	0.01	0.01
tblVehicleEF	MHD	7.4300e-004	6.2000e-005
tblVehicleEF	MHD	1.1350e-003	6.8760e-003
tblVehicleEF	MHD	0.05	0.01
tblVehicleEF	MHD	0.04	0.33
tblVehicleEF	MHD	7.4200e-004	4.4300e-003
tblVehicleEF	MHD	0.05	0.07
tblVehicleEF	MHD	0.02	0.07
tblVehicleEF	MHD	0.41	0.04
tblVehicleEF	MHD	0.02	0.04
tblVehicleEF	MHD	4.9280e-003	4.6540e-003
tblVehicleEF	MHD	0.05	6.1820e-003
tblVehicleEF	MHD	0.27	3.60
tblVehicleEF	MHD	0.38	0.48
tblVehicleEF	MHD	5.83	0.70

tblVehicleEF	MHD	140.78	802.65
tblVehicleEF	MHD	1,150.98	1,070.88
tblVehicleEF	MHD	63.58	6.20
tblVehicleEF	MHD	0.51	5.70
tblVehicleEF	MHD	1.08	1.54
tblVehicleEF	MHD	9.92	1.49
tblVehicleEF	MHD	2.0900e-004	0.01
tblVehicleEF	MHD	5.1090e-003	0.03
tblVehicleEF	MHD	8.4300e-004	7.1000e-005
tblVehicleEF	MHD	2.0000e-004	0.01
tblVehicleEF	MHD	4.8830e-003	0.03
tblVehicleEF	MHD	7.7600e-004	6.5000e-005
tblVehicleEF	MHD	1.7000e-003	0.01
tblVehicleEF	MHD	0.05	0.01
tblVehicleEF	MHD	0.02	0.23
tblVehicleEF	MHD	1.0480e-003	6.2250e-003
tblVehicleEF	MHD	0.05	0.06
tblVehicleEF	MHD	0.02	0.07
tblVehicleEF	MHD	0.36	0.03
tblVehicleEF	MHD	1.3550e-003	7.6240e-003
tblVehicleEF	MHD	0.01	0.01
tblVehicleEF	MHD	7.3800e-004	6.1000e-005
tblVehicleEF	MHD	1.7000e-003	0.01
tblVehicleEF	MHD	0.05	0.01
tblVehicleEF	MHD	0.03	0.31
tblVehicleEF	MHD	1.0480e-003	6.2250e-003
tblVehicleEF	MHD	0.06	0.07

tblVehicleEF	MHD	0.02	0.07
tblVehicleEF	MHD	0.39	0.04
tblVehicleEF	MHD	0.02	0.05
tblVehicleEF	MHD	4.8360e-003	4.5850e-003
tblVehicleEF	MHD	0.05	6.4570e-003
tblVehicleEF	MHD	0.52	5.41
tblVehicleEF	MHD	0.37	0.47
tblVehicleEF	MHD	6.20	0.75
tblVehicleEF	MHD	122.05	780.59
tblVehicleEF	MHD	1,150.98	1,070.87
tblVehicleEF	MHD	63.58	6.28
tblVehicleEF	MHD	0.47	5.69
tblVehicleEF	MHD	1.12	1.60
tblVehicleEF	MHD	9.97	1.49
tblVehicleEF	MHD	3.0200e-004	0.02
tblVehicleEF	MHD	5.1090e-003	0.03
tblVehicleEF	MHD	8.4300e-004	7.1000e-005
tblVehicleEF	MHD	2.8900e-004	0.01
tblVehicleEF	MHD	4.8830e-003	0.03
tblVehicleEF	MHD	7.7600e-004	6.5000e-005
tblVehicleEF	MHD	1.1690e-003	7.1220e-003
tblVehicleEF	MHD	0.05	0.02
tblVehicleEF	MHD	0.03	0.25
tblVehicleEF	MHD	7.2400e-004	4.3330e-003
tblVehicleEF	MHD	0.05	0.06
tblVehicleEF	MHD	0.02	0.08
tblVehicleEF	MHD	0.38	0.03

tblVehicleEF	MHD	1.1790e-003	7.4120e-003
tblVehicleEF	MHD	0.01	0.01
tblVehicleEF	MHD	7.4400e-004	6.2000e-005
tblVehicleEF	MHD	1.1690e-003	7.1220e-003
tblVehicleEF	MHD	0.05	0.02
tblVehicleEF	MHD	0.04	0.34
tblVehicleEF	MHD	7.2400e-004	4.3330e-003
tblVehicleEF	MHD	0.05	0.07
tblVehicleEF	MHD	0.02	0.08
tblVehicleEF	MHD	0.41	0.04
tblVehicleEF	OBUS	0.01	0.11
tblVehicleEF	OBUS	7.7220e-003	6.9630e-003
tblVehicleEF	OBUS	0.03	0.01
tblVehicleEF	OBUS	0.28	10.50
tblVehicleEF	OBUS	0.53	0.78
tblVehicleEF	OBUS	5.41	1.35
tblVehicleEF	OBUS	112.13	1,852.54
tblVehicleEF	OBUS	1,260.49	1,391.50
tblVehicleEF	OBUS	67.92	10.84
tblVehicleEF	OBUS	0.51	9.61
tblVehicleEF	OBUS	1.55	1.57
tblVehicleEF	OBUS	2.60	1.25
tblVehicleEF	OBUS	1.1400e-004	0.02
tblVehicleEF	OBUS	7.4300e-003	0.02
tblVehicleEF	OBUS	8.0700e-004	1.1100e-004
tblVehicleEF	OBUS	1.0900e-004	0.02
tblVehicleEF	OBUS	7.0930e-003	0.02

tblVehicleEF	OBUS	7.4200e-004	1.0200e-004
tblVehicleEF	OBUS	1.4340e-003	0.02
tblVehicleEF	OBUS	0.02	0.01
tblVehicleEF	OBUS	0.04	0.91
tblVehicleEF	OBUS	7.6800e-004	0.01
tblVehicleEF	OBUS	0.06	0.06
tblVehicleEF	OBUS	0.04	0.15
tblVehicleEF	OBUS	0.34	0.06
tblVehicleEF	OBUS	1.0820e-003	0.02
tblVehicleEF	OBUS	0.01	0.01
tblVehicleEF	OBUS	7.7400e-004	1.0700e-004
tblVehicleEF	OBUS	1.4340e-003	0.02
tblVehicleEF	OBUS	0.02	0.01
tblVehicleEF	OBUS	0.05	1.14
tblVehicleEF	OBUS	7.6800e-004	0.01
tblVehicleEF	OBUS	0.08	0.08
tblVehicleEF	OBUS	0.04	0.15
tblVehicleEF	OBUS	0.37	0.07
tblVehicleEF	OBUS	0.01	0.11
tblVehicleEF	OBUS	7.8490e-003	7.0850e-003
tblVehicleEF	OBUS	0.03	0.01
tblVehicleEF	OBUS	0.27	10.21
tblVehicleEF	OBUS	0.54	0.80
tblVehicleEF	OBUS	5.11	1.28
tblVehicleEF	OBUS	117.81	1,849.71
tblVehicleEF	OBUS	1,260.49	1,391.52
tblVehicleEF	OBUS	67.92	10.72

tblVehicleEF	OBUS	0.53	9.41
tblVehicleEF	OBUS	1.46	1.48
tblVehicleEF	OBUS	2.57	1.25
tblVehicleEF	OBUS	9.6000e-005	0.01
tblVehicleEF	OBUS	7.4300e-003	0.02
tblVehicleEF	OBUS	8.0700e-004	1.1100e-004
tblVehicleEF	OBUS	9.2000e-005	0.01
tblVehicleEF	OBUS	7.0930e-003	0.02
tblVehicleEF	OBUS	7.4200e-004	1.0200e-004
tblVehicleEF	OBUS	2.1010e-003	0.03
tblVehicleEF	OBUS	0.02	0.01
tblVehicleEF	OBUS	0.04	0.93
tblVehicleEF	OBUS	1.0830e-003	0.01
tblVehicleEF	OBUS	0.06	0.06
tblVehicleEF	OBUS	0.04	0.15
tblVehicleEF	OBUS	0.32	0.06
tblVehicleEF	OBUS	1.1360e-003	0.02
tblVehicleEF	OBUS	0.01	0.01
tblVehicleEF	OBUS	7.6900e-004	1.0600e-004
tblVehicleEF	OBUS	2.1010e-003	0.03
tblVehicleEF	OBUS	0.02	0.01
tblVehicleEF	OBUS	0.05	1.16
tblVehicleEF	OBUS	1.0830e-003	0.01
tblVehicleEF	OBUS	0.08	0.08
tblVehicleEF	OBUS	0.04	0.15
tblVehicleEF	OBUS	0.35	0.07
tblVehicleEF	OBUS	0.01	0.11

tblVehicleEF	OBUS	7.6880e-003	6.9290e-003
tblVehicleEF	OBUS	0.03	0.01
tblVehicleEF	OBUS	0.30	10.91
tblVehicleEF	OBUS	0.53	0.78
tblVehicleEF	OBUS	5.47	1.36
tblVehicleEF	OBUS	104.30	1,856.45
tblVehicleEF	OBUS	1,260.49	1,391.49
tblVehicleEF	OBUS	67.92	10.87
tblVehicleEF	OBUS	0.49	9.90
tblVehicleEF	OBUS	1.52	1.55
tblVehicleEF	OBUS	2.61	1.25
tblVehicleEF	OBUS	1.3900e-004	0.02
tblVehicleEF	OBUS	7.4300e-003	0.02
tblVehicleEF	OBUS	8.0700e-004	1.1100e-004
tblVehicleEF	OBUS	1.3300e-004	0.02
tblVehicleEF	OBUS	7.0930e-003	0.02
tblVehicleEF	OBUS	7.4200e-004	1.0200e-004
tblVehicleEF	OBUS	1.4690e-003	0.02
tblVehicleEF	OBUS	0.02	0.01
tblVehicleEF	OBUS	0.04	0.89
tblVehicleEF	OBUS	7.4700e-004	0.01
tblVehicleEF	OBUS	0.06	0.06
tblVehicleEF	OBUS	0.04	0.16
tblVehicleEF	OBUS	0.34	0.07
tblVehicleEF	OBUS	1.0070e-003	0.02
tblVehicleEF	OBUS	0.01	0.01
tblVehicleEF	OBUS	7.7500e-004	1.0800e-004

tblVehicleEF	OBUS	1.4690e-003	0.02
tblVehicleEF	OBUS	0.02	0.01
tblVehicleEF	OBUS	0.06	1.11
tblVehicleEF	OBUS	7.4700e-004	0.01
tblVehicleEF	OBUS	0.08	0.08
tblVehicleEF	OBUS	0.04	0.16
tblVehicleEF	OBUS	0.37	0.07
tblVehicleEF	SBUS	0.84	0.82
tblVehicleEF	SBUS	0.01	7.0600e-003
tblVehicleEF	SBUS	0.06	0.02
tblVehicleEF	SBUS	8.15	31.99
tblVehicleEF	SBUS	0.72	0.60
tblVehicleEF	SBUS	7.31	2.59
tblVehicleEF	SBUS	1,121.00	3,276.57
tblVehicleEF	SBUS	1,079.30	1,100.97
tblVehicleEF	SBUS	55.06	15.89
tblVehicleEF	SBUS	9.20	27.45
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tblVehicleEF	SBUS	12.12	0.83
tblVehicleEF	SBUS	9.3410e-003	0.03
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	0.02	0.03
tblVehicleEF	SBUS	8.1500e-004	1.5300e-004
tblVehicleEF	SBUS	8.9370e-003	0.03
tblVehicleEF	SBUS	2.6670e-003	2.6630e-003
tblVehicleEF	SBUS	0.02	0.03
tblVehicleEF	SBUS	7.5000e-004	1.4100e-004

tblVehicleEF	SBUS	3.3650e-003	0.01
tblVehicleEF	SBUS	0.03	0.02
tblVehicleEF	SBUS	0.97	3.76
tblVehicleEF	SBUS	1.7650e-003	5.8530e-003
tblVehicleEF	SBUS	0.10	0.09
tblVehicleEF	SBUS	0.01	0.15
tblVehicleEF	SBUS	0.38	0.11
tblVehicleEF	SBUS	0.01	0.03
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	6.7700e-004	1.5700e-004
tblVehicleEF	SBUS	3.3650e-003	0.01
tblVehicleEF	SBUS	0.03	0.02
tblVehicleEF	SBUS	1.40	5.43
tblVehicleEF	SBUS	1.7650e-003	5.8530e-003
tblVehicleEF	SBUS	0.13	0.11
tblVehicleEF	SBUS	0.01	0.15
tblVehicleEF	SBUS	0.42	0.12
tblVehicleEF	SBUS	0.84	0.82
tblVehicleEF	SBUS	0.01	7.1400e-003
tblVehicleEF	SBUS	0.06	0.02
tblVehicleEF	SBUS	8.04	31.67
tblVehicleEF	SBUS	0.73	0.61
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tblVehicleEF	SBUS	1,079.30	1,100.99
tblVehicleEF	SBUS	55.06	15.10
tblVehicleEF	SBUS	9.50	28.01

tblVehicleEF	SBUS	3.93	4.39
tblVehicleEF	SBUS	12.09	0.82
tblVehicleEF	SBUS	7.8750e-003	0.03
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	0.02	0.03
tblVehicleEF	SBUS	8.1500e-004	1.5300e-004
tblVehicleEF	SBUS	7.5340e-003	0.03
tblVehicleEF	SBUS	2.6670e-003	2.6630e-003
tblVehicleEF	SBUS	0.02	0.03
tblVehicleEF	SBUS	7.5000e-004	1.4100e-004
tblVehicleEF	SBUS	4.9570e-003	0.02
tblVehicleEF	SBUS	0.03	0.02
tblVehicleEF	SBUS	0.97	3.76
tblVehicleEF	SBUS	2.5080e-003	8.1120e-003
tblVehicleEF	SBUS	0.10	0.09
tblVehicleEF	SBUS	0.01	0.14
tblVehicleEF	SBUS	0.34	0.10
tblVehicleEF	SBUS	0.01	0.03
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	6.5400e-004	1.4900e-004
tblVehicleEF	SBUS	4.9570e-003	0.02
tblVehicleEF	SBUS	0.03	0.02
tblVehicleEF	SBUS	1.40	5.43
tblVehicleEF	SBUS	2.5080e-003	8.1120e-003
tblVehicleEF	SBUS	0.13	0.11
tblVehicleEF	SBUS	0.01	0.14
tblVehicleEF	SBUS	0.37	0.11

tblVehicleEF	SBUS	0.84	0.82
tblVehicleEF	SBUS	0.01	7.0350e-003
tblVehicleEF	SBUS	0.07	0.02
tblVehicleEF	SBUS	8.31	32.42
tblVehicleEF	SBUS	0.72	0.60
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tblVehicleEF	SBUS	1,051.30	3,184.41
tblVehicleEF	SBUS	1,079.30	1,100.97
tblVehicleEF	SBUS	55.06	16.04
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tblVehicleEF	SBUS	4.10	4.57
tblVehicleEF	SBUS	12.13	0.83
tblVehicleEF	SBUS	0.01	0.04
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	0.02	0.03
tblVehicleEF	SBUS	8.1500e-004	1.5300e-004
tblVehicleEF	SBUS	0.01	0.04
tblVehicleEF	SBUS	2.6670e-003	2.6630e-003
tblVehicleEF	SBUS	0.02	0.03
tblVehicleEF	SBUS	7.5000e-004	1.4100e-004
tblVehicleEF	SBUS	3.4320e-003	0.01
tblVehicleEF	SBUS	0.03	0.03
tblVehicleEF	SBUS	0.98	3.77
tblVehicleEF	SBUS	1.6940e-003	5.6190e-003
tblVehicleEF	SBUS	0.10	0.09
tblVehicleEF	SBUS	0.02	0.19
tblVehicleEF	SBUS	0.39	0.11

tblVehicleEF	SBUS	0.01	0.03
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	6.8100e-004	1.5900e-004
tblVehicleEF	SBUS	3.4320e-003	0.01
tblVehicleEF	SBUS	0.03	0.03
tblVehicleEF	SBUS	1.41	5.43
tblVehicleEF	SBUS	1.6940e-003	5.6190e-003
tblVehicleEF	SBUS	0.13	0.11
tblVehicleEF	SBUS	0.02	0.19
tblVehicleEF	SBUS	0.43	0.12
tblVehicleEF	UBUS	2.61	5.85
tblVehicleEF	UBUS	0.05	7.8220e-003
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tblVehicleEF	UBUS	8.87	0.50
tblVehicleEF	UBUS	1,968.89	1,991.58
tblVehicleEF	UBUS	96.56	6.02
tblVehicleEF	UBUS	9.98	0.47
tblVehicleEF	UBUS	15.36	0.06
tblVehicleEF	UBUS	0.61	0.07
tblVehicleEF	UBUS	0.01	0.03
tblVehicleEF	UBUS	0.13	3.1840e-003
tblVehicleEF	UBUS	1.0870e-003	3.2000e-005
tblVehicleEF	UBUS	0.26	0.03
tblVehicleEF	UBUS	3.0000e-003	7.9690e-003
tblVehicleEF	UBUS	0.13	3.0430e-003
tblVehicleEF	UBUS	9.9900e-004	3.0000e-005
tblVehicleEF	UBUS	4.1440e-003	1.7130e-003

tblVehicleEF	UBUS	0.07	5.9260e-003
tblVehicleEF	UBUS	2.3870e-003	1.3750e-003
tblVehicleEF	UBUS	0.85	0.09
tblVehicleEF	UBUS	0.02	0.04
tblVehicleEF	UBUS	0.68	0.03
tblVehicleEF	UBUS	9.8600e-003	1.4410e-003
tblVehicleEF	UBUS	1.1250e-003	6.0000e-005
tblVehicleEF	UBUS	4.1440e-003	1.7130e-003
tblVehicleEF	UBUS	0.07	5.9260e-003
tblVehicleEF	UBUS	2.3870e-003	1.3750e-003
tblVehicleEF	UBUS	3.56	5.97
tblVehicleEF	UBUS	0.02	0.04
tblVehicleEF	UBUS	0.74	0.04
tblVehicleEF	UBUS	2.61	5.85
tblVehicleEF	UBUS	0.05	7.2730e-003
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tblVehicleEF	UBUS	7.69	0.44
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tblVehicleEF	UBUS	96.56	5.92
tblVehicleEF	UBUS	9.41	0.47
tblVehicleEF	UBUS	15.31	0.06
tblVehicleEF	UBUS	0.61	0.07
tblVehicleEF	UBUS	0.01	0.03
tblVehicleEF	UBUS	0.13	3.1840e-003
tblVehicleEF	UBUS	1.0870e-003	3.2000e-005
tblVehicleEF	UBUS	0.26	0.03
tblVehicleEF	UBUS	3.0000e-003	7.9690e-003

tblVehicleEF	UBUS	0.13	3.0430e-003
tblVehicleEF	UBUS	9.9900e-004	3.0000e-005
tblVehicleEF	UBUS	5.9080e-003	2.4800e-003
tblVehicleEF	UBUS	0.07	6.1070e-003
tblVehicleEF	UBUS	3.2830e-003	1.8910e-003
tblVehicleEF	UBUS	0.86	0.09
tblVehicleEF	UBUS	0.02	0.03
tblVehicleEF	UBUS	0.62	0.03
tblVehicleEF	UBUS	9.8610e-003	1.4410e-003
tblVehicleEF	UBUS	1.1050e-003	5.9000e-005
tblVehicleEF	UBUS	5.9080e-003	2.4800e-003
tblVehicleEF	UBUS	0.07	6.1070e-003
tblVehicleEF	UBUS	3.2830e-003	1.8910e-003
tblVehicleEF	UBUS	3.57	5.97
tblVehicleEF	UBUS	0.02	0.03
tblVehicleEF	UBUS	0.68	0.03
tblVehicleEF	UBUS	2.61	5.85
tblVehicleEF	UBUS	0.05	7.9470e-003
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tblVehicleEF	UBUS	9.08	0.51
tblVehicleEF	UBUS	1,968.89	1,991.58
tblVehicleEF	UBUS	96.56	6.04
tblVehicleEF	UBUS	9.79	0.47
tblVehicleEF	UBUS	15.38	0.06
tblVehicleEF	UBUS	0.61	0.07
tblVehicleEF	UBUS	0.01	0.03
tblVehicleEF	UBUS	0.13	3.1840e-003

tblVehicleEF	UBUS	1.0870e-003	3.2000e-005
tblVehicleEF	UBUS	0.26	0.03
tblVehicleEF	UBUS	3.0000e-003	7.9690e-003
tblVehicleEF	UBUS	0.13	3.0430e-003
tblVehicleEF	UBUS	9.9900e-004	3.0000e-005
tblVehicleEF	UBUS	4.7000e-003	1.6700e-003
tblVehicleEF	UBUS	0.08	6.3190e-003
tblVehicleEF	UBUS	2.5010e-003	1.3040e-003
tblVehicleEF	UBUS	0.85	0.09
tblVehicleEF	UBUS	0.03	0.05
tblVehicleEF	UBUS	0.69	0.03
tblVehicleEF	UBUS	9.8590e-003	1.4410e-003
tblVehicleEF	UBUS	1.1290e-003	6.0000e-005
tblVehicleEF	UBUS	4.7000e-003	1.6700e-003
tblVehicleEF	UBUS	0.08	6.3190e-003
tblVehicleEF	UBUS	2.5010e-003	1.3040e-003
tblVehicleEF	UBUS	3.55	5.97
tblVehicleEF	UBUS	0.03	0.05
tblVehicleEF	UBUS	0.75	0.04
tblVehicleTrips	ST_TR	7.16	5.45
tblVehicleTrips	ST_TR	2.46	9.75
tblVehicleTrips	ST_TR	9.91	9.45
tblVehicleTrips	SU_TR	6.07	5.45
tblVehicleTrips	SU_TR	1.05	9.75
tblVehicleTrips	SU_TR	8.62	9.45
tblVehicleTrips	WD_TR	6.59	5.45
tblVehicleTrips	WD_TR	11.03	9.75

tblVehicleTrips	WD_TR	9.52	9.45
tblWoodstoves	NumberCatalytic	3.60	0.00
tblWoodstoves	NumberCatalytic	2.05	0.00
tblWoodstoves	NumberNoncatalytic	3.60	0.00
tblWoodstoves	NumberNoncatalytic	2.05	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	4.1593	44.6942	24.9459	0.0720	18.2675	2.1991	20.4666	9.9840	2.0232	12.0072	0.0000	7,330.3325	7,330.3325	1.2954	0.0000	7,362.7164
2021	27.9881	35.4416	40.1012	0.0786	1.9374	1.7508	3.6882	0.5185	1.6379	2.1563	0.0000	7,686.7341	7,686.7341	1.4530	0.0000	7,723.0595
Maximum	**27.9881**	**44.6942**	**40.1012**	**0.0786**	**18.2675**	**2.1991**	**20.4666**	**9.9840**	**2.0232**	**12.0072**	**0.0000**	**7,686.7341**	**7,686.7341**	**1.4530**	**0.0000**	**7,723.0595**

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					
2020	4.1593	44.6942	24.9459	0.0720	7.8327	2.1991	10.0318	4.2515	2.0232	6.2746	0.0000	7,330.3325	7,330.3325	1.2954	0.0000	7,362.7164
2021	27.9881	35.4416	40.1012	0.0786	1.8383	1.7508	3.5891	0.4941	1.6379	2.1320	0.0000	7,686.7341	7,686.7341	1.4530	0.0000	7,723.0595
Maximum	**27.9881**	**44.6942**	**40.1012**	**0.0786**	**7.8327**	**2.1991**	**10.0318**	**4.2515**	**2.0232**	**6.2746**	**0.0000**	**7,686.7341**	**7,686.7341**	**1.4530**	**0.0000**	**7,723.0595**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**52.14**	**0.00**	**43.61**	**54.81**	**0.00**	**40.65**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.5481	0.1076	9.3334	4.9000e-004		0.0516	0.0516		0.0516	0.0516	0.0000	16.7879	16.7879	0.0162	0.0000	17.1928
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	3.4709	7.8368	26.1628	0.0705	5.9112	0.0654	5.9767	1.5787	0.0614	1.6401		7,307.9624	7,307.9624	0.4741		7,319.8153
Total	**7.0190**	**7.9445**	**35.4961**	**0.0710**	**5.9112**	**0.1170**	**6.0282**	**1.5787**	**0.1130**	**1.6917**	**0.0000**	**7,324.7502**	**7,324.7502**	**0.4903**	**0.0000**	**7,337.0081**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.5481	0.1076	9.3334	4.9000e-004		0.0516	0.0516		0.0516	0.0516	0.0000	16.7879	16.7879	0.0162	0.0000	17.1928
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	3.4709	7.8368	26.1628	0.0705	5.9112	0.0654	5.9767	1.5787	0.0614	1.6401		7,307.9624	7,307.9624	0.4741		7,319.8153
Total	**7.0190**	**7.9445**	**35.4961**	**0.0710**	**5.9112**	**0.1170**	**6.0282**	**1.5787**	**0.1130**	**1.6917**	**0.0000**	**7,324.7502**	**7,324.7502**	**0.4903**	**0.0000**	**7,337.0081**

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/1/2020	10/28/2020	5	20	
2	Site Preparation	Site Preparation	10/29/2020	11/11/2020	5	10	
3	Grading	Grading	11/12/2020	12/9/2020	5	20	
4	Building Construction	Building Construction	12/10/2020	12/22/2021	5	270	
5	Paving	Paving	10/28/2021	12/22/2021	5	40	
6	Architectural Coating	Architectural Coating	10/28/2021	12/22/2021	5	40	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 2.7

Residential Indoor: 295,245; Residential Outdoor: 98,415; Non-Residential Indoor: 5,924; Non-Residential Outdoor: 1,975; Striped Parking Area: 7,057 (Architectural Coating – sqft)

OffRoad Equipment

Gardner Rosecrans Project update - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	796.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	452.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	117.00	32.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6131	0.0000	8.6131	1.3041	0.0000	1.3041			0.0000			0.0000
Off-Road	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419		3,747.7049	3,747.7049	1.0580		3,774.1536
Total	**3.3121**	**33.2010**	**21.7532**	**0.0388**	**8.6131**	**1.6587**	**10.2718**	**1.3041**	**1.5419**	**2.8460**		**3,747.7049**	**3,747.7049**	**1.0580**		**3,774.1536**

3.2 Demolition - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.3477	11.4441	2.5359	0.0314	0.6959	0.0365	0.7324	0.1908	0.0349	0.2257		3,406.2106	3,406.2106	0.2319		3,412.0068
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0690	0.0491	0.6568	1.7700e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		176.4169	176.4169	5.5600e-003		176.5560
Total	**0.4167**	**11.4932**	**3.1927**	**0.0332**	**0.8635**	**0.0379**	**0.9015**	**0.2352**	**0.0362**	**0.2715**		**3,582.6276**	**3,582.6276**	**0.2374**		**3,588.5628**

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					3.6433	0.0000	3.6433	0.5516	0.0000	0.5516			0.0000			0.0000
Off-Road	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419	0.0000	3,747.7049	3,747.7049	1.0580		3,774.1536
Total	**3.3121**	**33.2010**	**21.7532**	**0.0388**	**3.6433**	**1.6587**	**5.3020**	**0.5516**	**1.5419**	**2.0935**	**0.0000**	**3,747.7049**	**3,747.7049**	**1.0580**		**3,774.1536**

3.2 Demolition - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.3477	11.4441	2.5359	0.0314	0.6643	0.0365	0.7008	0.1830	0.0349	0.2180		3,406.2106	3,406.2106	0.2319		3,412.0068
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0690	0.0491	0.6568	1.7700e-003	0.1589	1.4000e-003	0.1603	0.0423	1.2900e-003	0.0436		176.4169	176.4169	5.5600e-003		176.5560
Total	**0.4167**	**11.4932**	**3.1927**	**0.0332**	**0.8232**	**0.0379**	**0.8612**	**0.2253**	**0.0362**	**0.2616**		**3,582.6276**	**3,582.6276**	**0.2374**		**3,588.5628**

3.3 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216		3,685.1016	3,685.1016	1.1918		3,714.8975
Total	**4.0765**	**42.4173**	**21.5136**	**0.0380**	**18.0663**	**2.1974**	**20.2637**	**9.9307**	**2.0216**	**11.9523**		**3,685.1016**	**3,685.1016**	**1.1918**		**3,714.8975**

3.3 Site Preparation - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0828	0.0589	0.7881	2.1300e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		211.7003	211.7003	6.6700e-003		211.8672
Total	**0.0828**	**0.0589**	**0.7881**	**2.1300e-003**	**0.2012**	**1.6800e-003**	**0.2029**	**0.0534**	**1.5500e-003**	**0.0549**		**211.7003**	**211.7003**	**6.6700e-003**		**211.8672**

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					7.6420	0.0000	7.6420	4.2007	0.0000	4.2007			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216	0.0000	3,685.1016	3,685.1016	1.1918		3,714.8975
Total	**4.0765**	**42.4173**	**21.5136**	**0.0380**	**7.6420**	**2.1974**	**9.8394**	**4.2007**	**2.0216**	**6.2223**	**0.0000**	**3,685.1016**	**3,685.1016**	**1.1918**		**3,714.8975**

3.3 Site Preparation - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0828	0.0589	0.7881	2.1300e-003	0.1907	1.6800e-003	0.1924	0.0508	1.5500e-003	0.0523		211.7003	211.7003	6.6700e-003		211.8672
Total	**0.0828**	**0.0589**	**0.7881**	**2.1300e-003**	**0.1907**	**1.6800e-003**	**0.1924**	**0.0508**	**1.5500e-003**	**0.0523**		**211.7003**	**211.7003**	**6.6700e-003**		**211.8672**

3.4 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5728	0.0000	6.5728	3.3706	0.0000	3.3706			0.0000			0.0000
Off-Road	2.4288	26.3859	16.0530	0.0297		1.2734	1.2734		1.1716	1.1716		2,872.4851	2,872.4851	0.9290		2,895.7106
Total	**2.4288**	**26.3859**	**16.0530**	**0.0297**	**6.5728**	**1.2734**	**7.8462**	**3.3706**	**1.1716**	**4.5421**		**2,872.4851**	**2,872.4851**	**0.9290**		**2,895.7106**

3.4 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1974	6.4984	1.4400	0.0179	0.3952	0.0207	0.4159	0.1083	0.0198	0.1282		1,934.1799	1,934.1799	0.1317		1,937.4712
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0690	0.0491	0.6568	1.7700e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		176.4169	176.4169	5.5600e-003		176.5560
Total	**0.2664**	**6.5475**	**2.0968**	**0.0196**	**0.5628**	**0.0221**	**0.5850**	**0.1528**	**0.0211**	**0.1739**		**2,110.5968**	**2,110.5968**	**0.1372**		**2,114.0272**

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					2.7803	0.0000	2.7803	1.4258	0.0000	1.4258			0.0000			0.0000
Off-Road	2.4288	26.3859	16.0530	0.0297		1.2734	1.2734		1.1716	1.1716	0.0000	2,872.4851	2,872.4851	0.9290		2,895.7106
Total	**2.4288**	**26.3859**	**16.0530**	**0.0297**	**2.7803**	**1.2734**	**4.0537**	**1.4258**	**1.1716**	**2.5973**	**0.0000**	**2,872.4851**	**2,872.4851**	**0.9290**		**2,895.7106**

3.4 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1974	6.4984	1.4400	0.0179	0.3772	0.0207	0.3980	0.1039	0.0198	0.1238		1,934.1799	1,934.1799	0.1317		1,937.4712
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0690	0.0491	0.6568	1.7700e-003	0.1589	1.4000e-003	0.1603	0.0423	1.2900e-003	0.0436		176.4169	176.4169	5.5600e-003		176.5560
Total	**0.2664**	**6.5475**	**2.0968**	**0.0196**	**0.5361**	**0.0221**	**0.5583**	**0.1462**	**0.0211**	**0.1674**		**2,110.5968**	**2,110.5968**	**0.1372**		**2,114.0272**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503		2,553.0631	2,553.0631	0.6229		2,568.6345
Total	**2.1198**	**19.1860**	**16.8485**	**0.0269**		**1.1171**	**1.1171**		**1.0503**	**1.0503**		**2,553.0631**	**2,553.0631**	**0.6229**		**2,568.6345**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1138	3.4039	0.8919	8.3000e-003	0.2049	0.0160	0.2209	0.0590	0.0153	0.0743		886.4790	886.4790	0.0541		887.8314
Worker	0.5384	0.3831	5.1228	0.0138	1.3078	0.0109	1.3187	0.3468	0.0101	0.3569		1,376.0521	1,376.0521	0.0434		1,377.1367
Total	**0.6523**	**3.7870**	**6.0146**	**0.0221**	**1.5126**	**0.0270**	**1.5396**	**0.4058**	**0.0254**	**0.4312**		**2,262.5311**	**2,262.5311**	**0.0975**		**2,264.9681**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503	0.0000	2,553.0631	2,553.0631	0.6229		2,568.6345
Total	**2.1198**	**19.1860**	**16.8485**	**0.0269**		**1.1171**	**1.1171**		**1.0503**	**1.0503**	**0.0000**	**2,553.0631**	**2,553.0631**	**0.6229**		**2,568.6345**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1138	3.4039	0.8919	8.3000e-003	0.1961	0.0160	0.2121	0.0568	0.0153	0.0722		886.4790	886.4790	0.0541		887.8314
Worker	0.5384	0.3831	5.1228	0.0138	1.2396	0.0109	1.2505	0.3301	0.0101	0.3402		1,376.0521	1,376.0521	0.0434		1,377.1367
Total	**0.6523**	**3.7870**	**6.0146**	**0.0221**	**1.4357**	**0.0270**	**1.4626**	**0.3869**	**0.0254**	**0.4123**		**2,262.5311**	**2,262.5311**	**0.0975**		**2,264.9681**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643
Total	**1.9009**	**17.4321**	**16.5752**	**0.0269**		**0.9586**	**0.9586**		**0.9013**	**0.9013**		**2,553.3639**	**2,553.3639**	**0.6160**		**2,568.7643**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0973	3.1069	0.8122	8.2300e-003	0.2049	6.3500e-003	0.2112	0.0590	6.0800e-003	0.0651		879.6180	879.6180	0.0518		880.9135
Worker	0.5015	0.3447	4.7125	0.0134	1.3078	0.0106	1.3184	0.3468	9.7300e-003	0.3566		1,332.3607	1,332.3607	0.0393		1,333.3422
Total	**0.5988**	**3.4516**	**5.5247**	**0.0216**	**1.5127**	**0.0169**	**1.5296**	**0.4058**	**0.0158**	**0.4216**		**2,211.9788**	**2,211.9788**	**0.0911**		**2,214.2557**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643
Total	**1.9009**	**17.4321**	**16.5752**	**0.0269**		**0.9586**	**0.9586**		**0.9013**	**0.9013**	**0.0000**	**2,553.3639**	**2,553.3639**	**0.6160**		**2,568.7643**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0973	3.1069	0.8122	8.2300e-003	0.1961	6.3500e-003	0.2025	0.0568	6.0800e-003	0.0629		879.6180	879.6180	0.0518		880.9135
Worker	0.5015	0.3447	4.7125	0.0134	1.2396	0.0106	1.2501	0.3301	9.7300e-003	0.3398		1,332.3607	1,332.3607	0.0393		1,333.3422
Total	**0.5988**	**3.4516**	**5.5247**	**0.0216**	**1.4357**	**0.0169**	**1.4526**	**0.3869**	**0.0158**	**0.4027**		**2,211.9788**	**2,211.9788**	**0.0911**		**2,214.2557**

3.6 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2556	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235		2,207.2109	2,207.2109	0.7139		2,225.0573
Paving	0.1769					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.4324**	**12.9191**	**14.6532**	**0.0228**		**0.6777**	**0.6777**		**0.6235**	**0.6235**		**2,207.2109**	**2,207.2109**	**0.7139**		**2,225.0573**

3.6 Paving - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0643	0.0442	0.6042	1.7100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		170.8155	170.8155	5.0300e-003		170.9413
Total	**0.0643**	**0.0442**	**0.6042**	**1.7100e-003**	**0.1677**	**1.3500e-003**	**0.1690**	**0.0445**	**1.2500e-003**	**0.0457**		**170.8155**	**170.8155**	**5.0300e-003**		**170.9413**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2556	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235	0.0000	2,207.2109	2,207.2109	0.7139		2,225.0573
Paving	0.1769					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.4324**	**12.9191**	**14.6532**	**0.0228**		**0.6777**	**0.6777**		**0.6235**	**0.6235**	**0.0000**	**2,207.2109**	**2,207.2109**	**0.7139**		**2,225.0573**

3.6 Paving - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0643	0.0442	0.6042	1.7100e-003	0.1589	1.3500e-003	0.1603	0.0423	1.2500e-003	0.0436		170.8155	170.8155	5.0300e-003		170.9413
Total	**0.0643**	**0.0442**	**0.6042**	**1.7100e-003**	**0.1589**	**1.3500e-003**	**0.1603**	**0.0423**	**1.2500e-003**	**0.0436**		**170.8155**	**170.8155**	**5.0300e-003**		**170.9413**

3.7 Architectural Coating - 2021

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	23.6742					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	**23.8931**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**		**281.4481**	**281.4481**	**0.0193**		**281.9309**

3.7 Architectural Coating - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0986	0.0678	0.9264	2.6300e-003	0.2571	2.0800e-003	0.2592	0.0682	1.9100e-003	0.0701		261.9171	261.9171	7.7200e-003		262.1100
Total	**0.0986**	**0.0678**	**0.9264**	**2.6300e-003**	**0.2571**	**2.0800e-003**	**0.2592**	**0.0682**	**1.9100e-003**	**0.0701**		**261.9171**	**261.9171**	**7.7200e-003**		**262.1100**

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	23.6742					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309
Total	**23.8931**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**	**0.0000**	**281.4481**	**281.4481**	**0.0193**		**281.9309**

3.7 Architectural Coating - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0986	0.0678	0.9264	2.6300e-003	0.2437	2.0800e-003	0.2458	0.0649	1.9100e-003	0.0668		261.9171	261.9171	7.7200e-003		262.1100
Total	**0.0986**	**0.0678**	**0.9264**	**2.6300e-003**	**0.2437**	**2.0800e-003**	**0.2458**	**0.0649**	**1.9100e-003**	**0.0668**		**261.9171**	**261.9171**	**7.7200e-003**		**262.1100**

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	3.4709	7.8368	26.1628	0.0705	5.9112	0.0654	5.9767	1.5787	0.0614	1.6401		7,307.9624	7,307.9624	0.4741		7,319.8153
Unmitigated	3.4709	7.8368	26.1628	0.0705	5.9112	0.0654	5.9767	1.5787	0.0614	1.6401		7,307.9624	7,307.9624	0.4741		7,319.8153

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	310.65	310.65	310.65	1,061,538	1,061,538
Apartments Low Rise	81.75	81.75	81.75	279,352	279,352
General Office Building	38.51	38.51	38.51	124,067	124,067
Parking Lot	0.00	0.00	0.00		
Single Family Housing	387.45	387.45	387.45	1,323,976	1,323,976
Total	818.36	818.36	818.36	2,788,932	2,788,932

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 Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
General Office Building	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Parking Lot	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Single Family Housing	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

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 Low Rise	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	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
Single Family Housing	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		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.2 Energy by Land Use - NaturalGas

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 Low Rise	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	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
Single Family Housing	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		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.5481	0.1076	9.3334	4.9000e-004		0.0516	0.0516		0.0516	0.0516	0.0000	16.7879	16.7879	0.0162	0.0000	17.1928
Unmitigated	3.5481	0.1076	9.3334	4.9000e-004		0.0516	0.0516		0.0516	0.0516	0.0000	16.7879	16.7879	0.0162	0.0000	17.1928

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	0.2594					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.0067					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2820	0.1076	9.3334	4.9000e-004		0.0516	0.0516		0.0516	0.0516		16.7879	16.7879	0.0162		17.1928
Total	**3.5481**	**0.1076**	**9.3334**	**4.9000e-004**		**0.0516**	**0.0516**		**0.0516**	**0.0516**	**0.0000**	**16.7879**	**16.7879**	**0.0162**	**0.0000**	**17.1928**

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	0.2594					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.0067					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2820	0.1076	9.3334	4.9000e-004		0.0516	0.0516		0.0516	0.0516		16.7879	16.7879	0.0162		17.1928
Total	**3.5481**	**0.1076**	**9.3334**	**4.9000e-004**		**0.0516**	**0.0516**		**0.0516**	**0.0516**	**0.0000**	**16.7879**	**16.7879**	**0.0162**	**0.0000**	**17.1928**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Gardner Rosecrans Project update

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	3.95	1000sqft	0.00	3,949.00	0
Parking Lot	2.70	Acre	2.70	117,612.00	0
Apartments Low Rise	57.00	Dwelling Unit	1.10	57,000.00	163
Apartments Low Rise	15.00	Dwelling Unit	0.30	15,000.00	43
Single Family Housing	41.00	Dwelling Unit	1.30	73,800.00	117

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	8			**Operational Year**	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	510.43	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Gardner Rosecrans Project update - Los Angeles-South Coast County, Winter

Project Characteristics - Adjusted per the SCE 2018 Corporate Responsibility and Sustainability Report. The report provides intensity factor of CO2e, the CO2 intensity factor is calculated as 513-25*0.029-298*0.00617=510.43 to avoid double counting.

Land Use - Based on Trip Generation Assessment for Updated Rosecrans Place Project. 57 multi-family(ITE 221), 41 Single-family (ITE 210) live-work space: 15 (ITE 221) and 3,949 GSF (ITE 710), parking includes parking spaceds, drive aisles, and other improvements

Construction Phase - construction, paving, and painting schedules are assumed to overlapp

Trips and VMT -

Demolition - Construction Data Needs 175,000 sq ft of demo

Grading - Construction Data Needs Import 3615 CY

Architectural Coating - Architectural Coating - Rule 1113

Vehicle Trips - Based on revised project traffic study

Woodstoves - no wood burning stoves, no gas to project

Area Coating - low VOC, Rule 1113

Energy Use - No Gas provided to project

Water And Wastewater -

Solid Waste -

Construction Off-road Equipment Mitigation - Rule 403

Area Mitigation - use low VOC

Energy Mitigation - CEC - with solar 53% improvement over 2016

Water Mitigation - low flow fixtures

Waste Mitigation - AB 939 - divert at least 50% of solid waste from landfills

Operational Off-Road Equipment -

Fleet Mix -

Vehicle Emission Factors - EMFAC2017- Los Angeles (SC) 2022, CARB SAFE Rule applied

Vehicle Emission Factors - EMFAC2017- Los Angeles (SC) 2022, CARB SAFE Rule applied

Vehicle Emission Factors - EMFAC2017- Los Angeles (SC) 2022, CARB SAFE Rule applied

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00

Gardner Rosecrans Project update - Los Angeles-South Coast County, Winter

tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
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tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
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tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
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tblConstructionPhase	NumDays	20.00	40.00
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tblEnergyUse	T24NG	20,288.91	0.00
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tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
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tblFireplaces	FireplaceWoodMass	1,019.20	0.00
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tblFireplaces	NumberNoFireplace	7.20	0.00

tblFireplaces	NumberNoFireplace	4.10	0.00
tblFireplaces	NumberWood	3.60	0.00
tblFireplaces	NumberWood	2.05	0.00
tblGrading	MaterialImported	0.00	3,615.00
tblLandUse	LandUseSquareFeet	3,950.00	3,949.00
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tblLandUse	LotAcreage	0.94	0.30
tblLandUse	LotAcreage	3.56	1.10
tblLandUse	LotAcreage	13.31	1.30
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tblVehicleEF	LDT1	3.2590e-003	2.5000e-003
tblVehicleEF	LDT1	3.1560e-003	2.4190e-003

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tblVehicleEF	LDT1	0.28	0.21
tblVehicleEF	LDT1	0.15	0.69
tblVehicleEF	LDT1	0.06	0.05
tblVehicleEF	LDT1	0.16	0.64
tblVehicleEF	LDT1	0.18	0.34
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tblVehicleEF	LDT1	3.2590e-003	2.5000e-003
tblVehicleEF	LDT1	3.1560e-003	2.4190e-003
tblVehicleEF	LDT1	0.13	0.59

tblVehicleEF	LDT1	0.30	0.22
tblVehicleEF	LDT1	0.10	0.00
tblVehicleEF	LDT1	0.04	0.03
tblVehicleEF	LDT1	0.20	0.82
tblVehicleEF	LDT1	0.20	0.36
tblVehicleEF	LDT1	3.3780e-003	3.1070e-003
tblVehicleEF	LDT1	7.4500e-004	6.2700e-004
tblVehicleEF	LDT1	0.13	0.59
tblVehicleEF	LDT1	0.30	0.22
tblVehicleEF	LDT1	0.10	0.48
tblVehicleEF	LDT1	0.06	0.05
tblVehicleEF	LDT1	0.20	0.82
tblVehicleEF	LDT1	0.21	0.40
tblVehicleEF	LDT2	7.2180e-003	4.9730e-003
tblVehicleEF	LDT2	6.3970e-003	0.07
tblVehicleEF	LDT2	0.84	1.02
tblVehicleEF	LDT2	1.35	2.65
tblVehicleEF	LDT2	381.91	341.21
tblVehicleEF	LDT2	78.07	68.40
tblVehicleEF	LDT2	0.08	0.09
tblVehicleEF	LDT2	0.11	0.28
tblVehicleEF	LDT2	2.1510e-003	1.9110e-003
tblVehicleEF	LDT2	2.3580e-003	1.8940e-003
tblVehicleEF	LDT2	1.9790e-003	1.7590e-003
tblVehicleEF	LDT2	2.1690e-003	1.7420e-003
tblVehicleEF	LDT2	0.04	0.34
tblVehicleEF	LDT2	0.10	0.12

tblVehicleEF	LDT2	0.05	0.35
tblVehicleEF	LDT2	0.02	0.02
tblVehicleEF	LDT2	0.06	0.41
tblVehicleEF	LDT2	0.09	0.31
tblVehicleEF	LDT2	3.8260e-003	3.3760e-003
tblVehicleEF	LDT2	8.0300e-004	6.7700e-004
tblVehicleEF	LDT2	0.04	0.34
tblVehicleEF	LDT2	0.10	0.12
tblVehicleEF	LDT2	0.05	0.35
tblVehicleEF	LDT2	0.03	0.03
tblVehicleEF	LDT2	0.06	0.41
tblVehicleEF	LDT2	0.09	0.34
tblVehicleEF	LDT2	7.6530e-003	5.2910e-003
tblVehicleEF	LDT2	5.6920e-003	0.06
tblVehicleEF	LDT2	0.92	1.12
tblVehicleEF	LDT2	1.15	2.26
tblVehicleEF	LDT2	399.04	353.03
tblVehicleEF	LDT2	78.07	67.67
tblVehicleEF	LDT2	0.07	0.08
tblVehicleEF	LDT2	0.10	0.26
tblVehicleEF	LDT2	2.1510e-003	1.9110e-003
tblVehicleEF	LDT2	2.3580e-003	1.8940e-003
tblVehicleEF	LDT2	1.9790e-003	1.7590e-003
tblVehicleEF	LDT2	2.1690e-003	1.7420e-003
tblVehicleEF	LDT2	0.07	0.53
tblVehicleEF	LDT2	0.10	0.13
tblVehicleEF	LDT2	0.06	0.48

tblVehicleEF	LDT2	0.02	0.02
tblVehicleEF	LDT2	0.06	0.38
tblVehicleEF	LDT2	0.08	0.28
tblVehicleEF	LDT2	3.9980e-003	3.4930e-003
tblVehicleEF	LDT2	8.0000e-004	6.7000e-004
tblVehicleEF	LDT2	0.07	0.53
tblVehicleEF	LDT2	0.10	0.13
tblVehicleEF	LDT2	0.06	0.48
tblVehicleEF	LDT2	0.03	0.03
tblVehicleEF	LDT2	0.06	0.38
tblVehicleEF	LDT2	0.08	0.31
tblVehicleEF	LDT2	7.0750e-003	4.8730e-003
tblVehicleEF	LDT2	6.5470e-003	0.07
tblVehicleEF	LDT2	0.81	0.99
tblVehicleEF	LDT2	1.39	2.74
tblVehicleEF	LDT2	375.62	336.84
tblVehicleEF	LDT2	78.07	68.57
tblVehicleEF	LDT2	0.08	0.08
tblVehicleEF	LDT2	0.11	0.29
tblVehicleEF	LDT2	2.1510e-003	1.9110e-003
tblVehicleEF	LDT2	2.3580e-003	1.8940e-003
tblVehicleEF	LDT2	1.9790e-003	1.7590e-003
tblVehicleEF	LDT2	2.1690e-003	1.7420e-003
tblVehicleEF	LDT2	0.04	0.33
tblVehicleEF	LDT2	0.11	0.13
tblVehicleEF	LDT2	0.04	0.33
tblVehicleEF	LDT2	0.02	0.02

tblVehicleEF	LDT2	0.07	0.48
tblVehicleEF	LDT2	0.09	0.32
tblVehicleEF	LDT2	3.7630e-003	3.3320e-003
tblVehicleEF	LDT2	8.0400e-004	6.7900e-004
tblVehicleEF	LDT2	0.04	0.33
tblVehicleEF	LDT2	0.11	0.13
tblVehicleEF	LDT2	0.04	0.33
tblVehicleEF	LDT2	0.03	0.03
tblVehicleEF	LDT2	0.07	0.48
tblVehicleEF	LDT2	0.10	0.35
tblVehicleEF	LHD1	5.5970e-003	0.07
tblVehicleEF	LHD1	0.01	5.6770e-003
tblVehicleEF	LHD1	0.02	0.01
tblVehicleEF	LHD1	0.15	2.57
tblVehicleEF	LHD1	0.84	0.65
tblVehicleEF	LHD1	2.79	1.00
tblVehicleEF	LHD1	8.92	124.83
tblVehicleEF	LHD1	603.81	667.04
tblVehicleEF	LHD1	33.34	11.01
tblVehicleEF	LHD1	0.07	0.81
tblVehicleEF	LHD1	0.95	0.63
tblVehicleEF	LHD1	1.01	0.30
tblVehicleEF	LHD1	8.2600e-004	0.01
tblVehicleEF	LHD1	0.01	9.6680e-003
tblVehicleEF	LHD1	9.1270e-003	6.2840e-003
tblVehicleEF	LHD1	1.0140e-003	2.5100e-004
tblVehicleEF	LHD1	7.9000e-004	0.01

tblVehicleEF	LHD1	2.5160e-003	2.4170e-003
tblVehicleEF	LHD1	8.7050e-003	5.9830e-003
tblVehicleEF	LHD1	9.3300e-004	2.3100e-004
tblVehicleEF	LHD1	3.1460e-003	0.03
tblVehicleEF	LHD1	0.10	0.07
tblVehicleEF	LHD1	0.02	0.30
tblVehicleEF	LHD1	1.9140e-003	0.02
tblVehicleEF	LHD1	0.06	0.05
tblVehicleEF	LHD1	0.31	0.49
tblVehicleEF	LHD1	0.27	0.07
tblVehicleEF	LHD1	9.0000e-005	1.2110e-003
tblVehicleEF	LHD1	5.9300e-003	6.5150e-003
tblVehicleEF	LHD1	3.8500e-004	1.0900e-004
tblVehicleEF	LHD1	3.1460e-003	0.03
tblVehicleEF	LHD1	0.10	0.07
tblVehicleEF	LHD1	0.02	0.42
tblVehicleEF	LHD1	1.9140e-003	0.02
tblVehicleEF	LHD1	0.08	0.06
tblVehicleEF	LHD1	0.31	0.49
tblVehicleEF	LHD1	0.29	0.08
tblVehicleEF	LHD1	5.5970e-003	0.07
tblVehicleEF	LHD1	0.01	5.7930e-003
tblVehicleEF	LHD1	0.02	0.01
tblVehicleEF	LHD1	0.15	2.57
tblVehicleEF	LHD1	0.85	0.66
tblVehicleEF	LHD1	2.66	0.96
tblVehicleEF	LHD1	8.92	124.83

tblVehicleEF	LHD1	603.81	667.06
tblVehicleEF	LHD1	33.34	10.93
tblVehicleEF	LHD1	0.07	0.81
tblVehicleEF	LHD1	0.89	0.59
tblVehicleEF	LHD1	0.96	0.28
tblVehicleEF	LHD1	8.2600e-004	0.01
tblVehicleEF	LHD1	0.01	9.6680e-003
tblVehicleEF	LHD1	9.1270e-003	6.2840e-003
tblVehicleEF	LHD1	1.0140e-003	2.5100e-004
tblVehicleEF	LHD1	7.9000e-004	0.01
tblVehicleEF	LHD1	2.5160e-003	2.4170e-003
tblVehicleEF	LHD1	8.7050e-003	5.9830e-003
tblVehicleEF	LHD1	9.3300e-004	2.3100e-004
tblVehicleEF	LHD1	4.7100e-003	0.05
tblVehicleEF	LHD1	0.11	0.07
tblVehicleEF	LHD1	0.02	0.30
tblVehicleEF	LHD1	2.6900e-003	0.03
tblVehicleEF	LHD1	0.06	0.05
tblVehicleEF	LHD1	0.30	0.47
tblVehicleEF	LHD1	0.26	0.07
tblVehicleEF	LHD1	9.0000e-005	1.2110e-003
tblVehicleEF	LHD1	5.9310e-003	6.5150e-003
tblVehicleEF	LHD1	3.8300e-004	1.0800e-004
tblVehicleEF	LHD1	4.7100e-003	0.05
tblVehicleEF	LHD1	0.11	0.07
tblVehicleEF	LHD1	0.02	0.42
tblVehicleEF	LHD1	2.6900e-003	0.03

tblVehicleEF	LHD1	0.08	0.06
tblVehicleEF	LHD1	0.30	0.47
tblVehicleEF	LHD1	0.28	0.07
tblVehicleEF	LHD1	5.5970e-003	0.07
tblVehicleEF	LHD1	0.01	5.6460e-003
tblVehicleEF	LHD1	0.02	0.01
tblVehicleEF	LHD1	0.15	2.57
tblVehicleEF	LHD1	0.83	0.64
tblVehicleEF	LHD1	2.81	1.01
tblVehicleEF	LHD1	8.92	124.83
tblVehicleEF	LHD1	603.81	667.03
tblVehicleEF	LHD1	33.34	11.03
tblVehicleEF	LHD1	0.07	0.81
tblVehicleEF	LHD1	0.94	0.62
tblVehicleEF	LHD1	1.01	0.30
tblVehicleEF	LHD1	8.2600e-004	0.01
tblVehicleEF	LHD1	0.01	9.6680e-003
tblVehicleEF	LHD1	9.1270e-003	6.2840e-003
tblVehicleEF	LHD1	1.0140e-003	2.5100e-004
tblVehicleEF	LHD1	7.9000e-004	0.01
tblVehicleEF	LHD1	2.5160e-003	2.4170e-003
tblVehicleEF	LHD1	8.7050e-003	5.9830e-003
tblVehicleEF	LHD1	9.3300e-004	2.3100e-004
tblVehicleEF	LHD1	3.3080e-003	0.04
tblVehicleEF	LHD1	0.12	0.08
tblVehicleEF	LHD1	0.02	0.30
tblVehicleEF	LHD1	1.8850e-003	0.02

tblVehicleEF	LHD1	0.06	0.05
tblVehicleEF	LHD1	0.33	0.53
tblVehicleEF	LHD1	0.27	0.07
tblVehicleEF	LHD1	9.0000e-005	1.2110e-003
tblVehicleEF	LHD1	5.9300e-003	6.5150e-003
tblVehicleEF	LHD1	3.8600e-004	1.0900e-004
tblVehicleEF	LHD1	3.3080e-003	0.04
tblVehicleEF	LHD1	0.12	0.08
tblVehicleEF	LHD1	0.02	0.42
tblVehicleEF	LHD1	1.8850e-003	0.02
tblVehicleEF	LHD1	0.08	0.06
tblVehicleEF	LHD1	0.33	0.53
tblVehicleEF	LHD1	0.29	0.08
tblVehicleEF	LHD2	4.0020e-003	0.05
tblVehicleEF	LHD2	4.2980e-003	3.9460e-003
tblVehicleEF	LHD2	8.5190e-003	9.2520e-003
tblVehicleEF	LHD2	0.13	1.96
tblVehicleEF	LHD2	0.34	0.44
tblVehicleEF	LHD2	1.37	0.63
tblVehicleEF	LHD2	13.57	183.87
tblVehicleEF	LHD2	617.83	668.37
tblVehicleEF	LHD2	27.88	7.95
tblVehicleEF	LHD2	0.09	1.21
tblVehicleEF	LHD2	0.65	0.81
tblVehicleEF	LHD2	0.55	0.19
tblVehicleEF	LHD2	1.1620e-003	0.02
tblVehicleEF	LHD2	0.01	0.01

tblVehicleEF	LHD2	8.8510e-003	9.8680e-003
tblVehicleEF	LHD2	4.6900e-004	1.3400e-004
tblVehicleEF	LHD2	1.1110e-003	0.02
tblVehicleEF	LHD2	2.6540e-003	2.6300e-003
tblVehicleEF	LHD2	8.4540e-003	9.4240e-003
tblVehicleEF	LHD2	4.3100e-004	1.2400e-004
tblVehicleEF	LHD2	1.1380e-003	0.02
tblVehicleEF	LHD2	0.04	0.04
tblVehicleEF	LHD2	0.01	0.23
tblVehicleEF	LHD2	7.4500e-004	0.01
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.08	0.29
tblVehicleEF	LHD2	0.11	0.05
tblVehicleEF	LHD2	1.3300e-004	1.7610e-003
tblVehicleEF	LHD2	6.0210e-003	6.4710e-003
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tblVehicleEF	LHD2	1.1380e-003	0.02
tblVehicleEF	LHD2	0.04	0.04
tblVehicleEF	LHD2	0.02	0.31
tblVehicleEF	LHD2	7.4500e-004	0.01
tblVehicleEF	LHD2	0.05	0.06
tblVehicleEF	LHD2	0.08	0.29
tblVehicleEF	LHD2	0.13	0.05
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tblVehicleEF	LHD2	8.2260e-003	8.9380e-003
tblVehicleEF	LHD2	0.13	1.96

tblVehicleEF	LHD2	0.35	0.44
tblVehicleEF	LHD2	1.31	0.61
tblVehicleEF	LHD2	13.57	183.87
tblVehicleEF	LHD2	617.83	668.38
tblVehicleEF	LHD2	27.88	7.90
tblVehicleEF	LHD2	0.09	1.21
tblVehicleEF	LHD2	0.61	0.76
tblVehicleEF	LHD2	0.53	0.19
tblVehicleEF	LHD2	1.1620e-003	0.02
tblVehicleEF	LHD2	0.01	0.01
tblVehicleEF	LHD2	8.8510e-003	9.8680e-003
tblVehicleEF	LHD2	4.6900e-004	1.3400e-004
tblVehicleEF	LHD2	1.1110e-003	0.02
tblVehicleEF	LHD2	2.6540e-003	2.6300e-003
tblVehicleEF	LHD2	8.4540e-003	9.4240e-003
tblVehicleEF	LHD2	4.3100e-004	1.2400e-004
tblVehicleEF	LHD2	1.6960e-003	0.03
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.01	0.23
tblVehicleEF	LHD2	1.0400e-003	0.02
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.08	0.28
tblVehicleEF	LHD2	0.11	0.04
tblVehicleEF	LHD2	1.3300e-004	1.7610e-003
tblVehicleEF	LHD2	6.0210e-003	6.4710e-003
tblVehicleEF	LHD2	3.0300e-004	7.8000e-005
tblVehicleEF	LHD2	1.6960e-003	0.03

tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.02	0.31
tblVehicleEF	LHD2	1.0400e-003	0.02
tblVehicleEF	LHD2	0.05	0.06
tblVehicleEF	LHD2	0.08	0.28
tblVehicleEF	LHD2	0.12	0.05
tblVehicleEF	LHD2	4.0020e-003	0.05
tblVehicleEF	LHD2	4.2820e-003	3.9330e-003
tblVehicleEF	LHD2	8.5780e-003	9.3200e-003
tblVehicleEF	LHD2	0.13	1.96
tblVehicleEF	LHD2	0.34	0.43
tblVehicleEF	LHD2	1.38	0.64
tblVehicleEF	LHD2	13.57	183.87
tblVehicleEF	LHD2	617.83	668.37
tblVehicleEF	LHD2	27.88	7.96
tblVehicleEF	LHD2	0.09	1.21
tblVehicleEF	LHD2	0.64	0.80
tblVehicleEF	LHD2	0.56	0.20
tblVehicleEF	LHD2	1.1620e-003	0.02
tblVehicleEF	LHD2	0.01	0.01
tblVehicleEF	LHD2	8.8510e-003	9.8680e-003
tblVehicleEF	LHD2	4.6900e-004	1.3400e-004
tblVehicleEF	LHD2	1.1110e-003	0.02
tblVehicleEF	LHD2	2.6540e-003	2.6300e-003
tblVehicleEF	LHD2	8.4540e-003	9.4240e-003
tblVehicleEF	LHD2	4.3100e-004	1.2400e-004
tblVehicleEF	LHD2	1.1610e-003	0.02

tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.01	0.23
tblVehicleEF	LHD2	7.2300e-004	0.01
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.09	0.32
tblVehicleEF	LHD2	0.12	0.05
tblVehicleEF	LHD2	1.3300e-004	1.7610e-003
tblVehicleEF	LHD2	6.0210e-003	6.4710e-003
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tblVehicleEF	LHD2	1.1610e-003	0.02
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.02	0.31
tblVehicleEF	LHD2	7.2300e-004	0.01
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tblVehicleEF	LHD2	0.09	0.32
tblVehicleEF	LHD2	0.13	0.05
tblVehicleEF	MCY	0.54	0.38
tblVehicleEF	MCY	0.15	0.23
tblVehicleEF	MCY	18.94	19.11
tblVehicleEF	MCY	9.66	8.52
tblVehicleEF	MCY	188.92	223.68
tblVehicleEF	MCY	44.52	59.56
tblVehicleEF	MCY	1.13	1.13
tblVehicleEF	MCY	0.31	0.26
tblVehicleEF	MCY	2.4360e-003	2.4430e-003
tblVehicleEF	MCY	3.8630e-003	3.2940e-003
tblVehicleEF	MCY	2.2770e-003	2.2830e-003

tblVehicleEF	MCY	3.6360e-003	3.1000e-003
tblVehicleEF	MCY	1.06	2.16
tblVehicleEF	MCY	0.63	0.65
tblVehicleEF	MCY	0.65	1.33
tblVehicleEF	MCY	2.60	2.61
tblVehicleEF	MCY	0.60	1.98
tblVehicleEF	MCY	2.05	1.81
tblVehicleEF	MCY	2.2780e-003	2.2130e-003
tblVehicleEF	MCY	6.6300e-004	5.8900e-004
tblVehicleEF	MCY	1.06	2.16
tblVehicleEF	MCY	0.63	0.65
tblVehicleEF	MCY	0.65	1.33
tblVehicleEF	MCY	3.23	3.25
tblVehicleEF	MCY	0.60	1.98
tblVehicleEF	MCY	2.23	1.97
tblVehicleEF	MCY	0.53	0.37
tblVehicleEF	MCY	0.13	0.21
tblVehicleEF	MCY	18.24	18.37
tblVehicleEF	MCY	8.82	7.76
tblVehicleEF	MCY	188.92	222.28
tblVehicleEF	MCY	44.52	57.67
tblVehicleEF	MCY	0.99	0.99
tblVehicleEF	MCY	0.29	0.25
tblVehicleEF	MCY	2.4360e-003	2.4430e-003
tblVehicleEF	MCY	3.8630e-003	3.2940e-003
tblVehicleEF	MCY	2.2770e-003	2.2830e-003
tblVehicleEF	MCY	3.6360e-003	3.1000e-003

tblVehicleEF	MCY	1.73	3.44
tblVehicleEF	MCY	0.70	0.71
tblVehicleEF	MCY	1.07	2.13
tblVehicleEF	MCY	2.54	2.55
tblVehicleEF	MCY	0.56	1.86
tblVehicleEF	MCY	1.83	1.61
tblVehicleEF	MCY	2.2650e-003	2.2000e-003
tblVehicleEF	MCY	6.4300e-004	5.7100e-004
tblVehicleEF	MCY	1.73	3.44
tblVehicleEF	MCY	0.70	0.71
tblVehicleEF	MCY	1.07	2.13
tblVehicleEF	MCY	3.16	3.17
tblVehicleEF	MCY	0.56	1.86
tblVehicleEF	MCY	1.99	1.75
tblVehicleEF	MCY	0.54	0.38
tblVehicleEF	MCY	0.15	0.24
tblVehicleEF	MCY	19.04	19.25
tblVehicleEF	MCY	9.80	8.66
tblVehicleEF	MCY	188.92	223.96
tblVehicleEF	MCY	44.52	59.94
tblVehicleEF	MCY	1.11	1.11
tblVehicleEF	MCY	0.31	0.27
tblVehicleEF	MCY	2.4360e-003	2.4430e-003
tblVehicleEF	MCY	3.8630e-003	3.2940e-003
tblVehicleEF	MCY	2.2770e-003	2.2830e-003
tblVehicleEF	MCY	3.6360e-003	3.1000e-003
tblVehicleEF	MCY	1.16	2.35

tblVehicleEF	MCY	0.82	0.84
tblVehicleEF	MCY	0.62	1.27
tblVehicleEF	MCY	2.61	2.63
tblVehicleEF	MCY	0.69	2.28
tblVehicleEF	MCY	2.09	1.86
tblVehicleEF	MCY	2.2800e-003	2.2160e-003
tblVehicleEF	MCY	6.6700e-004	5.9300e-004
tblVehicleEF	MCY	1.16	2.35
tblVehicleEF	MCY	0.82	0.84
tblVehicleEF	MCY	0.62	1.27
tblVehicleEF	MCY	3.25	3.26
tblVehicleEF	MCY	0.69	2.28
tblVehicleEF	MCY	2.28	2.02
tblVehicleEF	MDV	0.01	6.5350e-003
tblVehicleEF	MDV	0.01	0.08
tblVehicleEF	MDV	1.33	1.22
tblVehicleEF	MDV	2.48	3.10
tblVehicleEF	MDV	512.22	418.83
tblVehicleEF	MDV	103.14	83.02
tblVehicleEF	MDV	0.15	0.11
tblVehicleEF	MDV	0.22	0.34
tblVehicleEF	MDV	2.3560e-003	2.0880e-003
tblVehicleEF	MDV	2.5140e-003	2.0600e-003
tblVehicleEF	MDV	2.1720e-003	1.9250e-003
tblVehicleEF	MDV	2.3120e-003	1.8940e-003
tblVehicleEF	MDV	0.07	0.39
tblVehicleEF	MDV	0.15	0.14

tblVehicleEF	MDV	0.07	0.41
tblVehicleEF	MDV	0.03	0.03
tblVehicleEF	MDV	0.09	0.43
tblVehicleEF	MDV	0.19	0.40
tblVehicleEF	MDV	5.1310e-003	4.1410e-003
tblVehicleEF	MDV	1.0750e-003	8.2200e-004
tblVehicleEF	MDV	0.07	0.39
tblVehicleEF	MDV	0.15	0.14
tblVehicleEF	MDV	0.07	0.41
tblVehicleEF	MDV	0.05	0.04
tblVehicleEF	MDV	0.09	0.43
tblVehicleEF	MDV	0.21	0.44
tblVehicleEF	MDV	0.01	6.9310e-003
tblVehicleEF	MDV	0.01	0.07
tblVehicleEF	MDV	1.45	1.32
tblVehicleEF	MDV	2.12	2.63
tblVehicleEF	MDV	534.67	431.21
tblVehicleEF	MDV	103.14	82.13
tblVehicleEF	MDV	0.13	0.10
tblVehicleEF	MDV	0.20	0.32
tblVehicleEF	MDV	2.3560e-003	2.0880e-003
tblVehicleEF	MDV	2.5140e-003	2.0600e-003
tblVehicleEF	MDV	2.1720e-003	1.9250e-003
tblVehicleEF	MDV	2.3120e-003	1.8940e-003
tblVehicleEF	MDV	0.10	0.60
tblVehicleEF	MDV	0.16	0.14
tblVehicleEF	MDV	0.10	0.57

tblVehicleEF	MDV	0.04	0.03
tblVehicleEF	MDV	0.08	0.40
tblVehicleEF	MDV	0.17	0.36
tblVehicleEF	MDV	5.3570e-003	4.2630e-003
tblVehicleEF	MDV	1.0680e-003	8.1300e-004
tblVehicleEF	MDV	0.10	0.60
tblVehicleEF	MDV	0.16	0.14
tblVehicleEF	MDV	0.10	0.57
tblVehicleEF	MDV	0.05	0.04
tblVehicleEF	MDV	0.08	0.40
tblVehicleEF	MDV	0.18	0.39
tblVehicleEF	MDV	0.01	6.4070e-003
tblVehicleEF	MDV	0.01	0.08
tblVehicleEF	MDV	1.29	1.18
tblVehicleEF	MDV	2.56	3.21
tblVehicleEF	MDV	503.99	414.25
tblVehicleEF	MDV	103.14	83.22
tblVehicleEF	MDV	0.14	0.11
tblVehicleEF	MDV	0.22	0.35
tblVehicleEF	MDV	2.3560e-003	2.0880e-003
tblVehicleEF	MDV	2.5140e-003	2.0600e-003
tblVehicleEF	MDV	2.1720e-003	1.9250e-003
tblVehicleEF	MDV	2.3120e-003	1.8940e-003
tblVehicleEF	MDV	0.06	0.37
tblVehicleEF	MDV	0.16	0.15
tblVehicleEF	MDV	0.07	0.39
tblVehicleEF	MDV	0.03	0.03

tblVehicleEF	MDV	0.10	0.50
tblVehicleEF	MDV	0.19	0.41
tblVehicleEF	MDV	5.0480e-003	4.0950e-003
tblVehicleEF	MDV	1.0760e-003	8.2400e-004
tblVehicleEF	MDV	0.06	0.37
tblVehicleEF	MDV	0.16	0.15
tblVehicleEF	MDV	0.07	0.39
tblVehicleEF	MDV	0.05	0.04
tblVehicleEF	MDV	0.10	0.50
tblVehicleEF	MDV	0.21	0.45
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tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	2.24	1.19
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tblVehicleEF	MH	60.43	19.21
tblVehicleEF	MH	1.08	1.09
tblVehicleEF	MH	0.80	0.25
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.1280e-003	2.8100e-004
tblVehicleEF	MH	3.2020e-003	3.2440e-003
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.0370e-003	2.5900e-004
tblVehicleEF	MH	0.95	0.08
tblVehicleEF	MH	0.07	0.06
tblVehicleEF	MH	0.41	0.03

tblVehicleEF	MH	0.09	0.06
tblVehicleEF	MH	0.02	1.43
tblVehicleEF	MH	0.33	0.09
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	7.0500e-004	1.9000e-004
tblVehicleEF	MH	0.95	0.08
tblVehicleEF	MH	0.07	0.06
tblVehicleEF	MH	0.41	0.03
tblVehicleEF	MH	0.12	0.08
tblVehicleEF	MH	0.02	1.43
tblVehicleEF	MH	0.36	0.10
tblVehicleEF	MH	0.03	0.01
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	2.30	1.22
tblVehicleEF	MH	5.44	2.01
tblVehicleEF	MH	1,130.03	1,500.18
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tblVehicleEF	MH	0.76	0.24
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.1280e-003	2.8100e-004
tblVehicleEF	MH	3.2020e-003	3.2440e-003
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.0370e-003	2.5900e-004
tblVehicleEF	MH	1.41	0.12
tblVehicleEF	MH	0.07	0.06

tblVehicleEF	MH	0.58	0.05
tblVehicleEF	MH	0.09	0.06
tblVehicleEF	MH	0.02	1.40
tblVehicleEF	MH	0.31	0.09
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	6.9900e-004	1.8800e-004
tblVehicleEF	MH	1.41	0.12
tblVehicleEF	MH	0.07	0.06
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tblVehicleEF	MH	0.12	0.08
tblVehicleEF	MH	0.02	1.40
tblVehicleEF	MH	0.34	0.10
tblVehicleEF	MH	0.03	9.9860e-003
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	2.22	1.19
tblVehicleEF	MH	5.83	2.15
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tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.1280e-003	2.8100e-004
tblVehicleEF	MH	3.2020e-003	3.2440e-003
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.0370e-003	2.5900e-004
tblVehicleEF	MH	1.08	0.09

tblVehicleEF	MH	0.08	0.07
tblVehicleEF	MH	0.42	0.04
tblVehicleEF	MH	0.08	0.06
tblVehicleEF	MH	0.02	1.51
tblVehicleEF	MH	0.33	0.10
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	7.0600e-004	1.9000e-004
tblVehicleEF	MH	1.08	0.09
tblVehicleEF	MH	0.08	0.07
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tblVehicleEF	MH	0.12	0.08
tblVehicleEF	MH	0.02	1.51
tblVehicleEF	MH	0.36	0.10
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tblVehicleEF	MHD	4.8560e-003	4.6020e-003
tblVehicleEF	MHD	0.05	6.4140e-003
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tblVehicleEF	MHD	0.37	0.47
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tblVehicleEF	MHD	9.96	1.49
tblVehicleEF	MHD	2.4800e-004	0.01
tblVehicleEF	MHD	5.1090e-003	0.03

tblVehicleEF	MHD	8.4300e-004	7.1000e-005
tblVehicleEF	MHD	2.3800e-004	0.01
tblVehicleEF	MHD	4.8830e-003	0.03
tblVehicleEF	MHD	7.7600e-004	6.5000e-005
tblVehicleEF	MHD	1.1350e-003	6.8760e-003
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tblVehicleEF	MHD	0.03	0.24
tblVehicleEF	MHD	7.4200e-004	4.4300e-003
tblVehicleEF	MHD	0.05	0.06
tblVehicleEF	MHD	0.02	0.07
tblVehicleEF	MHD	0.37	0.03
tblVehicleEF	MHD	1.2810e-003	7.5350e-003
tblVehicleEF	MHD	0.01	0.01
tblVehicleEF	MHD	7.4300e-004	6.2000e-005
tblVehicleEF	MHD	1.1350e-003	6.8760e-003
tblVehicleEF	MHD	0.05	0.01
tblVehicleEF	MHD	0.04	0.33
tblVehicleEF	MHD	7.4200e-004	4.4300e-003
tblVehicleEF	MHD	0.05	0.07
tblVehicleEF	MHD	0.02	0.07
tblVehicleEF	MHD	0.41	0.04
tblVehicleEF	MHD	0.02	0.04
tblVehicleEF	MHD	4.9280e-003	4.6540e-003
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tblVehicleEF	MHD	0.51	5.70
tblVehicleEF	MHD	1.08	1.54
tblVehicleEF	MHD	9.92	1.49
tblVehicleEF	MHD	2.0900e-004	0.01
tblVehicleEF	MHD	5.1090e-003	0.03
tblVehicleEF	MHD	8.4300e-004	7.1000e-005
tblVehicleEF	MHD	2.0000e-004	0.01
tblVehicleEF	MHD	4.8830e-003	0.03
tblVehicleEF	MHD	7.7600e-004	6.5000e-005
tblVehicleEF	MHD	1.7000e-003	0.01
tblVehicleEF	MHD	0.05	0.01
tblVehicleEF	MHD	0.02	0.23
tblVehicleEF	MHD	1.0480e-003	6.2250e-003
tblVehicleEF	MHD	0.05	0.06
tblVehicleEF	MHD	0.02	0.07
tblVehicleEF	MHD	0.36	0.03
tblVehicleEF	MHD	1.3550e-003	7.6240e-003
tblVehicleEF	MHD	0.01	0.01
tblVehicleEF	MHD	7.3800e-004	6.1000e-005
tblVehicleEF	MHD	1.7000e-003	0.01
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tblVehicleEF	MHD	0.03	0.31
tblVehicleEF	MHD	1.0480e-003	6.2250e-003
tblVehicleEF	MHD	0.06	0.07

tblVehicleEF	MHD	0.02	0.07
tblVehicleEF	MHD	0.39	0.04
tblVehicleEF	MHD	0.02	0.05
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tblVehicleEF	MHD	9.97	1.49
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tblVehicleEF	MHD	5.1090e-003	0.03
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tblVehicleEF	MHD	2.8900e-004	0.01
tblVehicleEF	MHD	4.8830e-003	0.03
tblVehicleEF	MHD	7.7600e-004	6.5000e-005
tblVehicleEF	MHD	1.1690e-003	7.1220e-003
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tblVehicleEF	MHD	0.03	0.25
tblVehicleEF	MHD	7.2400e-004	4.3330e-003
tblVehicleEF	MHD	0.05	0.06
tblVehicleEF	MHD	0.02	0.08
tblVehicleEF	MHD	0.38	0.03

tblVehicleEF	MHD	1.1790e-003	7.4120e-003
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tblVehicleEF	MHD	7.4400e-004	6.2000e-005
tblVehicleEF	MHD	1.1690e-003	7.1220e-003
tblVehicleEF	MHD	0.05	0.02
tblVehicleEF	MHD	0.04	0.34
tblVehicleEF	MHD	7.2400e-004	4.3330e-003
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tblVehicleEF	MHD	0.02	0.08
tblVehicleEF	MHD	0.41	0.04
tblVehicleEF	OBUS	0.01	0.11
tblVehicleEF	OBUS	7.7220e-003	6.9630e-003
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tblVehicleEF	OBUS	1,260.49	1,391.50
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tblVehicleEF	OBUS	2.60	1.25
tblVehicleEF	OBUS	1.1400e-004	0.02
tblVehicleEF	OBUS	7.4300e-003	0.02
tblVehicleEF	OBUS	8.0700e-004	1.1100e-004
tblVehicleEF	OBUS	1.0900e-004	0.02
tblVehicleEF	OBUS	7.0930e-003	0.02

tblVehicleEF	OBUS	7.4200e-004	1.0200e-004
tblVehicleEF	OBUS	1.4340e-003	0.02
tblVehicleEF	OBUS	0.02	0.01
tblVehicleEF	OBUS	0.04	0.91
tblVehicleEF	OBUS	7.6800e-004	0.01
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tblVehicleEF	OBUS	0.04	0.15
tblVehicleEF	OBUS	0.34	0.06
tblVehicleEF	OBUS	1.0820e-003	0.02
tblVehicleEF	OBUS	0.01	0.01
tblVehicleEF	OBUS	7.7400e-004	1.0700e-004
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tblVehicleEF	OBUS	0.02	0.01
tblVehicleEF	OBUS	0.05	1.14
tblVehicleEF	OBUS	7.6800e-004	0.01
tblVehicleEF	OBUS	0.08	0.08
tblVehicleEF	OBUS	0.04	0.15
tblVehicleEF	OBUS	0.37	0.07
tblVehicleEF	OBUS	0.01	0.11
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tblVehicleEF	OBUS	9.2000e-005	0.01
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tblVehicleEF	OBUS	0.08	0.08
tblVehicleEF	OBUS	0.04	0.15
tblVehicleEF	OBUS	0.35	0.07
tblVehicleEF	OBUS	0.01	0.11

tblVehicleEF	OBUS	7.6880e-003	6.9290e-003
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tblVehicleEF	OBUS	0.53	0.78
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tblVehicleEF	OBUS	104.30	1,856.45
tblVehicleEF	OBUS	1,260.49	1,391.49
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tblVehicleEF	OBUS	2.61	1.25
tblVehicleEF	OBUS	1.3900e-004	0.02
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tblVehicleEF	OBUS	7.7500e-004	1.0800e-004

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tblVehicleEF	OBUS	0.06	1.11
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tblVehicleEF	SBUS	0.84	0.82
tblVehicleEF	SBUS	0.01	7.0600e-003
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tblVehicleEF	SBUS	9.3410e-003	0.03
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tblVehicleEF	SBUS	0.02	0.03
tblVehicleEF	SBUS	8.1500e-004	1.5300e-004
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tblVehicleEF	SBUS	2.6670e-003	2.6630e-003
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tblVehicleEF	SBUS	7.5000e-004	1.4100e-004

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tblVehicleEF	SBUS	1.7650e-003	5.8530e-003
tblVehicleEF	SBUS	0.10	0.09
tblVehicleEF	SBUS	0.01	0.15
tblVehicleEF	SBUS	0.38	0.11
tblVehicleEF	SBUS	0.01	0.03
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	6.7700e-004	1.5700e-004
tblVehicleEF	SBUS	3.3650e-003	0.01
tblVehicleEF	SBUS	0.03	0.02
tblVehicleEF	SBUS	1.40	5.43
tblVehicleEF	SBUS	1.7650e-003	5.8530e-003
tblVehicleEF	SBUS	0.13	0.11
tblVehicleEF	SBUS	0.01	0.15
tblVehicleEF	SBUS	0.42	0.12
tblVehicleEF	SBUS	0.84	0.82
tblVehicleEF	SBUS	0.01	7.1400e-003
tblVehicleEF	SBUS	0.06	0.02
tblVehicleEF	SBUS	8.04	31.67
tblVehicleEF	SBUS	0.73	0.61
tblVehicleEF	SBUS	5.94	2.11
tblVehicleEF	SBUS	1,171.46	3,343.30
tblVehicleEF	SBUS	1,079.30	1,100.99
tblVehicleEF	SBUS	55.06	15.10
tblVehicleEF	SBUS	9.50	28.01

tblVehicleEF	SBUS	3.93	4.39
tblVehicleEF	SBUS	12.09	0.82
tblVehicleEF	SBUS	7.8750e-003	0.03
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	0.02	0.03
tblVehicleEF	SBUS	8.1500e-004	1.5300e-004
tblVehicleEF	SBUS	7.5340e-003	0.03
tblVehicleEF	SBUS	2.6670e-003	2.6630e-003
tblVehicleEF	SBUS	0.02	0.03
tblVehicleEF	SBUS	7.5000e-004	1.4100e-004
tblVehicleEF	SBUS	4.9570e-003	0.02
tblVehicleEF	SBUS	0.03	0.02
tblVehicleEF	SBUS	0.97	3.76
tblVehicleEF	SBUS	2.5080e-003	8.1120e-003
tblVehicleEF	SBUS	0.10	0.09
tblVehicleEF	SBUS	0.01	0.14
tblVehicleEF	SBUS	0.34	0.10
tblVehicleEF	SBUS	0.01	0.03
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	6.5400e-004	1.4900e-004
tblVehicleEF	SBUS	4.9570e-003	0.02
tblVehicleEF	SBUS	0.03	0.02
tblVehicleEF	SBUS	1.40	5.43
tblVehicleEF	SBUS	2.5080e-003	8.1120e-003
tblVehicleEF	SBUS	0.13	0.11
tblVehicleEF	SBUS	0.01	0.14
tblVehicleEF	SBUS	0.37	0.11

tblVehicleEF	SBUS	0.84	0.82
tblVehicleEF	SBUS	0.01	7.0350e-003
tblVehicleEF	SBUS	0.07	0.02
tblVehicleEF	SBUS	8.31	32.42
tblVehicleEF	SBUS	0.72	0.60
tblVehicleEF	SBUS	7.56	2.68
tblVehicleEF	SBUS	1,051.30	3,184.41
tblVehicleEF	SBUS	1,079.30	1,100.97
tblVehicleEF	SBUS	55.06	16.04
tblVehicleEF	SBUS	8.80	26.67
tblVehicleEF	SBUS	4.10	4.57
tblVehicleEF	SBUS	12.13	0.83
tblVehicleEF	SBUS	0.01	0.04
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	0.02	0.03
tblVehicleEF	SBUS	8.1500e-004	1.5300e-004
tblVehicleEF	SBUS	0.01	0.04
tblVehicleEF	SBUS	2.6670e-003	2.6630e-003
tblVehicleEF	SBUS	0.02	0.03
tblVehicleEF	SBUS	7.5000e-004	1.4100e-004
tblVehicleEF	SBUS	3.4320e-003	0.01
tblVehicleEF	SBUS	0.03	0.03
tblVehicleEF	SBUS	0.98	3.77
tblVehicleEF	SBUS	1.6940e-003	5.6190e-003
tblVehicleEF	SBUS	0.10	0.09
tblVehicleEF	SBUS	0.02	0.19
tblVehicleEF	SBUS	0.39	0.11

tblVehicleEF	SBUS	0.01	0.03
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	6.8100e-004	1.5900e-004
tblVehicleEF	SBUS	3.4320e-003	0.01
tblVehicleEF	SBUS	0.03	0.03
tblVehicleEF	SBUS	1.41	5.43
tblVehicleEF	SBUS	1.6940e-003	5.6190e-003
tblVehicleEF	SBUS	0.13	0.11
tblVehicleEF	SBUS	0.02	0.19
tblVehicleEF	SBUS	0.43	0.12
tblVehicleEF	UBUS	2.61	5.85
tblVehicleEF	UBUS	0.05	7.8220e-003
tblVehicleEF	UBUS	11.22	45.42
tblVehicleEF	UBUS	8.87	0.50
tblVehicleEF	UBUS	1,968.89	1,991.58
tblVehicleEF	UBUS	96.56	6.02
tblVehicleEF	UBUS	9.98	0.47
tblVehicleEF	UBUS	15.36	0.06
tblVehicleEF	UBUS	0.61	0.07
tblVehicleEF	UBUS	0.01	0.03
tblVehicleEF	UBUS	0.13	3.1840e-003
tblVehicleEF	UBUS	1.0870e-003	3.2000e-005
tblVehicleEF	UBUS	0.26	0.03
tblVehicleEF	UBUS	3.0000e-003	7.9690e-003
tblVehicleEF	UBUS	0.13	3.0430e-003
tblVehicleEF	UBUS	9.9900e-004	3.0000e-005
tblVehicleEF	UBUS	4.1440e-003	1.7130e-003

tblVehicleEF	UBUS	0.07	5.9260e-003
tblVehicleEF	UBUS	2.3870e-003	1.3750e-003
tblVehicleEF	UBUS	0.85	0.09
tblVehicleEF	UBUS	0.02	0.04
tblVehicleEF	UBUS	0.68	0.03
tblVehicleEF	UBUS	9.8600e-003	1.4410e-003
tblVehicleEF	UBUS	1.1250e-003	6.0000e-005
tblVehicleEF	UBUS	4.1440e-003	1.7130e-003
tblVehicleEF	UBUS	0.07	5.9260e-003
tblVehicleEF	UBUS	2.3870e-003	1.3750e-003
tblVehicleEF	UBUS	3.56	5.97
tblVehicleEF	UBUS	0.02	0.04
tblVehicleEF	UBUS	0.74	0.04
tblVehicleEF	UBUS	2.61	5.85
tblVehicleEF	UBUS	0.05	7.2730e-003
tblVehicleEF	UBUS	11.27	45.42
tblVehicleEF	UBUS	7.69	0.44
tblVehicleEF	UBUS	1,968.89	1,991.58
tblVehicleEF	UBUS	96.56	5.92
tblVehicleEF	UBUS	9.41	0.47
tblVehicleEF	UBUS	15.31	0.06
tblVehicleEF	UBUS	0.61	0.07
tblVehicleEF	UBUS	0.01	0.03
tblVehicleEF	UBUS	0.13	3.1840e-003
tblVehicleEF	UBUS	1.0870e-003	3.2000e-005
tblVehicleEF	UBUS	0.26	0.03
tblVehicleEF	UBUS	3.0000e-003	7.9690e-003

tblVehicleEF	UBUS	0.13	3.0430e-003
tblVehicleEF	UBUS	9.9900e-004	3.0000e-005
tblVehicleEF	UBUS	5.9080e-003	2.4800e-003
tblVehicleEF	UBUS	0.07	6.1070e-003
tblVehicleEF	UBUS	3.2830e-003	1.8910e-003
tblVehicleEF	UBUS	0.86	0.09
tblVehicleEF	UBUS	0.02	0.03
tblVehicleEF	UBUS	0.62	0.03
tblVehicleEF	UBUS	9.8610e-003	1.4410e-003
tblVehicleEF	UBUS	1.1050e-003	5.9000e-005
tblVehicleEF	UBUS	5.9080e-003	2.4800e-003
tblVehicleEF	UBUS	0.07	6.1070e-003
tblVehicleEF	UBUS	3.2830e-003	1.8910e-003
tblVehicleEF	UBUS	3.57	5.97
tblVehicleEF	UBUS	0.02	0.03
tblVehicleEF	UBUS	0.68	0.03
tblVehicleEF	UBUS	2.61	5.85
tblVehicleEF	UBUS	0.05	7.9470e-003
tblVehicleEF	UBUS	11.21	45.42
tblVehicleEF	UBUS	9.08	0.51
tblVehicleEF	UBUS	1,968.89	1,991.58
tblVehicleEF	UBUS	96.56	6.04
tblVehicleEF	UBUS	9.79	0.47
tblVehicleEF	UBUS	15.38	0.06
tblVehicleEF	UBUS	0.61	0.07
tblVehicleEF	UBUS	0.01	0.03
tblVehicleEF	UBUS	0.13	3.1840e-003

tblVehicleEF	UBUS	1.0870e-003	3.2000e-005
tblVehicleEF	UBUS	0.26	0.03
tblVehicleEF	UBUS	3.0000e-003	7.9690e-003
tblVehicleEF	UBUS	0.13	3.0430e-003
tblVehicleEF	UBUS	9.9900e-004	3.0000e-005
tblVehicleEF	UBUS	4.7000e-003	1.6700e-003
tblVehicleEF	UBUS	0.08	6.3190e-003
tblVehicleEF	UBUS	2.5010e-003	1.3040e-003
tblVehicleEF	UBUS	0.85	0.09
tblVehicleEF	UBUS	0.03	0.05
tblVehicleEF	UBUS	0.69	0.03
tblVehicleEF	UBUS	9.8590e-003	1.4410e-003
tblVehicleEF	UBUS	1.1290e-003	6.0000e-005
tblVehicleEF	UBUS	4.7000e-003	1.6700e-003
tblVehicleEF	UBUS	0.08	6.3190e-003
tblVehicleEF	UBUS	2.5010e-003	1.3040e-003
tblVehicleEF	UBUS	3.55	5.97
tblVehicleEF	UBUS	0.03	0.05
tblVehicleEF	UBUS	0.75	0.04
tblVehicleTrips	ST_TR	7.16	5.45
tblVehicleTrips	ST_TR	2.46	9.75
tblVehicleTrips	ST_TR	9.91	9.45
tblVehicleTrips	SU_TR	6.07	5.45
tblVehicleTrips	SU_TR	1.05	9.75
tblVehicleTrips	SU_TR	8.62	9.45
tblVehicleTrips	WD_TR	6.59	5.45
tblVehicleTrips	WD_TR	11.03	9.75

tblVehicleTrips	WD_TR	9.52	9.45
tblWoodstoves	NumberCatalytic	3.60	0.00
tblWoodstoves	NumberCatalytic	2.05	0.00
tblWoodstoves	NumberNoncatalytic	3.60	0.00
tblWoodstoves	NumberNoncatalytic	2.05	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	4.1685	44.8476	25.0498	0.0714	18.2675	2.1991	20.4666	9.9840	2.0232	12.0072	0.0000	7,261.3724	7,261.3724	1.3035	0.0000	7,293.9589
2021	28.0676	35.4840	39.6524	0.0774	1.9374	1.7510	3.6884	0.5185	1.6381	2.1565	0.0000	7,559.5177	7,559.5177	1.4533	0.0000	7,595.8507
Maximum	**28.0676**	**44.8476**	**39.6524**	**0.0774**	**18.2675**	**2.1991**	**20.4666**	**9.9840**	**2.0232**	**12.0072**	**0.0000**	**7,559.5177**	**7,559.5177**	**1.4533**	**0.0000**	**7,595.8507**

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					
2020	4.1685	44.8476	25.0498	0.0714	7.8327	2.1991	10.0318	4.2515	2.0232	6.2746	0.0000	7,261.3724	7,261.3724	1.3035	0.0000	7,293.9589
2021	28.0676	35.4840	39.6524	0.0774	1.8383	1.7510	3.5893	0.4941	1.6381	2.1322	0.0000	7,559.5177	7,559.5177	1.4533	0.0000	7,595.8507
Maximum	**28.0676**	**44.8476**	**39.6524**	**0.0774**	**7.8327**	**2.1991**	**10.0318**	**4.2515**	**2.0232**	**6.2746**	**0.0000**	**7,559.5177**	**7,559.5177**	**1.4533**	**0.0000**	**7,595.8507**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**52.14**	**0.00**	**43.61**	**54.81**	**0.00**	**40.65**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.5481	0.1076	9.3334	4.9000e-004		0.0516	0.0516		0.0516	0.0516	0.0000	16.7879	16.7879	0.0162	0.0000	17.1928
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	3.1270	8.3243	25.4665	0.0681	5.9112	0.0663	5.9775	1.5787	0.0622	1.6409		7,060.5268	7,060.5268	0.4805		7,072.5393
Total	**6.6751**	**8.4319**	**34.7999**	**0.0685**	**5.9112**	**0.1178**	**6.0291**	**1.5787**	**0.1138**	**1.6925**	**0.0000**	**7,077.3147**	**7,077.3147**	**0.4967**	**0.0000**	**7,089.7321**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.5481	0.1076	9.3334	4.9000e-004		0.0516	0.0516		0.0516	0.0516	0.0000	16.7879	16.7879	0.0162	0.0000	17.1928
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	3.1270	8.3243	25.4665	0.0681	5.9112	0.0663	5.9775	1.5787	0.0622	1.6409		7,060.5268	7,060.5268	0.4805		7,072.5393
Total	**6.6751**	**8.4319**	**34.7999**	**0.0685**	**5.9112**	**0.1178**	**6.0291**	**1.5787**	**0.1138**	**1.6925**	**0.0000**	**7,077.3147**	**7,077.3147**	**0.4967**	**0.0000**	**7,089.7321**

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/1/2020	10/28/2020	5	20	
2	Site Preparation	Site Preparation	10/29/2020	11/11/2020	5	10	
3	Grading	Grading	11/12/2020	12/9/2020	5	20	
4	Building Construction	Building Construction	12/10/2020	12/22/2021	5	270	
5	Paving	Paving	10/28/2021	12/22/2021	5	40	
6	Architectural Coating	Architectural Coating	10/28/2021	12/22/2021	5	40	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 2.7

Residential Indoor: 295,245; Residential Outdoor: 98,415; Non-Residential Indoor: 5,924; Non-Residential Outdoor: 1,975; Striped Parking Area: 7,057 (Architectural Coating – sqft)

OffRoad Equipment

Gardner Rosecrans Project update - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	796.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	452.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	117.00	32.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6131	0.0000	8.6131	1.3041	0.0000	1.3041			0.0000			0.0000
Off-Road	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419		3,747.7049	3,747.7049	1.0580		3,774.1536
Total	**3.3121**	**33.2010**	**21.7532**	**0.0388**	**8.6131**	**1.6587**	**10.2718**	**1.3041**	**1.5419**	**2.8460**		**3,747.7049**	**3,747.7049**	**1.0580**		**3,774.1536**

3.2 Demolition - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.3561	11.5923	2.6951	0.0309	0.6959	0.0371	0.7330	0.1908	0.0355	0.2262		3,347.5544	3,347.5544	0.2403		3,353.5613
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0767	0.0544	0.6015	1.6700e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		166.1131	166.1131	5.2400e-003		166.2440
Total	**0.4328**	**11.6466**	**3.2966**	**0.0326**	**0.8635**	**0.0385**	**0.9020**	**0.2352**	**0.0368**	**0.2720**		**3,513.6675**	**3,513.6675**	**0.2455**		**3,519.8053**

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					3.6433	0.0000	3.6433	0.5516	0.0000	0.5516			0.0000			0.0000
Off-Road	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419	0.0000	3,747.7049	3,747.7049	1.0580		3,774.1536
Total	**3.3121**	**33.2010**	**21.7532**	**0.0388**	**3.6433**	**1.6587**	**5.3020**	**0.5516**	**1.5419**	**2.0935**	**0.0000**	**3,747.7049**	**3,747.7049**	**1.0580**		**3,774.1536**

3.2 Demolition - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.3561	11.5923	2.6951	0.0309	0.6643	0.0371	0.7014	0.1830	0.0355	0.2185		3,347.5544	3,347.5544	0.2403		3,353.5613
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0767	0.0544	0.6015	1.6700e-003	0.1589	1.4000e-003	0.1603	0.0423	1.2900e-003	0.0436		166.1131	166.1131	5.2400e-003		166.2440
Total	**0.4328**	**11.6466**	**3.2966**	**0.0326**	**0.8232**	**0.0385**	**0.8617**	**0.2253**	**0.0368**	**0.2621**		**3,513.6675**	**3,513.6675**	**0.2455**		**3,519.8053**

3.3 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216		3,685.1016	3,685.1016	1.1918		3,714.8975
Total	**4.0765**	**42.4173**	**21.5136**	**0.0380**	**18.0663**	**2.1974**	**20.2637**	**9.9307**	**2.0216**	**11.9523**		**3,685.1016**	**3,685.1016**	**1.1918**		**3,714.8975**

3.3 Site Preparation - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0920	0.0652	0.7218	2.0000e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		199.3357	199.3357	6.2800e-003		199.4927
Total	**0.0920**	**0.0652**	**0.7218**	**2.0000e-003**	**0.2012**	**1.6800e-003**	**0.2029**	**0.0534**	**1.5500e-003**	**0.0549**		**199.3357**	**199.3357**	**6.2800e-003**		**199.4927**

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					7.6420	0.0000	7.6420	4.2007	0.0000	4.2007			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216	0.0000	3,685.1016	3,685.1016	1.1918		3,714.8975
Total	**4.0765**	**42.4173**	**21.5136**	**0.0380**	**7.6420**	**2.1974**	**9.8394**	**4.2007**	**2.0216**	**6.2223**	**0.0000**	**3,685.1016**	**3,685.1016**	**1.1918**		**3,714.8975**

3.3 Site Preparation - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0920	0.0652	0.7218	2.0000e-003	0.1907	1.6800e-003	0.1924	0.0508	1.5500e-003	0.0523		199.3357	199.3357	6.2800e-003		199.4927
Total	**0.0920**	**0.0652**	**0.7218**	**2.0000e-003**	**0.1907**	**1.6800e-003**	**0.1924**	**0.0508**	**1.5500e-003**	**0.0523**		**199.3357**	**199.3357**	**6.2800e-003**		**199.4927**

3.4 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5728	0.0000	6.5728	3.3706	0.0000	3.3706			0.0000			0.0000
Off-Road	2.4288	26.3859	16.0530	0.0297		1.2734	1.2734		1.1716	1.1716		2,872.4851	2,872.4851	0.9290		2,895.7106
Total	**2.4288**	**26.3859**	**16.0530**	**0.0297**	**6.5728**	**1.2734**	**7.8462**	**3.3706**	**1.1716**	**4.5421**		**2,872.4851**	**2,872.4851**	**0.9290**		**2,895.7106**

3.4 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2022	6.5825	1.5304	0.0175	0.3952	0.0211	0.4162	0.1083	0.0202	0.1285		1,900.8726	1,900.8726	0.1364		1,904.2836
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0767	0.0544	0.6015	1.6700e-003	0.1677	1.4000e-003	0.1691	0.0445	1.2900e-003	0.0458		166.1131	166.1131	5.2400e-003		166.2440
Total	**0.2789**	**6.6369**	**2.1319**	**0.0192**	**0.5628**	**0.0225**	**0.5853**	**0.1528**	**0.0214**	**0.1742**		**2,066.9857**	**2,066.9857**	**0.1417**		**2,070.5275**

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					2.7803	0.0000	2.7803	1.4258	0.0000	1.4258			0.0000			0.0000
Off-Road	2.4288	26.3859	16.0530	0.0297		1.2734	1.2734		1.1716	1.1716	0.0000	2,872.4851	2,872.4851	0.9290		2,895.7106
Total	**2.4288**	**26.3859**	**16.0530**	**0.0297**	**2.7803**	**1.2734**	**4.0537**	**1.4258**	**1.1716**	**2.5973**	**0.0000**	**2,872.4851**	**2,872.4851**	**0.9290**		**2,895.7106**

3.4 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2022	6.5825	1.5304	0.0175	0.3772	0.0211	0.3983	0.1039	0.0202	0.1241		1,900.8726	1,900.8726	0.1364		1,904.2836
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0767	0.0544	0.6015	1.6700e-003	0.1589	1.4000e-003	0.1603	0.0423	1.2900e-003	0.0436		166.1131	166.1131	5.2400e-003		166.2440
Total	**0.2789**	**6.6369**	**2.1319**	**0.0192**	**0.5361**	**0.0225**	**0.5586**	**0.1462**	**0.0214**	**0.1677**		**2,066.9857**	**2,066.9857**	**0.1417**		**2,070.5275**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503		2,553.0631	2,553.0631	0.6229		2,568.6345
Total	**2.1198**	**19.1860**	**16.8485**	**0.0269**		**1.1171**	**1.1171**		**1.0503**	**1.0503**		**2,553.0631**	**2,553.0631**	**0.6229**		**2,568.6345**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1190	3.4032	0.9836	8.0800e-003	0.2049	0.0163	0.2211	0.0590	0.0156	0.0746		862.2370	862.2370	0.0577		863.6784
Worker	0.5979	0.4241	4.6918	0.0130	1.3078	0.0109	1.3187	0.3468	0.0101	0.3569		1,295.6819	1,295.6819	0.0408		1,296.7028
Total	**0.7169**	**3.8273**	**5.6755**	**0.0211**	**1.5126**	**0.0272**	**1.5399**	**0.4058**	**0.0256**	**0.4315**		**2,157.9189**	**2,157.9189**	**0.0985**		**2,160.3813**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503	0.0000	2,553.0631	2,553.0631	0.6229		2,568.6345
Total	**2.1198**	**19.1860**	**16.8485**	**0.0269**		**1.1171**	**1.1171**		**1.0503**	**1.0503**	**0.0000**	**2,553.0631**	**2,553.0631**	**0.6229**		**2,568.6345**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1190	3.4032	0.9836	8.0800e-003	0.1961	0.0163	0.2124	0.0568	0.0156	0.0724		862.2370	862.2370	0.0577		863.6784
Worker	0.5979	0.4241	4.6918	0.0130	1.2396	0.0109	1.2505	0.3301	0.0101	0.3402		1,295.6819	1,295.6819	0.0408		1,296.7028
Total	**0.7169**	**3.8273**	**5.6755**	**0.0211**	**1.4357**	**0.0272**	**1.4629**	**0.3869**	**0.0256**	**0.4126**		**2,157.9189**	**2,157.9189**	**0.0985**		**2,160.3813**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643
Total	**1.9009**	**17.4321**	**16.5752**	**0.0269**		**0.9586**	**0.9586**		**0.9013**	**0.9013**		**2,553.3639**	**2,553.3639**	**0.6160**		**2,568.7643**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1021	3.1004	0.8985	8.0100e-003	0.2049	6.5600e-003	0.2114	0.0590	6.2700e-003	0.0653		855.5057	855.5057	0.0552		856.8864
Worker	0.5579	0.3816	4.3086	0.0126	1.3078	0.0106	1.3184	0.3468	9.7300e-003	0.3566		1,254.5338	1,254.5338	0.0369		1,255.4567
Total	**0.6600**	**3.4820**	**5.2071**	**0.0206**	**1.5127**	**0.0171**	**1.5298**	**0.4058**	**0.0160**	**0.4218**		**2,110.0395**	**2,110.0395**	**0.0922**		**2,112.3431**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643
Total	**1.9009**	**17.4321**	**16.5752**	**0.0269**		**0.9586**	**0.9586**		**0.9013**	**0.9013**	**0.0000**	**2,553.3639**	**2,553.3639**	**0.6160**		**2,568.7643**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1021	3.1004	0.8985	8.0100e-003	0.1961	6.5600e-003	0.2027	0.0568	6.2700e-003	0.0631		855.5057	855.5057	0.0552		856.8864
Worker	0.5579	0.3816	4.3086	0.0126	1.2396	0.0106	1.2501	0.3301	9.7300e-003	0.3398		1,254.5338	1,254.5338	0.0369		1,255.4567
Total	**0.6600**	**3.4820**	**5.2071**	**0.0206**	**1.4357**	**0.0171**	**1.4528**	**0.3869**	**0.0160**	**0.4029**		**2,110.0395**	**2,110.0395**	**0.0922**		**2,112.3431**

3.6 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2556	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235		2,207.2109	2,207.2109	0.7139		2,225.0573
Paving	0.1769					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.4324**	**12.9191**	**14.6532**	**0.0228**		**0.6777**	**0.6777**		**0.6235**	**0.6235**		**2,207.2109**	**2,207.2109**	**0.7139**		**2,225.0573**

3.6 Paving - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0715	0.0489	0.5524	1.6100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		160.8377	160.8377	4.7300e-003		160.9560
Total	**0.0715**	**0.0489**	**0.5524**	**1.6100e-003**	**0.1677**	**1.3500e-003**	**0.1690**	**0.0445**	**1.2500e-003**	**0.0457**		**160.8377**	**160.8377**	**4.7300e-003**		**160.9560**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2556	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235	0.0000	2,207.2109	2,207.2109	0.7139		2,225.0573
Paving	0.1769					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.4324**	**12.9191**	**14.6532**	**0.0228**		**0.6777**	**0.6777**		**0.6235**	**0.6235**	**0.0000**	**2,207.2109**	**2,207.2109**	**0.7139**		**2,225.0573**

3.6 Paving - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0715	0.0489	0.5524	1.6100e-003	0.1589	1.3500e-003	0.1603	0.0423	1.2500e-003	0.0436		160.8377	160.8377	4.7300e-003		160.9560
Total	**0.0715**	**0.0489**	**0.5524**	**1.6100e-003**	**0.1589**	**1.3500e-003**	**0.1603**	**0.0423**	**1.2500e-003**	**0.0436**		**160.8377**	**160.8377**	**4.7300e-003**		**160.9560**

3.7 Architectural Coating - 2021

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	23.6742					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	**23.8931**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**		**281.4481**	**281.4481**	**0.0193**		**281.9309**

3.7 Architectural Coating - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1097	0.0750	0.8470	2.4800e-003	0.2571	2.0800e-003	0.2592	0.0682	1.9100e-003	0.0701		246.6178	246.6178	7.2600e-003		246.7992
Total	**0.1097**	**0.0750**	**0.8470**	**2.4800e-003**	**0.2571**	**2.0800e-003**	**0.2592**	**0.0682**	**1.9100e-003**	**0.0701**		**246.6178**	**246.6178**	**7.2600e-003**		**246.7992**

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	23.6742					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309
Total	**23.8931**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**	**0.0000**	**281.4481**	**281.4481**	**0.0193**		**281.9309**

3.7 Architectural Coating - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1097	0.0750	0.8470	2.4800e-003	0.2437	2.0800e-003	0.2458	0.0649	1.9100e-003	0.0668		246.6178	246.6178	7.2600e-003		246.7992
Total	**0.1097**	**0.0750**	**0.8470**	**2.4800e-003**	**0.2437**	**2.0800e-003**	**0.2458**	**0.0649**	**1.9100e-003**	**0.0668**		**246.6178**	**246.6178**	**7.2600e-003**		**246.7992**

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	3.1270	8.3243	25.4665	0.0681	5.9112	0.0663	5.9775	1.5787	0.0622	1.6409		7,060.5268	7,060.5268	0.4805		7,072.5393
Unmitigated	3.1270	8.3243	25.4665	0.0681	5.9112	0.0663	5.9775	1.5787	0.0622	1.6409		7,060.5268	7,060.5268	0.4805		7,072.5393

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	310.65	310.65	310.65	1,061,538	1,061,538
Apartments Low Rise	81.75	81.75	81.75	279,352	279,352
General Office Building	38.51	38.51	38.51	124,067	124,067
Parking Lot	0.00	0.00	0.00		
Single Family Housing	387.45	387.45	387.45	1,323,976	1,323,976
Total	818.36	818.36	818.36	2,788,932	2,788,932

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 Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
General Office Building	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Parking Lot	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Single Family Housing	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

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 Low Rise	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	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
Single Family Housing	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		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.2 Energy by Land Use - NaturalGas

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 Low Rise	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	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
Single Family Housing	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		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.5481	0.1076	9.3334	4.9000e-004		0.0516	0.0516		0.0516	0.0516	0.0000	16.7879	16.7879	0.0162	0.0000	17.1928
Unmitigated	3.5481	0.1076	9.3334	4.9000e-004		0.0516	0.0516		0.0516	0.0516	0.0000	16.7879	16.7879	0.0162	0.0000	17.1928

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	0.2594					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.0067					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2820	0.1076	9.3334	4.9000e-004		0.0516	0.0516		0.0516	0.0516		16.7879	16.7879	0.0162		17.1928
Total	**3.5481**	**0.1076**	**9.3334**	**4.9000e-004**		**0.0516**	**0.0516**		**0.0516**	**0.0516**	**0.0000**	**16.7879**	**16.7879**	**0.0162**	**0.0000**	**17.1928**

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	0.2594					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.0067					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2820	0.1076	9.3334	4.9000e-004		0.0516	0.0516		0.0516	0.0516		16.7879	16.7879	0.0162		17.1928
Total	**3.5481**	**0.1076**	**9.3334**	**4.9000e-004**		**0.0516**	**0.0516**		**0.0516**	**0.0516**	**0.0000**	**16.7879**	**16.7879**	**0.0162**	**0.0000**	**17.1928**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Gardner Rosecrans Project update

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	3.95	1000sqft	0.00	3,949.00	0
Parking Lot	2.70	Acre	2.70	117,612.00	0
Apartments Low Rise	57.00	Dwelling Unit	1.10	57,000.00	163
Apartments Low Rise	15.00	Dwelling Unit	0.30	15,000.00	43
Single Family Housing	41.00	Dwelling Unit	1.30	73,800.00	117

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	8			**Operational Year**	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	510.43	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Gardner Rosecrans Project update - Los Angeles-South Coast County, Annual

Project Characteristics - Adjusted per the SCE 2018 Corporate Responsibility and Sustainability Report. The report provides intensity factor of CO2e, the CO2 intensity factor is calculated as 513-25*0.029-298*0.00617=510.43 to avoid double counting.

Land Use - Based on Trip Generation Assessment for Updated Rosecrans Place Project. 57 multi-family(ITE 221), 41 Single-family (ITE 210) live-work space: 15 (ITE 221) and 3,949 GSF (ITE 710), parking includes parking spaceds, drive aisles, and other improvements

Construction Phase - construction, paving, and painting schedules are assumed to overlapp

Trips and VMT -

Demolition - Construction Data Needs 175,000 sq ft of demo

Grading - Construction Data Needs Import 3615 CY

Architectural Coating - Architectural Coating - Rule 1113

Vehicle Trips - Based on revised project traffic study

Woodstoves - no wood burning stoves, no gas to project

Area Coating - low VOC, Rule 1113

Energy Use - No Gas provided to project

Water And Wastewater -

Solid Waste -

Construction Off-road Equipment Mitigation - Rule 403

Area Mitigation - use low VOC

Energy Mitigation - CEC - with solar 53% improvement over 2016

Water Mitigation - low flow fixtures

Waste Mitigation - AB 939 - divert at least 50% of solid waste from landfills

Operational Off-Road Equipment -

Fleet Mix -

Vehicle Emission Factors - EMFAC2017- Los Angeles (SC) 2022, CARB SAFE Rule applied

Vehicle Emission Factors - EMFAC2017- Los Angeles (SC) 2022, CARB SAFE Rule applied

Vehicle Emission Factors - EMFAC2017- Los Angeles (SC) 2022, CARB SAFE Rule applied

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00

Gardner Rosecrans Project update - Los Angeles-South Coast County, Annual

tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	6
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	230.00	270.00
tblConstructionPhase	NumDays	20.00	40.00
tblConstructionPhase	NumDays	20.00	40.00
tblEnergyUse	NT24NG	5,516.00	0.00
tblEnergyUse	NT24NG	0.55	0.00
tblEnergyUse	NT24NG	5,516.00	0.00
tblEnergyUse	T24NG	7,243.59	0.00
tblEnergyUse	T24NG	8.59	0.00
tblEnergyUse	T24NG	20,288.91	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	61.20	0.00
tblFireplaces	NumberGas	34.85	0.00
tblFireplaces	NumberNoFireplace	7.20	0.00

Gardner Rosecrans Project update - Los Angeles-South Coast County, Annual

tblFireplaces	NumberNoFireplace	4.10	0.00
tblFireplaces	NumberWood	3.60	0.00
tblFireplaces	NumberWood	2.05	0.00
tblGrading	MaterialImported	0.00	3,615.00
tblLandUse	LandUseSquareFeet	3,950.00	3,949.00
tblLandUse	LotAcreage	0.09	0.00
tblLandUse	LotAcreage	0.94	0.30
tblLandUse	LotAcreage	3.56	1.10
tblLandUse	LotAcreage	13.31	1.30
tblProjectCharacteristics	CO2IntensityFactor	702.44	510.43
tblVehicleEF	HHD	0.62	0.23
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tblVehicleEF	HHD	0.08	0.00
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tblVehicleEF	HHD	8.7000e-005	1.0000e-006

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tblVehicleEF	HHD	1.6000e-004	0.00
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tblVehicleEF	HHD	0.09	1.0000e-006
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tblVehicleEF	HHD	0.02	0.01
tblVehicleEF	HHD	1.5700e-004	0.00

tblVehicleEF	HHD	1.6000e-004	9.8000e-005
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tblVehicleEF	HHD	0.67	0.22
tblVehicleEF	HHD	0.09	0.08
tblVehicleEF	HHD	0.08	0.00
tblVehicleEF	HHD	3.41	63.46
tblVehicleEF	HHD	1.15	0.58
tblVehicleEF	HHD	3.33	4.1950e-003
tblVehicleEF	HHD	4,305.87	11,640.04
tblVehicleEF	HHD	1,639.83	1,482.70
tblVehicleEF	HHD	10.54	0.04
tblVehicleEF	HHD	19.48	64.96
tblVehicleEF	HHD	3.75	3.54
tblVehicleEF	HHD	19.55	2.07
tblVehicleEF	HHD	0.02	0.04
tblVehicleEF	HHD	0.06	0.06
tblVehicleEF	HHD	0.04	0.04
tblVehicleEF	HHD	0.02	0.03
tblVehicleEF	HHD	8.7000e-005	1.0000e-006
tblVehicleEF	HHD	0.02	0.04
tblVehicleEF	HHD	0.03	0.03
tblVehicleEF	HHD	8.8380e-003	8.8970e-003

tblVehicleEF	HHD	0.01	0.03
tblVehicleEF	HHD	8.0000e-005	1.0000e-006
tblVehicleEF	HHD	1.0300e-004	6.6000e-005
tblVehicleEF	HHD	4.9260e-003	1.3700e-004
tblVehicleEF	HHD	0.66	4.24
tblVehicleEF	HHD	7.7000e-005	4.4000e-005
tblVehicleEF	HHD	0.15	0.08
tblVehicleEF	HHD	4.2900e-004	6.9700e-004
tblVehicleEF	HHD	0.08	1.0000e-006
tblVehicleEF	HHD	0.04	0.11
tblVehicleEF	HHD	0.02	0.01
tblVehicleEF	HHD	1.6000e-004	0.00
tblVehicleEF	HHD	1.0300e-004	6.6000e-005
tblVehicleEF	HHD	4.9260e-003	1.3700e-004
tblVehicleEF	HHD	0.78	4.85
tblVehicleEF	HHD	7.7000e-005	4.4000e-005
tblVehicleEF	HHD	0.25	0.17
tblVehicleEF	HHD	4.2900e-004	6.9700e-004
tblVehicleEF	HHD	0.09	1.0000e-006
tblVehicleEF	LDA	5.3420e-003	3.0240e-003
tblVehicleEF	LDA	5.4040e-003	0.05
tblVehicleEF	LDA	0.66	0.72
tblVehicleEF	LDA	1.15	2.10
tblVehicleEF	LDA	274.33	270.73
tblVehicleEF	LDA	57.08	53.24
tblVehicleEF	LDA	0.05	0.04
tblVehicleEF	LDA	0.07	0.18

tblVehicleEF	LDA	2.1700e-003	1.8010e-003
tblVehicleEF	LDA	2.2660e-003	1.8410e-003
tblVehicleEF	LDA	2.0000e-003	1.6590e-003
tblVehicleEF	LDA	2.0830e-003	1.6930e-003
tblVehicleEF	LDA	0.04	0.25
tblVehicleEF	LDA	0.10	0.10
tblVehicleEF	LDA	0.04	0.23
tblVehicleEF	LDA	0.01	0.01
tblVehicleEF	LDA	0.04	0.21
tblVehicleEF	LDA	0.07	0.22
tblVehicleEF	LDA	2.7480e-003	2.6780e-003
tblVehicleEF	LDA	5.9000e-004	5.2700e-004
tblVehicleEF	LDA	0.04	0.25
tblVehicleEF	LDA	0.10	0.10
tblVehicleEF	LDA	0.04	0.23
tblVehicleEF	LDA	0.02	0.02
tblVehicleEF	LDA	0.04	0.21
tblVehicleEF	LDA	0.08	0.24
tblVehicleEF	LDA	5.6740e-003	3.2280e-003
tblVehicleEF	LDA	4.8010e-003	0.04
tblVehicleEF	LDA	0.72	0.79
tblVehicleEF	LDA	0.98	1.79
tblVehicleEF	LDA	287.10	282.58
tblVehicleEF	LDA	57.08	52.67
tblVehicleEF	LDA	0.05	0.04
tblVehicleEF	LDA	0.06	0.17
tblVehicleEF	LDA	2.1700e-003	1.8010e-003

tblVehicleEF	LDA	2.2660e-003	1.8410e-003
tblVehicleEF	LDA	2.0000e-003	1.6590e-003
tblVehicleEF	LDA	2.0830e-003	1.6930e-003
tblVehicleEF	LDA	0.06	0.38
tblVehicleEF	LDA	0.11	0.10
tblVehicleEF	LDA	0.05	0.33
tblVehicleEF	LDA	0.01	0.01
tblVehicleEF	LDA	0.04	0.20
tblVehicleEF	LDA	0.06	0.20
tblVehicleEF	LDA	2.8760e-003	2.7950e-003
tblVehicleEF	LDA	5.8700e-004	5.2100e-004
tblVehicleEF	LDA	0.06	0.38
tblVehicleEF	LDA	0.11	0.10
tblVehicleEF	LDA	0.05	0.33
tblVehicleEF	LDA	0.02	0.02
tblVehicleEF	LDA	0.04	0.20
tblVehicleEF	LDA	0.07	0.22
tblVehicleEF	LDA	5.2330e-003	2.9600e-003
tblVehicleEF	LDA	5.5300e-003	0.05
tblVehicleEF	LDA	0.63	0.69
tblVehicleEF	LDA	1.19	2.17
tblVehicleEF	LDA	269.66	266.35
tblVehicleEF	LDA	57.08	53.37
tblVehicleEF	LDA	0.05	0.04
tblVehicleEF	LDA	0.07	0.19
tblVehicleEF	LDA	2.1700e-003	1.8010e-003
tblVehicleEF	LDA	2.2660e-003	1.8410e-003

tblVehicleEF	LDA	2.0000e-003	1.6590e-003
tblVehicleEF	LDA	2.0830e-003	1.6930e-003
tblVehicleEF	LDA	0.04	0.24
tblVehicleEF	LDA	0.11	0.11
tblVehicleEF	LDA	0.04	0.22
tblVehicleEF	LDA	0.01	0.01
tblVehicleEF	LDA	0.05	0.24
tblVehicleEF	LDA	0.07	0.23
tblVehicleEF	LDA	2.7010e-003	2.6350e-003
tblVehicleEF	LDA	5.9100e-004	5.2800e-004
tblVehicleEF	LDA	0.04	0.24
tblVehicleEF	LDA	0.11	0.11
tblVehicleEF	LDA	0.04	0.22
tblVehicleEF	LDA	0.02	0.02
tblVehicleEF	LDA	0.05	0.24
tblVehicleEF	LDA	0.08	0.25
tblVehicleEF	LDT1	0.02	7.7270e-003
tblVehicleEF	LDT1	0.01	0.07
tblVehicleEF	LDT1	1.68	1.45
tblVehicleEF	LDT1	2.78	2.27
tblVehicleEF	LDT1	341.15	318.49
tblVehicleEF	LDT1	69.44	63.25
tblVehicleEF	LDT1	0.16	0.12
tblVehicleEF	LDT1	0.16	0.26
tblVehicleEF	LDT1	3.5390e-003	2.7170e-003
tblVehicleEF	LDT1	3.4320e-003	2.6300e-003
tblVehicleEF	LDT1	3.2590e-003	2.5000e-003

tblVehicleEF	LDT1	3.1560e-003	2.4190e-003
tblVehicleEF	LDT1	0.13	0.59
tblVehicleEF	LDT1	0.26	0.20
tblVehicleEF	LDT1	0.11	0.00
tblVehicleEF	LDT1	0.04	0.03
tblVehicleEF	LDT1	0.17	0.69
tblVehicleEF	LDT1	0.19	0.35
tblVehicleEF	LDT1	3.4330e-003	3.1520e-003
tblVehicleEF	LDT1	7.4300e-004	6.2600e-004
tblVehicleEF	LDT1	0.13	0.59
tblVehicleEF	LDT1	0.26	0.20
tblVehicleEF	LDT1	0.11	0.50
tblVehicleEF	LDT1	0.06	0.05
tblVehicleEF	LDT1	0.17	0.69
tblVehicleEF	LDT1	0.21	0.39
tblVehicleEF	LDT1	0.02	8.1770e-003
tblVehicleEF	LDT1	0.01	0.06
tblVehicleEF	LDT1	1.82	1.58
tblVehicleEF	LDT1	2.36	1.93
tblVehicleEF	LDT1	356.02	330.56
tblVehicleEF	LDT1	69.44	62.58
tblVehicleEF	LDT1	0.14	0.10
tblVehicleEF	LDT1	0.15	0.24
tblVehicleEF	LDT1	3.5390e-003	2.7170e-003
tblVehicleEF	LDT1	3.4320e-003	2.6300e-003
tblVehicleEF	LDT1	3.2590e-003	2.5000e-003
tblVehicleEF	LDT1	3.1560e-003	2.4190e-003

tblVehicleEF	LDT1	0.20	0.91
tblVehicleEF	LDT1	0.28	0.21
tblVehicleEF	LDT1	0.15	0.00
tblVehicleEF	LDT1	0.04	0.04
tblVehicleEF	LDT1	0.16	0.64
tblVehicleEF	LDT1	0.17	0.31
tblVehicleEF	LDT1	3.5840e-003	3.2710e-003
tblVehicleEF	LDT1	7.3600e-004	6.1900e-004
tblVehicleEF	LDT1	0.20	0.91
tblVehicleEF	LDT1	0.28	0.21
tblVehicleEF	LDT1	0.15	0.69
tblVehicleEF	LDT1	0.06	0.05
tblVehicleEF	LDT1	0.16	0.64
tblVehicleEF	LDT1	0.18	0.34
tblVehicleEF	LDT1	0.02	7.5820e-003
tblVehicleEF	LDT1	0.01	0.07
tblVehicleEF	LDT1	1.63	1.41
tblVehicleEF	LDT1	2.87	2.35
tblVehicleEF	LDT1	335.69	314.02
tblVehicleEF	LDT1	69.44	63.40
tblVehicleEF	LDT1	0.15	0.12
tblVehicleEF	LDT1	0.16	0.26
tblVehicleEF	LDT1	3.5390e-003	2.7170e-003
tblVehicleEF	LDT1	3.4320e-003	2.6300e-003
tblVehicleEF	LDT1	3.2590e-003	2.5000e-003
tblVehicleEF	LDT1	3.1560e-003	2.4190e-003
tblVehicleEF	LDT1	0.13	0.59

tblVehicleEF	LDT1	0.30	0.22
tblVehicleEF	LDT1	0.10	0.00
tblVehicleEF	LDT1	0.04	0.03
tblVehicleEF	LDT1	0.20	0.82
tblVehicleEF	LDT1	0.20	0.36
tblVehicleEF	LDT1	3.3780e-003	3.1070e-003
tblVehicleEF	LDT1	7.4500e-004	6.2700e-004
tblVehicleEF	LDT1	0.13	0.59
tblVehicleEF	LDT1	0.30	0.22
tblVehicleEF	LDT1	0.10	0.48
tblVehicleEF	LDT1	0.06	0.05
tblVehicleEF	LDT1	0.20	0.82
tblVehicleEF	LDT1	0.21	0.40
tblVehicleEF	LDT2	7.2180e-003	4.9730e-003
tblVehicleEF	LDT2	6.3970e-003	0.07
tblVehicleEF	LDT2	0.84	1.02
tblVehicleEF	LDT2	1.35	2.65
tblVehicleEF	LDT2	381.91	341.21
tblVehicleEF	LDT2	78.07	68.40
tblVehicleEF	LDT2	0.08	0.09
tblVehicleEF	LDT2	0.11	0.28
tblVehicleEF	LDT2	2.1510e-003	1.9110e-003
tblVehicleEF	LDT2	2.3580e-003	1.8940e-003
tblVehicleEF	LDT2	1.9790e-003	1.7590e-003
tblVehicleEF	LDT2	2.1690e-003	1.7420e-003
tblVehicleEF	LDT2	0.04	0.34
tblVehicleEF	LDT2	0.10	0.12

tblVehicleEF	LDT2	0.05	0.35
tblVehicleEF	LDT2	0.02	0.02
tblVehicleEF	LDT2	0.06	0.41
tblVehicleEF	LDT2	0.09	0.31
tblVehicleEF	LDT2	3.8260e-003	3.3760e-003
tblVehicleEF	LDT2	8.0300e-004	6.7700e-004
tblVehicleEF	LDT2	0.04	0.34
tblVehicleEF	LDT2	0.10	0.12
tblVehicleEF	LDT2	0.05	0.35
tblVehicleEF	LDT2	0.03	0.03
tblVehicleEF	LDT2	0.06	0.41
tblVehicleEF	LDT2	0.09	0.34
tblVehicleEF	LDT2	7.6530e-003	5.2910e-003
tblVehicleEF	LDT2	5.6920e-003	0.06
tblVehicleEF	LDT2	0.92	1.12
tblVehicleEF	LDT2	1.15	2.26
tblVehicleEF	LDT2	399.04	353.03
tblVehicleEF	LDT2	78.07	67.67
tblVehicleEF	LDT2	0.07	0.08
tblVehicleEF	LDT2	0.10	0.26
tblVehicleEF	LDT2	2.1510e-003	1.9110e-003
tblVehicleEF	LDT2	2.3580e-003	1.8940e-003
tblVehicleEF	LDT2	1.9790e-003	1.7590e-003
tblVehicleEF	LDT2	2.1690e-003	1.7420e-003
tblVehicleEF	LDT2	0.07	0.53
tblVehicleEF	LDT2	0.10	0.13
tblVehicleEF	LDT2	0.06	0.48

tblVehicleEF	LDT2	0.02	0.02
tblVehicleEF	LDT2	0.06	0.38
tblVehicleEF	LDT2	0.08	0.28
tblVehicleEF	LDT2	3.9980e-003	3.4930e-003
tblVehicleEF	LDT2	8.0000e-004	6.7000e-004
tblVehicleEF	LDT2	0.07	0.53
tblVehicleEF	LDT2	0.10	0.13
tblVehicleEF	LDT2	0.06	0.48
tblVehicleEF	LDT2	0.03	0.03
tblVehicleEF	LDT2	0.06	0.38
tblVehicleEF	LDT2	0.08	0.31
tblVehicleEF	LDT2	7.0750e-003	4.8730e-003
tblVehicleEF	LDT2	6.5470e-003	0.07
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tblVehicleEF	LDT2	78.07	68.57
tblVehicleEF	LDT2	0.08	0.08
tblVehicleEF	LDT2	0.11	0.29
tblVehicleEF	LDT2	2.1510e-003	1.9110e-003
tblVehicleEF	LDT2	2.3580e-003	1.8940e-003
tblVehicleEF	LDT2	1.9790e-003	1.7590e-003
tblVehicleEF	LDT2	2.1690e-003	1.7420e-003
tblVehicleEF	LDT2	0.04	0.33
tblVehicleEF	LDT2	0.11	0.13
tblVehicleEF	LDT2	0.04	0.33
tblVehicleEF	LDT2	0.02	0.02

tblVehicleEF	LDT2	0.07	0.48
tblVehicleEF	LDT2	0.09	0.32
tblVehicleEF	LDT2	3.7630e-003	3.3320e-003
tblVehicleEF	LDT2	8.0400e-004	6.7900e-004
tblVehicleEF	LDT2	0.04	0.33
tblVehicleEF	LDT2	0.11	0.13
tblVehicleEF	LDT2	0.04	0.33
tblVehicleEF	LDT2	0.03	0.03
tblVehicleEF	LDT2	0.07	0.48
tblVehicleEF	LDT2	0.10	0.35
tblVehicleEF	LHD1	5.5970e-003	0.07
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tblVehicleEF	LHD1	0.02	0.01
tblVehicleEF	LHD1	0.15	2.57
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tblVehicleEF	LHD1	2.79	1.00
tblVehicleEF	LHD1	8.92	124.83
tblVehicleEF	LHD1	603.81	667.04
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tblVehicleEF	LHD1	0.07	0.81
tblVehicleEF	LHD1	0.95	0.63
tblVehicleEF	LHD1	1.01	0.30
tblVehicleEF	LHD1	8.2600e-004	0.01
tblVehicleEF	LHD1	0.01	9.6680e-003
tblVehicleEF	LHD1	9.1270e-003	6.2840e-003
tblVehicleEF	LHD1	1.0140e-003	2.5100e-004
tblVehicleEF	LHD1	7.9000e-004	0.01

tblVehicleEF	LHD1	2.5160e-003	2.4170e-003
tblVehicleEF	LHD1	8.7050e-003	5.9830e-003
tblVehicleEF	LHD1	9.3300e-004	2.3100e-004
tblVehicleEF	LHD1	3.1460e-003	0.03
tblVehicleEF	LHD1	0.10	0.07
tblVehicleEF	LHD1	0.02	0.30
tblVehicleEF	LHD1	1.9140e-003	0.02
tblVehicleEF	LHD1	0.06	0.05
tblVehicleEF	LHD1	0.31	0.49
tblVehicleEF	LHD1	0.27	0.07
tblVehicleEF	LHD1	9.0000e-005	1.2110e-003
tblVehicleEF	LHD1	5.9300e-003	6.5150e-003
tblVehicleEF	LHD1	3.8500e-004	1.0900e-004
tblVehicleEF	LHD1	3.1460e-003	0.03
tblVehicleEF	LHD1	0.10	0.07
tblVehicleEF	LHD1	0.02	0.42
tblVehicleEF	LHD1	1.9140e-003	0.02
tblVehicleEF	LHD1	0.08	0.06
tblVehicleEF	LHD1	0.31	0.49
tblVehicleEF	LHD1	0.29	0.08
tblVehicleEF	LHD1	5.5970e-003	0.07
tblVehicleEF	LHD1	0.01	5.7930e-003
tblVehicleEF	LHD1	0.02	0.01
tblVehicleEF	LHD1	0.15	2.57
tblVehicleEF	LHD1	0.85	0.66
tblVehicleEF	LHD1	2.66	0.96
tblVehicleEF	LHD1	8.92	124.83

tblVehicleEF	LHD1	603.81	667.06
tblVehicleEF	LHD1	33.34	10.93
tblVehicleEF	LHD1	0.07	0.81
tblVehicleEF	LHD1	0.89	0.59
tblVehicleEF	LHD1	0.96	0.28
tblVehicleEF	LHD1	8.2600e-004	0.01
tblVehicleEF	LHD1	0.01	9.6680e-003
tblVehicleEF	LHD1	9.1270e-003	6.2840e-003
tblVehicleEF	LHD1	1.0140e-003	2.5100e-004
tblVehicleEF	LHD1	7.9000e-004	0.01
tblVehicleEF	LHD1	2.5160e-003	2.4170e-003
tblVehicleEF	LHD1	8.7050e-003	5.9830e-003
tblVehicleEF	LHD1	9.3300e-004	2.3100e-004
tblVehicleEF	LHD1	4.7100e-003	0.05
tblVehicleEF	LHD1	0.11	0.07
tblVehicleEF	LHD1	0.02	0.30
tblVehicleEF	LHD1	2.6900e-003	0.03
tblVehicleEF	LHD1	0.06	0.05
tblVehicleEF	LHD1	0.30	0.47
tblVehicleEF	LHD1	0.26	0.07
tblVehicleEF	LHD1	9.0000e-005	1.2110e-003
tblVehicleEF	LHD1	5.9310e-003	6.5150e-003
tblVehicleEF	LHD1	3.8300e-004	1.0800e-004
tblVehicleEF	LHD1	4.7100e-003	0.05
tblVehicleEF	LHD1	0.11	0.07
tblVehicleEF	LHD1	0.02	0.42
tblVehicleEF	LHD1	2.6900e-003	0.03

tblVehicleEF	LHD1	0.08	0.06
tblVehicleEF	LHD1	0.30	0.47
tblVehicleEF	LHD1	0.28	0.07
tblVehicleEF	LHD1	5.5970e-003	0.07
tblVehicleEF	LHD1	0.01	5.6460e-003
tblVehicleEF	LHD1	0.02	0.01
tblVehicleEF	LHD1	0.15	2.57
tblVehicleEF	LHD1	0.83	0.64
tblVehicleEF	LHD1	2.81	1.01
tblVehicleEF	LHD1	8.92	124.83
tblVehicleEF	LHD1	603.81	667.03
tblVehicleEF	LHD1	33.34	11.03
tblVehicleEF	LHD1	0.07	0.81
tblVehicleEF	LHD1	0.94	0.62
tblVehicleEF	LHD1	1.01	0.30
tblVehicleEF	LHD1	8.2600e-004	0.01
tblVehicleEF	LHD1	0.01	9.6680e-003
tblVehicleEF	LHD1	9.1270e-003	6.2840e-003
tblVehicleEF	LHD1	1.0140e-003	2.5100e-004
tblVehicleEF	LHD1	7.9000e-004	0.01
tblVehicleEF	LHD1	2.5160e-003	2.4170e-003
tblVehicleEF	LHD1	8.7050e-003	5.9830e-003
tblVehicleEF	LHD1	9.3300e-004	2.3100e-004
tblVehicleEF	LHD1	3.3080e-003	0.04
tblVehicleEF	LHD1	0.12	0.08
tblVehicleEF	LHD1	0.02	0.30
tblVehicleEF	LHD1	1.8850e-003	0.02

tblVehicleEF	LHD1	0.06	0.05
tblVehicleEF	LHD1	0.33	0.53
tblVehicleEF	LHD1	0.27	0.07
tblVehicleEF	LHD1	9.0000e-005	1.2110e-003
tblVehicleEF	LHD1	5.9300e-003	6.5150e-003
tblVehicleEF	LHD1	3.8600e-004	1.0900e-004
tblVehicleEF	LHD1	3.3080e-003	0.04
tblVehicleEF	LHD1	0.12	0.08
tblVehicleEF	LHD1	0.02	0.42
tblVehicleEF	LHD1	1.8850e-003	0.02
tblVehicleEF	LHD1	0.08	0.06
tblVehicleEF	LHD1	0.33	0.53
tblVehicleEF	LHD1	0.29	0.08
tblVehicleEF	LHD2	4.0020e-003	0.05
tblVehicleEF	LHD2	4.2980e-003	3.9460e-003
tblVehicleEF	LHD2	8.5190e-003	9.2520e-003
tblVehicleEF	LHD2	0.13	1.96
tblVehicleEF	LHD2	0.34	0.44
tblVehicleEF	LHD2	1.37	0.63
tblVehicleEF	LHD2	13.57	183.87
tblVehicleEF	LHD2	617.83	668.37
tblVehicleEF	LHD2	27.88	7.95
tblVehicleEF	LHD2	0.09	1.21
tblVehicleEF	LHD2	0.65	0.81
tblVehicleEF	LHD2	0.55	0.19
tblVehicleEF	LHD2	1.1620e-003	0.02
tblVehicleEF	LHD2	0.01	0.01

tblVehicleEF	LHD2	8.8510e-003	9.8680e-003
tblVehicleEF	LHD2	4.6900e-004	1.3400e-004
tblVehicleEF	LHD2	1.1110e-003	0.02
tblVehicleEF	LHD2	2.6540e-003	2.6300e-003
tblVehicleEF	LHD2	8.4540e-003	9.4240e-003
tblVehicleEF	LHD2	4.3100e-004	1.2400e-004
tblVehicleEF	LHD2	1.1380e-003	0.02
tblVehicleEF	LHD2	0.04	0.04
tblVehicleEF	LHD2	0.01	0.23
tblVehicleEF	LHD2	7.4500e-004	0.01
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.08	0.29
tblVehicleEF	LHD2	0.11	0.05
tblVehicleEF	LHD2	1.3300e-004	1.7610e-003
tblVehicleEF	LHD2	6.0210e-003	6.4710e-003
tblVehicleEF	LHD2	3.0400e-004	7.9000e-005
tblVehicleEF	LHD2	1.1380e-003	0.02
tblVehicleEF	LHD2	0.04	0.04
tblVehicleEF	LHD2	0.02	0.31
tblVehicleEF	LHD2	7.4500e-004	0.01
tblVehicleEF	LHD2	0.05	0.06
tblVehicleEF	LHD2	0.08	0.29
tblVehicleEF	LHD2	0.13	0.05
tblVehicleEF	LHD2	4.0020e-003	0.05
tblVehicleEF	LHD2	4.3570e-003	3.9910e-003
tblVehicleEF	LHD2	8.2260e-003	8.9380e-003
tblVehicleEF	LHD2	0.13	1.96

tblVehicleEF	LHD2	0.35	0.44
tblVehicleEF	LHD2	1.31	0.61
tblVehicleEF	LHD2	13.57	183.87
tblVehicleEF	LHD2	617.83	668.38
tblVehicleEF	LHD2	27.88	7.90
tblVehicleEF	LHD2	0.09	1.21
tblVehicleEF	LHD2	0.61	0.76
tblVehicleEF	LHD2	0.53	0.19
tblVehicleEF	LHD2	1.1620e-003	0.02
tblVehicleEF	LHD2	0.01	0.01
tblVehicleEF	LHD2	8.8510e-003	9.8680e-003
tblVehicleEF	LHD2	4.6900e-004	1.3400e-004
tblVehicleEF	LHD2	1.1110e-003	0.02
tblVehicleEF	LHD2	2.6540e-003	2.6300e-003
tblVehicleEF	LHD2	8.4540e-003	9.4240e-003
tblVehicleEF	LHD2	4.3100e-004	1.2400e-004
tblVehicleEF	LHD2	1.6960e-003	0.03
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.01	0.23
tblVehicleEF	LHD2	1.0400e-003	0.02
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.08	0.28
tblVehicleEF	LHD2	0.11	0.04
tblVehicleEF	LHD2	1.3300e-004	1.7610e-003
tblVehicleEF	LHD2	6.0210e-003	6.4710e-003
tblVehicleEF	LHD2	3.0300e-004	7.8000e-005
tblVehicleEF	LHD2	1.6960e-003	0.03

tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.02	0.31
tblVehicleEF	LHD2	1.0400e-003	0.02
tblVehicleEF	LHD2	0.05	0.06
tblVehicleEF	LHD2	0.08	0.28
tblVehicleEF	LHD2	0.12	0.05
tblVehicleEF	LHD2	4.0020e-003	0.05
tblVehicleEF	LHD2	4.2820e-003	3.9330e-003
tblVehicleEF	LHD2	8.5780e-003	9.3200e-003
tblVehicleEF	LHD2	0.13	1.96
tblVehicleEF	LHD2	0.34	0.43
tblVehicleEF	LHD2	1.38	0.64
tblVehicleEF	LHD2	13.57	183.87
tblVehicleEF	LHD2	617.83	668.37
tblVehicleEF	LHD2	27.88	7.96
tblVehicleEF	LHD2	0.09	1.21
tblVehicleEF	LHD2	0.64	0.80
tblVehicleEF	LHD2	0.56	0.20
tblVehicleEF	LHD2	1.1620e-003	0.02
tblVehicleEF	LHD2	0.01	0.01
tblVehicleEF	LHD2	8.8510e-003	9.8680e-003
tblVehicleEF	LHD2	4.6900e-004	1.3400e-004
tblVehicleEF	LHD2	1.1110e-003	0.02
tblVehicleEF	LHD2	2.6540e-003	2.6300e-003
tblVehicleEF	LHD2	8.4540e-003	9.4240e-003
tblVehicleEF	LHD2	4.3100e-004	1.2400e-004
tblVehicleEF	LHD2	1.1610e-003	0.02

tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.01	0.23
tblVehicleEF	LHD2	7.2300e-004	0.01
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.09	0.32
tblVehicleEF	LHD2	0.12	0.05
tblVehicleEF	LHD2	1.3300e-004	1.7610e-003
tblVehicleEF	LHD2	6.0210e-003	6.4710e-003
tblVehicleEF	LHD2	3.0400e-004	7.9000e-005
tblVehicleEF	LHD2	1.1610e-003	0.02
tblVehicleEF	LHD2	0.04	0.05
tblVehicleEF	LHD2	0.02	0.31
tblVehicleEF	LHD2	7.2300e-004	0.01
tblVehicleEF	LHD2	0.05	0.06
tblVehicleEF	LHD2	0.09	0.32
tblVehicleEF	LHD2	0.13	0.05
tblVehicleEF	MCY	0.54	0.38
tblVehicleEF	MCY	0.15	0.23
tblVehicleEF	MCY	18.94	19.11
tblVehicleEF	MCY	9.66	8.52
tblVehicleEF	MCY	188.92	223.68
tblVehicleEF	MCY	44.52	59.56
tblVehicleEF	MCY	1.13	1.13
tblVehicleEF	MCY	0.31	0.26
tblVehicleEF	MCY	2.4360e-003	2.4430e-003
tblVehicleEF	MCY	3.8630e-003	3.2940e-003
tblVehicleEF	MCY	2.2770e-003	2.2830e-003

tblVehicleEF	MCY	3.6360e-003	3.1000e-003
tblVehicleEF	MCY	1.06	2.16
tblVehicleEF	MCY	0.63	0.65
tblVehicleEF	MCY	0.65	1.33
tblVehicleEF	MCY	2.60	2.61
tblVehicleEF	MCY	0.60	1.98
tblVehicleEF	MCY	2.05	1.81
tblVehicleEF	MCY	2.2780e-003	2.2130e-003
tblVehicleEF	MCY	6.6300e-004	5.8900e-004
tblVehicleEF	MCY	1.06	2.16
tblVehicleEF	MCY	0.63	0.65
tblVehicleEF	MCY	0.65	1.33
tblVehicleEF	MCY	3.23	3.25
tblVehicleEF	MCY	0.60	1.98
tblVehicleEF	MCY	2.23	1.97
tblVehicleEF	MCY	0.53	0.37
tblVehicleEF	MCY	0.13	0.21
tblVehicleEF	MCY	18.24	18.37
tblVehicleEF	MCY	8.82	7.76
tblVehicleEF	MCY	188.92	222.28
tblVehicleEF	MCY	44.52	57.67
tblVehicleEF	MCY	0.99	0.99
tblVehicleEF	MCY	0.29	0.25
tblVehicleEF	MCY	2.4360e-003	2.4430e-003
tblVehicleEF	MCY	3.8630e-003	3.2940e-003
tblVehicleEF	MCY	2.2770e-003	2.2830e-003
tblVehicleEF	MCY	3.6360e-003	3.1000e-003

tblVehicleEF	MCY	1.73	3.44
tblVehicleEF	MCY	0.70	0.71
tblVehicleEF	MCY	1.07	2.13
tblVehicleEF	MCY	2.54	2.55
tblVehicleEF	MCY	0.56	1.86
tblVehicleEF	MCY	1.83	1.61
tblVehicleEF	MCY	2.2650e-003	2.2000e-003
tblVehicleEF	MCY	6.4300e-004	5.7100e-004
tblVehicleEF	MCY	1.73	3.44
tblVehicleEF	MCY	0.70	0.71
tblVehicleEF	MCY	1.07	2.13
tblVehicleEF	MCY	3.16	3.17
tblVehicleEF	MCY	0.56	1.86
tblVehicleEF	MCY	1.99	1.75
tblVehicleEF	MCY	0.54	0.38
tblVehicleEF	MCY	0.15	0.24
tblVehicleEF	MCY	19.04	19.25
tblVehicleEF	MCY	9.80	8.66
tblVehicleEF	MCY	188.92	223.96
tblVehicleEF	MCY	44.52	59.94
tblVehicleEF	MCY	1.11	1.11
tblVehicleEF	MCY	0.31	0.27
tblVehicleEF	MCY	2.4360e-003	2.4430e-003
tblVehicleEF	MCY	3.8630e-003	3.2940e-003
tblVehicleEF	MCY	2.2770e-003	2.2830e-003
tblVehicleEF	MCY	3.6360e-003	3.1000e-003
tblVehicleEF	MCY	1.16	2.35

tblVehicleEF	MCY	0.82	0.84
tblVehicleEF	MCY	0.62	1.27
tblVehicleEF	MCY	2.61	2.63
tblVehicleEF	MCY	0.69	2.28
tblVehicleEF	MCY	2.09	1.86
tblVehicleEF	MCY	2.2800e-003	2.2160e-003
tblVehicleEF	MCY	6.6700e-004	5.9300e-004
tblVehicleEF	MCY	1.16	2.35
tblVehicleEF	MCY	0.82	0.84
tblVehicleEF	MCY	0.62	1.27
tblVehicleEF	MCY	3.25	3.26
tblVehicleEF	MCY	0.69	2.28
tblVehicleEF	MCY	2.28	2.02
tblVehicleEF	MDV	0.01	6.5350e-003
tblVehicleEF	MDV	0.01	0.08
tblVehicleEF	MDV	1.33	1.22
tblVehicleEF	MDV	2.48	3.10
tblVehicleEF	MDV	512.22	418.83
tblVehicleEF	MDV	103.14	83.02
tblVehicleEF	MDV	0.15	0.11
tblVehicleEF	MDV	0.22	0.34
tblVehicleEF	MDV	2.3560e-003	2.0880e-003
tblVehicleEF	MDV	2.5140e-003	2.0600e-003
tblVehicleEF	MDV	2.1720e-003	1.9250e-003
tblVehicleEF	MDV	2.3120e-003	1.8940e-003
tblVehicleEF	MDV	0.07	0.39
tblVehicleEF	MDV	0.15	0.14

tblVehicleEF	MDV	0.07	0.41
tblVehicleEF	MDV	0.03	0.03
tblVehicleEF	MDV	0.09	0.43
tblVehicleEF	MDV	0.19	0.40
tblVehicleEF	MDV	5.1310e-003	4.1410e-003
tblVehicleEF	MDV	1.0750e-003	8.2200e-004
tblVehicleEF	MDV	0.07	0.39
tblVehicleEF	MDV	0.15	0.14
tblVehicleEF	MDV	0.07	0.41
tblVehicleEF	MDV	0.05	0.04
tblVehicleEF	MDV	0.09	0.43
tblVehicleEF	MDV	0.21	0.44
tblVehicleEF	MDV	0.01	6.9310e-003
tblVehicleEF	MDV	0.01	0.07
tblVehicleEF	MDV	1.45	1.32
tblVehicleEF	MDV	2.12	2.63
tblVehicleEF	MDV	534.67	431.21
tblVehicleEF	MDV	103.14	82.13
tblVehicleEF	MDV	0.13	0.10
tblVehicleEF	MDV	0.20	0.32
tblVehicleEF	MDV	2.3560e-003	2.0880e-003
tblVehicleEF	MDV	2.5140e-003	2.0600e-003
tblVehicleEF	MDV	2.1720e-003	1.9250e-003
tblVehicleEF	MDV	2.3120e-003	1.8940e-003
tblVehicleEF	MDV	0.10	0.60
tblVehicleEF	MDV	0.16	0.14
tblVehicleEF	MDV	0.10	0.57

tblVehicleEF	MDV	0.04	0.03
tblVehicleEF	MDV	0.08	0.40
tblVehicleEF	MDV	0.17	0.36
tblVehicleEF	MDV	5.3570e-003	4.2630e-003
tblVehicleEF	MDV	1.0680e-003	8.1300e-004
tblVehicleEF	MDV	0.10	0.60
tblVehicleEF	MDV	0.16	0.14
tblVehicleEF	MDV	0.10	0.57
tblVehicleEF	MDV	0.05	0.04
tblVehicleEF	MDV	0.08	0.40
tblVehicleEF	MDV	0.18	0.39
tblVehicleEF	MDV	0.01	6.4070e-003
tblVehicleEF	MDV	0.01	0.08
tblVehicleEF	MDV	1.29	1.18
tblVehicleEF	MDV	2.56	3.21
tblVehicleEF	MDV	503.99	414.25
tblVehicleEF	MDV	103.14	83.22
tblVehicleEF	MDV	0.14	0.11
tblVehicleEF	MDV	0.22	0.35
tblVehicleEF	MDV	2.3560e-003	2.0880e-003
tblVehicleEF	MDV	2.5140e-003	2.0600e-003
tblVehicleEF	MDV	2.1720e-003	1.9250e-003
tblVehicleEF	MDV	2.3120e-003	1.8940e-003
tblVehicleEF	MDV	0.06	0.37
tblVehicleEF	MDV	0.16	0.15
tblVehicleEF	MDV	0.07	0.39
tblVehicleEF	MDV	0.03	0.03

tblVehicleEF	MDV	0.10	0.50
tblVehicleEF	MDV	0.19	0.41
tblVehicleEF	MDV	5.0480e-003	4.0950e-003
tblVehicleEF	MDV	1.0760e-003	8.2400e-004
tblVehicleEF	MDV	0.06	0.37
tblVehicleEF	MDV	0.16	0.15
tblVehicleEF	MDV	0.07	0.39
tblVehicleEF	MDV	0.05	0.04
tblVehicleEF	MDV	0.10	0.50
tblVehicleEF	MDV	0.21	0.45
tblVehicleEF	MH	0.03	0.01
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	2.24	1.19
tblVehicleEF	MH	5.78	2.12
tblVehicleEF	MH	1,130.03	1,500.13
tblVehicleEF	MH	60.43	19.21
tblVehicleEF	MH	1.08	1.09
tblVehicleEF	MH	0.80	0.25
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.1280e-003	2.8100e-004
tblVehicleEF	MH	3.2020e-003	3.2440e-003
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.0370e-003	2.5900e-004
tblVehicleEF	MH	0.95	0.08
tblVehicleEF	MH	0.07	0.06
tblVehicleEF	MH	0.41	0.03

tblVehicleEF	MH	0.09	0.06
tblVehicleEF	MH	0.02	1.43
tblVehicleEF	MH	0.33	0.09
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	7.0500e-004	1.9000e-004
tblVehicleEF	MH	0.95	0.08
tblVehicleEF	MH	0.07	0.06
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tblVehicleEF	MH	0.12	0.08
tblVehicleEF	MH	0.02	1.43
tblVehicleEF	MH	0.36	0.10
tblVehicleEF	MH	0.03	0.01
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	2.30	1.22
tblVehicleEF	MH	5.44	2.01
tblVehicleEF	MH	1,130.03	1,500.18
tblVehicleEF	MH	60.43	19.01
tblVehicleEF	MH	0.99	1.01
tblVehicleEF	MH	0.76	0.24
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.1280e-003	2.8100e-004
tblVehicleEF	MH	3.2020e-003	3.2440e-003
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.0370e-003	2.5900e-004
tblVehicleEF	MH	1.41	0.12
tblVehicleEF	MH	0.07	0.06

tblVehicleEF	MH	0.58	0.05
tblVehicleEF	MH	0.09	0.06
tblVehicleEF	MH	0.02	1.40
tblVehicleEF	MH	0.31	0.09
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	6.9900e-004	1.8800e-004
tblVehicleEF	MH	1.41	0.12
tblVehicleEF	MH	0.07	0.06
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tblVehicleEF	MH	0.12	0.08
tblVehicleEF	MH	0.02	1.40
tblVehicleEF	MH	0.34	0.10
tblVehicleEF	MH	0.03	9.9860e-003
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	2.22	1.19
tblVehicleEF	MH	5.83	2.15
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tblVehicleEF	MH	60.43	19.25
tblVehicleEF	MH	1.06	1.07
tblVehicleEF	MH	0.80	0.25
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.1280e-003	2.8100e-004
tblVehicleEF	MH	3.2020e-003	3.2440e-003
tblVehicleEF	MH	0.02	0.02
tblVehicleEF	MH	1.0370e-003	2.5900e-004
tblVehicleEF	MH	1.08	0.09

tblVehicleEF	MH	0.08	0.07
tblVehicleEF	MH	0.42	0.04
tblVehicleEF	MH	0.08	0.06
tblVehicleEF	MH	0.02	1.51
tblVehicleEF	MH	0.33	0.10
tblVehicleEF	MH	0.01	0.01
tblVehicleEF	MH	7.0600e-004	1.9000e-004
tblVehicleEF	MH	1.08	0.09
tblVehicleEF	MH	0.08	0.07
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tblVehicleEF	MH	0.12	0.08
tblVehicleEF	MH	0.02	1.51
tblVehicleEF	MH	0.36	0.10
tblVehicleEF	MHD	0.02	0.05
tblVehicleEF	MHD	4.8560e-003	4.6020e-003
tblVehicleEF	MHD	0.05	6.4140e-003
tblVehicleEF	MHD	0.37	4.35
tblVehicleEF	MHD	0.37	0.47
tblVehicleEF	MHD	6.14	0.74
tblVehicleEF	MHD	132.92	793.41
tblVehicleEF	MHD	1,150.98	1,070.87
tblVehicleEF	MHD	63.58	6.26
tblVehicleEF	MHD	0.49	5.70
tblVehicleEF	MHD	1.14	1.63
tblVehicleEF	MHD	9.96	1.49
tblVehicleEF	MHD	2.4800e-004	0.01
tblVehicleEF	MHD	5.1090e-003	0.03

tblVehicleEF	MHD	8.4300e-004	7.1000e-005
tblVehicleEF	MHD	2.3800e-004	0.01
tblVehicleEF	MHD	4.8830e-003	0.03
tblVehicleEF	MHD	7.7600e-004	6.5000e-005
tblVehicleEF	MHD	1.1350e-003	6.8760e-003
tblVehicleEF	MHD	0.05	0.01
tblVehicleEF	MHD	0.03	0.24
tblVehicleEF	MHD	7.4200e-004	4.4300e-003
tblVehicleEF	MHD	0.05	0.06
tblVehicleEF	MHD	0.02	0.07
tblVehicleEF	MHD	0.37	0.03
tblVehicleEF	MHD	1.2810e-003	7.5350e-003
tblVehicleEF	MHD	0.01	0.01
tblVehicleEF	MHD	7.4300e-004	6.2000e-005
tblVehicleEF	MHD	1.1350e-003	6.8760e-003
tblVehicleEF	MHD	0.05	0.01
tblVehicleEF	MHD	0.04	0.33
tblVehicleEF	MHD	7.4200e-004	4.4300e-003
tblVehicleEF	MHD	0.05	0.07
tblVehicleEF	MHD	0.02	0.07
tblVehicleEF	MHD	0.41	0.04
tblVehicleEF	MHD	0.02	0.04
tblVehicleEF	MHD	4.9280e-003	4.6540e-003
tblVehicleEF	MHD	0.05	6.1820e-003
tblVehicleEF	MHD	0.27	3.60
tblVehicleEF	MHD	0.38	0.48
tblVehicleEF	MHD	5.83	0.70

tblVehicleEF	MHD	140.78	802.65
tblVehicleEF	MHD	1,150.98	1,070.88
tblVehicleEF	MHD	63.58	6.20
tblVehicleEF	MHD	0.51	5.70
tblVehicleEF	MHD	1.08	1.54
tblVehicleEF	MHD	9.92	1.49
tblVehicleEF	MHD	2.0900e-004	0.01
tblVehicleEF	MHD	5.1090e-003	0.03
tblVehicleEF	MHD	8.4300e-004	7.1000e-005
tblVehicleEF	MHD	2.0000e-004	0.01
tblVehicleEF	MHD	4.8830e-003	0.03
tblVehicleEF	MHD	7.7600e-004	6.5000e-005
tblVehicleEF	MHD	1.7000e-003	0.01
tblVehicleEF	MHD	0.05	0.01
tblVehicleEF	MHD	0.02	0.23
tblVehicleEF	MHD	1.0480e-003	6.2250e-003
tblVehicleEF	MHD	0.05	0.06
tblVehicleEF	MHD	0.02	0.07
tblVehicleEF	MHD	0.36	0.03
tblVehicleEF	MHD	1.3550e-003	7.6240e-003
tblVehicleEF	MHD	0.01	0.01
tblVehicleEF	MHD	7.3800e-004	6.1000e-005
tblVehicleEF	MHD	1.7000e-003	0.01
tblVehicleEF	MHD	0.05	0.01
tblVehicleEF	MHD	0.03	0.31
tblVehicleEF	MHD	1.0480e-003	6.2250e-003
tblVehicleEF	MHD	0.06	0.07

tblVehicleEF	MHD	0.02	0.07
tblVehicleEF	MHD	0.39	0.04
tblVehicleEF	MHD	0.02	0.05
tblVehicleEF	MHD	4.8360e-003	4.5850e-003
tblVehicleEF	MHD	0.05	6.4570e-003
tblVehicleEF	MHD	0.52	5.41
tblVehicleEF	MHD	0.37	0.47
tblVehicleEF	MHD	6.20	0.75
tblVehicleEF	MHD	122.05	780.59
tblVehicleEF	MHD	1,150.98	1,070.87
tblVehicleEF	MHD	63.58	6.28
tblVehicleEF	MHD	0.47	5.69
tblVehicleEF	MHD	1.12	1.60
tblVehicleEF	MHD	9.97	1.49
tblVehicleEF	MHD	3.0200e-004	0.02
tblVehicleEF	MHD	5.1090e-003	0.03
tblVehicleEF	MHD	8.4300e-004	7.1000e-005
tblVehicleEF	MHD	2.8900e-004	0.01
tblVehicleEF	MHD	4.8830e-003	0.03
tblVehicleEF	MHD	7.7600e-004	6.5000e-005
tblVehicleEF	MHD	1.1690e-003	7.1220e-003
tblVehicleEF	MHD	0.05	0.02
tblVehicleEF	MHD	0.03	0.25
tblVehicleEF	MHD	7.2400e-004	4.3330e-003
tblVehicleEF	MHD	0.05	0.06
tblVehicleEF	MHD	0.02	0.08
tblVehicleEF	MHD	0.38	0.03

tblVehicleEF	MHD	1.1790e-003	7.4120e-003
tblVehicleEF	MHD	0.01	0.01
tblVehicleEF	MHD	7.4400e-004	6.2000e-005
tblVehicleEF	MHD	1.1690e-003	7.1220e-003
tblVehicleEF	MHD	0.05	0.02
tblVehicleEF	MHD	0.04	0.34
tblVehicleEF	MHD	7.2400e-004	4.3330e-003
tblVehicleEF	MHD	0.05	0.07
tblVehicleEF	MHD	0.02	0.08
tblVehicleEF	MHD	0.41	0.04
tblVehicleEF	OBUS	0.01	0.11
tblVehicleEF	OBUS	7.7220e-003	6.9630e-003
tblVehicleEF	OBUS	0.03	0.01
tblVehicleEF	OBUS	0.28	10.50
tblVehicleEF	OBUS	0.53	0.78
tblVehicleEF	OBUS	5.41	1.35
tblVehicleEF	OBUS	112.13	1,852.54
tblVehicleEF	OBUS	1,260.49	1,391.50
tblVehicleEF	OBUS	67.92	10.84
tblVehicleEF	OBUS	0.51	9.61
tblVehicleEF	OBUS	1.55	1.57
tblVehicleEF	OBUS	2.60	1.25
tblVehicleEF	OBUS	1.1400e-004	0.02
tblVehicleEF	OBUS	7.4300e-003	0.02
tblVehicleEF	OBUS	8.0700e-004	1.1100e-004
tblVehicleEF	OBUS	1.0900e-004	0.02
tblVehicleEF	OBUS	7.0930e-003	0.02

tblVehicleEF	OBUS	7.4200e-004	1.0200e-004
tblVehicleEF	OBUS	1.4340e-003	0.02
tblVehicleEF	OBUS	0.02	0.01
tblVehicleEF	OBUS	0.04	0.91
tblVehicleEF	OBUS	7.6800e-004	0.01
tblVehicleEF	OBUS	0.06	0.06
tblVehicleEF	OBUS	0.04	0.15
tblVehicleEF	OBUS	0.34	0.06
tblVehicleEF	OBUS	1.0820e-003	0.02
tblVehicleEF	OBUS	0.01	0.01
tblVehicleEF	OBUS	7.7400e-004	1.0700e-004
tblVehicleEF	OBUS	1.4340e-003	0.02
tblVehicleEF	OBUS	0.02	0.01
tblVehicleEF	OBUS	0.05	1.14
tblVehicleEF	OBUS	7.6800e-004	0.01
tblVehicleEF	OBUS	0.08	0.08
tblVehicleEF	OBUS	0.04	0.15
tblVehicleEF	OBUS	0.37	0.07
tblVehicleEF	OBUS	0.01	0.11
tblVehicleEF	OBUS	7.8490e-003	7.0850e-003
tblVehicleEF	OBUS	0.03	0.01
tblVehicleEF	OBUS	0.27	10.21
tblVehicleEF	OBUS	0.54	0.80
tblVehicleEF	OBUS	5.11	1.28
tblVehicleEF	OBUS	117.81	1,849.71
tblVehicleEF	OBUS	1,260.49	1,391.52
tblVehicleEF	OBUS	67.92	10.72

tblVehicleEF	OBUS	0.53	9.41
tblVehicleEF	OBUS	1.46	1.48
tblVehicleEF	OBUS	2.57	1.25
tblVehicleEF	OBUS	9.6000e-005	0.01
tblVehicleEF	OBUS	7.4300e-003	0.02
tblVehicleEF	OBUS	8.0700e-004	1.1100e-004
tblVehicleEF	OBUS	9.2000e-005	0.01
tblVehicleEF	OBUS	7.0930e-003	0.02
tblVehicleEF	OBUS	7.4200e-004	1.0200e-004
tblVehicleEF	OBUS	2.1010e-003	0.03
tblVehicleEF	OBUS	0.02	0.01
tblVehicleEF	OBUS	0.04	0.93
tblVehicleEF	OBUS	1.0830e-003	0.01
tblVehicleEF	OBUS	0.06	0.06
tblVehicleEF	OBUS	0.04	0.15
tblVehicleEF	OBUS	0.32	0.06
tblVehicleEF	OBUS	1.1360e-003	0.02
tblVehicleEF	OBUS	0.01	0.01
tblVehicleEF	OBUS	7.6900e-004	1.0600e-004
tblVehicleEF	OBUS	2.1010e-003	0.03
tblVehicleEF	OBUS	0.02	0.01
tblVehicleEF	OBUS	0.05	1.16
tblVehicleEF	OBUS	1.0830e-003	0.01
tblVehicleEF	OBUS	0.08	0.08
tblVehicleEF	OBUS	0.04	0.15
tblVehicleEF	OBUS	0.35	0.07
tblVehicleEF	OBUS	0.01	0.11

tblVehicleEF	OBUS	7.6880e-003	6.9290e-003
tblVehicleEF	OBUS	0.03	0.01
tblVehicleEF	OBUS	0.30	10.91
tblVehicleEF	OBUS	0.53	0.78
tblVehicleEF	OBUS	5.47	1.36
tblVehicleEF	OBUS	104.30	1,856.45
tblVehicleEF	OBUS	1,260.49	1,391.49
tblVehicleEF	OBUS	67.92	10.87
tblVehicleEF	OBUS	0.49	9.90
tblVehicleEF	OBUS	1.52	1.55
tblVehicleEF	OBUS	2.61	1.25
tblVehicleEF	OBUS	1.3900e-004	0.02
tblVehicleEF	OBUS	7.4300e-003	0.02
tblVehicleEF	OBUS	8.0700e-004	1.1100e-004
tblVehicleEF	OBUS	1.3300e-004	0.02
tblVehicleEF	OBUS	7.0930e-003	0.02
tblVehicleEF	OBUS	7.4200e-004	1.0200e-004
tblVehicleEF	OBUS	1.4690e-003	0.02
tblVehicleEF	OBUS	0.02	0.01
tblVehicleEF	OBUS	0.04	0.89
tblVehicleEF	OBUS	7.4700e-004	0.01
tblVehicleEF	OBUS	0.06	0.06
tblVehicleEF	OBUS	0.04	0.16
tblVehicleEF	OBUS	0.34	0.07
tblVehicleEF	OBUS	1.0070e-003	0.02
tblVehicleEF	OBUS	0.01	0.01
tblVehicleEF	OBUS	7.7500e-004	1.0800e-004

tblVehicleEF	OBUS	1.4690e-003	0.02
tblVehicleEF	OBUS	0.02	0.01
tblVehicleEF	OBUS	0.06	1.11
tblVehicleEF	OBUS	7.4700e-004	0.01
tblVehicleEF	OBUS	0.08	0.08
tblVehicleEF	OBUS	0.04	0.16
tblVehicleEF	OBUS	0.37	0.07
tblVehicleEF	SBUS	0.84	0.82
tblVehicleEF	SBUS	0.01	7.0600e-003
tblVehicleEF	SBUS	0.06	0.02
tblVehicleEF	SBUS	8.15	31.99
tblVehicleEF	SBUS	0.72	0.60
tblVehicleEF	SBUS	7.31	2.59
tblVehicleEF	SBUS	1,121.00	3,276.57
tblVehicleEF	SBUS	1,079.30	1,100.97
tblVehicleEF	SBUS	55.06	15.89
tblVehicleEF	SBUS	9.20	27.45
tblVehicleEF	SBUS	4.17	4.65
tblVehicleEF	SBUS	12.12	0.83
tblVehicleEF	SBUS	9.3410e-003	0.03
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	0.02	0.03
tblVehicleEF	SBUS	8.1500e-004	1.5300e-004
tblVehicleEF	SBUS	8.9370e-003	0.03
tblVehicleEF	SBUS	2.6670e-003	2.6630e-003
tblVehicleEF	SBUS	0.02	0.03
tblVehicleEF	SBUS	7.5000e-004	1.4100e-004

tblVehicleEF	SBUS	3.3650e-003	0.01
tblVehicleEF	SBUS	0.03	0.02
tblVehicleEF	SBUS	0.97	3.76
tblVehicleEF	SBUS	1.7650e-003	5.8530e-003
tblVehicleEF	SBUS	0.10	0.09
tblVehicleEF	SBUS	0.01	0.15
tblVehicleEF	SBUS	0.38	0.11
tblVehicleEF	SBUS	0.01	0.03
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	6.7700e-004	1.5700e-004
tblVehicleEF	SBUS	3.3650e-003	0.01
tblVehicleEF	SBUS	0.03	0.02
tblVehicleEF	SBUS	1.40	5.43
tblVehicleEF	SBUS	1.7650e-003	5.8530e-003
tblVehicleEF	SBUS	0.13	0.11
tblVehicleEF	SBUS	0.01	0.15
tblVehicleEF	SBUS	0.42	0.12
tblVehicleEF	SBUS	0.84	0.82
tblVehicleEF	SBUS	0.01	7.1400e-003
tblVehicleEF	SBUS	0.06	0.02
tblVehicleEF	SBUS	8.04	31.67
tblVehicleEF	SBUS	0.73	0.61
tblVehicleEF	SBUS	5.94	2.11
tblVehicleEF	SBUS	1,171.46	3,343.30
tblVehicleEF	SBUS	1,079.30	1,100.99
tblVehicleEF	SBUS	55.06	15.10
tblVehicleEF	SBUS	9.50	28.01

tblVehicleEF	SBUS	3.93	4.39
tblVehicleEF	SBUS	12.09	0.82
tblVehicleEF	SBUS	7.8750e-003	0.03
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	0.02	0.03
tblVehicleEF	SBUS	8.1500e-004	1.5300e-004
tblVehicleEF	SBUS	7.5340e-003	0.03
tblVehicleEF	SBUS	2.6670e-003	2.6630e-003
tblVehicleEF	SBUS	0.02	0.03
tblVehicleEF	SBUS	7.5000e-004	1.4100e-004
tblVehicleEF	SBUS	4.9570e-003	0.02
tblVehicleEF	SBUS	0.03	0.02
tblVehicleEF	SBUS	0.97	3.76
tblVehicleEF	SBUS	2.5080e-003	8.1120e-003
tblVehicleEF	SBUS	0.10	0.09
tblVehicleEF	SBUS	0.01	0.14
tblVehicleEF	SBUS	0.34	0.10
tblVehicleEF	SBUS	0.01	0.03
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	6.5400e-004	1.4900e-004
tblVehicleEF	SBUS	4.9570e-003	0.02
tblVehicleEF	SBUS	0.03	0.02
tblVehicleEF	SBUS	1.40	5.43
tblVehicleEF	SBUS	2.5080e-003	8.1120e-003
tblVehicleEF	SBUS	0.13	0.11
tblVehicleEF	SBUS	0.01	0.14
tblVehicleEF	SBUS	0.37	0.11

tblVehicleEF	SBUS	0.84	0.82
tblVehicleEF	SBUS	0.01	7.0350e-003
tblVehicleEF	SBUS	0.07	0.02
tblVehicleEF	SBUS	8.31	32.42
tblVehicleEF	SBUS	0.72	0.60
tblVehicleEF	SBUS	7.56	2.68
tblVehicleEF	SBUS	1,051.30	3,184.41
tblVehicleEF	SBUS	1,079.30	1,100.97
tblVehicleEF	SBUS	55.06	16.04
tblVehicleEF	SBUS	8.80	26.67
tblVehicleEF	SBUS	4.10	4.57
tblVehicleEF	SBUS	12.13	0.83
tblVehicleEF	SBUS	0.01	0.04
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	0.02	0.03
tblVehicleEF	SBUS	8.1500e-004	1.5300e-004
tblVehicleEF	SBUS	0.01	0.04
tblVehicleEF	SBUS	2.6670e-003	2.6630e-003
tblVehicleEF	SBUS	0.02	0.03
tblVehicleEF	SBUS	7.5000e-004	1.4100e-004
tblVehicleEF	SBUS	3.4320e-003	0.01
tblVehicleEF	SBUS	0.03	0.03
tblVehicleEF	SBUS	0.98	3.77
tblVehicleEF	SBUS	1.6940e-003	5.6190e-003
tblVehicleEF	SBUS	0.10	0.09
tblVehicleEF	SBUS	0.02	0.19
tblVehicleEF	SBUS	0.39	0.11

tblVehicleEF	SBUS	0.01	0.03
tblVehicleEF	SBUS	0.01	0.01
tblVehicleEF	SBUS	6.8100e-004	1.5900e-004
tblVehicleEF	SBUS	3.4320e-003	0.01
tblVehicleEF	SBUS	0.03	0.03
tblVehicleEF	SBUS	1.41	5.43
tblVehicleEF	SBUS	1.6940e-003	5.6190e-003
tblVehicleEF	SBUS	0.13	0.11
tblVehicleEF	SBUS	0.02	0.19
tblVehicleEF	SBUS	0.43	0.12
tblVehicleEF	UBUS	2.61	5.85
tblVehicleEF	UBUS	0.05	7.8220e-003
tblVehicleEF	UBUS	11.22	45.42
tblVehicleEF	UBUS	8.87	0.50
tblVehicleEF	UBUS	1,968.89	1,991.58
tblVehicleEF	UBUS	96.56	6.02
tblVehicleEF	UBUS	9.98	0.47
tblVehicleEF	UBUS	15.36	0.06
tblVehicleEF	UBUS	0.61	0.07
tblVehicleEF	UBUS	0.01	0.03
tblVehicleEF	UBUS	0.13	3.1840e-003
tblVehicleEF	UBUS	1.0870e-003	3.2000e-005
tblVehicleEF	UBUS	0.26	0.03
tblVehicleEF	UBUS	3.0000e-003	7.9690e-003
tblVehicleEF	UBUS	0.13	3.0430e-003
tblVehicleEF	UBUS	9.9900e-004	3.0000e-005
tblVehicleEF	UBUS	4.1440e-003	1.7130e-003

tblVehicleEF	UBUS	0.07	5.9260e-003
tblVehicleEF	UBUS	2.3870e-003	1.3750e-003
tblVehicleEF	UBUS	0.85	0.09
tblVehicleEF	UBUS	0.02	0.04
tblVehicleEF	UBUS	0.68	0.03
tblVehicleEF	UBUS	9.8600e-003	1.4410e-003
tblVehicleEF	UBUS	1.1250e-003	6.0000e-005
tblVehicleEF	UBUS	4.1440e-003	1.7130e-003
tblVehicleEF	UBUS	0.07	5.9260e-003
tblVehicleEF	UBUS	2.3870e-003	1.3750e-003
tblVehicleEF	UBUS	3.56	5.97
tblVehicleEF	UBUS	0.02	0.04
tblVehicleEF	UBUS	0.74	0.04
tblVehicleEF	UBUS	2.61	5.85
tblVehicleEF	UBUS	0.05	7.2730e-003
tblVehicleEF	UBUS	11.27	45.42
tblVehicleEF	UBUS	7.69	0.44
tblVehicleEF	UBUS	1,968.89	1,991.58
tblVehicleEF	UBUS	96.56	5.92
tblVehicleEF	UBUS	9.41	0.47
tblVehicleEF	UBUS	15.31	0.06
tblVehicleEF	UBUS	0.61	0.07
tblVehicleEF	UBUS	0.01	0.03
tblVehicleEF	UBUS	0.13	3.1840e-003
tblVehicleEF	UBUS	1.0870e-003	3.2000e-005
tblVehicleEF	UBUS	0.26	0.03
tblVehicleEF	UBUS	3.0000e-003	7.9690e-003

tblVehicleEF	UBUS	0.13	3.0430e-003
tblVehicleEF	UBUS	9.9900e-004	3.0000e-005
tblVehicleEF	UBUS	5.9080e-003	2.4800e-003
tblVehicleEF	UBUS	0.07	6.1070e-003
tblVehicleEF	UBUS	3.2830e-003	1.8910e-003
tblVehicleEF	UBUS	0.86	0.09
tblVehicleEF	UBUS	0.02	0.03
tblVehicleEF	UBUS	0.62	0.03
tblVehicleEF	UBUS	9.8610e-003	1.4410e-003
tblVehicleEF	UBUS	1.1050e-003	5.9000e-005
tblVehicleEF	UBUS	5.9080e-003	2.4800e-003
tblVehicleEF	UBUS	0.07	6.1070e-003
tblVehicleEF	UBUS	3.2830e-003	1.8910e-003
tblVehicleEF	UBUS	3.57	5.97
tblVehicleEF	UBUS	0.02	0.03
tblVehicleEF	UBUS	0.68	0.03
tblVehicleEF	UBUS	2.61	5.85
tblVehicleEF	UBUS	0.05	7.9470e-003
tblVehicleEF	UBUS	11.21	45.42
tblVehicleEF	UBUS	9.08	0.51
tblVehicleEF	UBUS	1,968.89	1,991.58
tblVehicleEF	UBUS	96.56	6.04
tblVehicleEF	UBUS	9.79	0.47
tblVehicleEF	UBUS	15.38	0.06
tblVehicleEF	UBUS	0.61	0.07
tblVehicleEF	UBUS	0.01	0.03
tblVehicleEF	UBUS	0.13	3.1840e-003

tblVehicleEF	UBUS	1.0870e-003	3.2000e-005
tblVehicleEF	UBUS	0.26	0.03
tblVehicleEF	UBUS	3.0000e-003	7.9690e-003
tblVehicleEF	UBUS	0.13	3.0430e-003
tblVehicleEF	UBUS	9.9900e-004	3.0000e-005
tblVehicleEF	UBUS	4.7000e-003	1.6700e-003
tblVehicleEF	UBUS	0.08	6.3190e-003
tblVehicleEF	UBUS	2.5010e-003	1.3040e-003
tblVehicleEF	UBUS	0.85	0.09
tblVehicleEF	UBUS	0.03	0.05
tblVehicleEF	UBUS	0.69	0.03
tblVehicleEF	UBUS	9.8590e-003	1.4410e-003
tblVehicleEF	UBUS	1.1290e-003	6.0000e-005
tblVehicleEF	UBUS	4.7000e-003	1.6700e-003
tblVehicleEF	UBUS	0.08	6.3190e-003
tblVehicleEF	UBUS	2.5010e-003	1.3040e-003
tblVehicleEF	UBUS	3.55	5.97
tblVehicleEF	UBUS	0.03	0.05
tblVehicleEF	UBUS	0.75	0.04
tblVehicleTrips	ST_TR	7.16	5.45
tblVehicleTrips	ST_TR	2.46	9.75
tblVehicleTrips	ST_TR	9.91	9.45
tblVehicleTrips	SU_TR	6.07	5.45
tblVehicleTrips	SU_TR	1.05	9.75
tblVehicleTrips	SU_TR	8.62	9.45
tblVehicleTrips	WD_TR	6.59	5.45
tblVehicleTrips	WD_TR	11.03	9.75

tblVehicleTrips	WD_TR	9.52	9.45
tblWoodstoves	NumberCatalytic	3.60	0.00
tblWoodstoves	NumberCatalytic	2.05	0.00
tblWoodstoves	NumberNoncatalytic	3.60	0.00
tblWoodstoves	NumberNoncatalytic	2.05	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.1073	1.1794	0.7234	1.7900e-003	0.2691	0.0501	0.3191	0.1037	0.0464	0.1501	0.0000	163.3011	163.3011	0.0321	0.0000	164.1044
2021	0.8278	2.9562	3.1339	6.6800e-003	0.1968	0.1394	0.3362	0.0529	0.1309	0.1837	0.0000	593.9680	593.9680	0.0950	0.0000	596.3421
Maximum	**0.8278**	**2.9562**	**3.1339**	**6.6800e-003**	**0.2691**	**0.1394**	**0.3362**	**0.1037**	**0.1309**	**0.1837**	**0.0000**	**593.9680**	**593.9680**	**0.0950**	**0.0000**	**596.3421**

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					
2020	0.1073	1.1794	0.7234	1.7900e-003	0.1280	0.0501	0.1781	0.0477	0.0464	0.0942	0.0000	163.3010	163.3010	0.0321	0.0000	164.1043
2021	0.8278	2.9562	3.1339	6.6800e-003	0.1868	0.1394	0.3262	0.0504	0.1309	0.1813	0.0000	593.9676	593.9676	0.0950	0.0000	596.3417
Maximum	**0.8278**	**2.9562**	**3.1339**	**6.6800e-003**	**0.1868**	**0.1394**	**0.3262**	**0.0504**	**0.1309**	**0.1813**	**0.0000**	**593.9676**	**593.9676**	**0.0950**	**0.0000**	**596.3417**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**32.43**	**0.00**	**23.05**	**37.31**	**0.00**	**17.49**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	10-1-2020	12-31-2020	1.2796	1.2796
2	1-1-2021	3-31-2021	0.7546	0.7546
3	4-1-2021	6-30-2021	0.7600	0.7600
4	7-1-2021	9-30-2021	0.7683	0.7683
		Highest	1.2796	1.2796

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	0.6313	0.0135	1.1667	6.0000e-005		6.4500e-003	6.4500e-003		6.4500e-003	6.4500e-003	0.0000	1.9037	1.9037	1.8400e-003	0.0000	1.9496
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	167.7878	167.7878	9.5300e-003	1.9700e-003	168.6139
Mobile	0.5588	1.5012	4.6615	0.0125	1.0550	0.0120	1.0670	0.2822	0.0112	0.2934	0.0000	1,175.2016	1,175.2016	0.0792	0.0000	1,177.1809
Waste						0.0000	0.0000		0.0000	0.0000	17.2055	0.0000	17.2055	1.0168	0.0000	42.6259
Water						0.0000	0.0000		0.0000	0.0000	2.5585	37.3581	39.9165	0.2649	6.6400e-003	48.5190
Total	**1.1902**	**1.5147**	**5.8282**	**0.0126**	**1.0550**	**0.0184**	**1.0734**	**0.2822**	**0.0177**	**0.2999**	**19.7640**	**1,382.2512**	**1,402.0152**	**1.3723**	**8.6100e-003**	**1,438.8893**

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	0.6313	0.0135	1.1667	6.0000e-005		6.4500e-003	6.4500e-003		6.4500e-003	6.4500e-003	0.0000	1.9037	1.9037	1.8400e-003	0.0000	1.9496
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	162.6650	162.6650	9.2400e-003	1.9100e-003	163.4658
Mobile	0.5588	1.5012	4.6615	0.0125	1.0550	0.0120	1.0670	0.2822	0.0112	0.2934	0.0000	1,175.2016	1,175.2016	0.0792	0.0000	1,177.1809
Waste						0.0000	0.0000		0.0000	0.0000	8.6028	0.0000	8.6028	0.5084	0.0000	21.3130
Water						0.0000	0.0000		0.0000	0.0000	2.0468	31.6999	33.7466	0.2120	5.3400e-003	40.6375
Total	**1.1902**	**1.5147**	**5.8282**	**0.0126**	**1.0550**	**0.0184**	**1.0734**	**0.2822**	**0.0177**	**0.2999**	**10.6495**	**1,371.4702**	**1,382.1197**	**0.8107**	**7.2500e-003**	**1,404.5468**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**46.12**	**0.78**	**1.42**	**40.92**	**15.80**	**2.39**

3.0 Construction Detail

Construction Phase

Gardner Rosecrans Project update - Los Angeles-South Coast County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/1/2020	10/28/2020	5	20	
2	Site Preparation	Site Preparation	10/29/2020	11/11/2020	5	10	
3	Grading	Grading	11/12/2020	12/9/2020	5	20	
4	Building Construction	Building Construction	12/10/2020	12/22/2021	5	270	
5	Paving	Paving	10/28/2021	12/22/2021	5	40	
6	Architectural Coating	Architectural Coating	10/28/2021	12/22/2021	5	40	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 2.7

Residential Indoor: 295,245; Residential Outdoor: 98,415; Non-Residential Indoor: 5,924; Non-Residential Outdoor: 1,975; Striped Parking Area: 7,057 (Architectural Coating – sqft)

OffRoad Equipment

Gardner Rosecrans Project update - Los Angeles-South Coast County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	796.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	452.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	117.00	32.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0861	0.0000	0.0861	0.0130	0.0000	0.0130	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2386
Total	**0.0331**	**0.3320**	**0.2175**	**3.9000e-004**	**0.0861**	**0.0166**	**0.1027**	**0.0130**	**0.0154**	**0.0285**	**0.0000**	**33.9986**	**33.9986**	**9.6000e-003**	**0.0000**	**34.2386**

3.2 Demolition - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.5100e-003	0.1182	0.0261	3.1000e-004	6.8400e-003	3.7000e-004	7.2100e-003	1.8800e-003	3.5000e-004	2.2300e-003	0.0000	30.6771	30.6771	2.1400e-003	0.0000	30.7306
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	6.9000e-004	5.6000e-004	6.1700e-003	2.0000e-005	1.6400e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5320	1.5320	5.0000e-005	0.0000	1.5332
Total	**4.2000e-003**	**0.1188**	**0.0322**	**3.3000e-004**	**8.4800e-003**	**3.8000e-004**	**8.8700e-003**	**2.3200e-003**	**3.6000e-004**	**2.6800e-003**	**0.0000**	**32.2092**	**32.2092**	**2.1900e-003**	**0.0000**	**32.2638**

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					0.0364	0.0000	0.0364	5.5200e-003	0.0000	5.5200e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2385
Total	**0.0331**	**0.3320**	**0.2175**	**3.9000e-004**	**0.0364**	**0.0166**	**0.0530**	**5.5200e-003**	**0.0154**	**0.0209**	**0.0000**	**33.9986**	**33.9986**	**9.6000e-003**	**0.0000**	**34.2385**

3.2 Demolition - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.5100e-003	0.1182	0.0261	3.1000e-004	6.5300e-003	3.7000e-004	6.9000e-003	1.8000e-003	3.5000e-004	2.1500e-003	0.0000	30.6771	30.6771	2.1400e-003	0.0000	30.7306
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	6.9000e-004	5.6000e-004	6.1700e-003	2.0000e-005	1.5600e-003	1.0000e-005	1.5700e-003	4.2000e-004	1.0000e-005	4.3000e-004	0.0000	1.5320	1.5320	5.0000e-005	0.0000	1.5332
Total	**4.2000e-003**	**0.1188**	**0.0322**	**3.3000e-004**	**8.0900e-003**	**3.8000e-004**	**8.4700e-003**	**2.2200e-003**	**3.6000e-004**	**2.5800e-003**	**0.0000**	**32.2092**	**32.2092**	**2.1900e-003**	**0.0000**	**32.2638**

3.3 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0204	0.2121	0.1076	1.9000e-004		0.0110	0.0110		0.0101	0.0101	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505
Total	**0.0204**	**0.2121**	**0.1076**	**1.9000e-004**	**0.0903**	**0.0110**	**0.1013**	**0.0497**	**0.0101**	**0.0598**	**0.0000**	**16.7153**	**16.7153**	**5.4100e-003**	**0.0000**	**16.8505**

3.3 Site Preparation - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-004	3.4000e-004	3.7000e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.9192	0.9192	3.0000e-005	0.0000	0.9199
Total	**4.2000e-004**	**3.4000e-004**	**3.7000e-003**	**1.0000e-005**	**9.9000e-004**	**1.0000e-005**	**9.9000e-004**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.9192**	**0.9192**	**3.0000e-005**	**0.0000**	**0.9199**

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					0.0382	0.0000	0.0382	0.0210	0.0000	0.0210	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0204	0.2121	0.1076	1.9000e-004		0.0110	0.0110		0.0101	0.0101	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505
Total	**0.0204**	**0.2121**	**0.1076**	**1.9000e-004**	**0.0382**	**0.0110**	**0.0492**	**0.0210**	**0.0101**	**0.0311**	**0.0000**	**16.7153**	**16.7153**	**5.4100e-003**	**0.0000**	**16.8505**

3.3 Site Preparation - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-004	3.4000e-004	3.7000e-003	1.0000e-005	9.3000e-004	1.0000e-005	9.4000e-004	2.5000e-004	1.0000e-005	2.6000e-004	0.0000	0.9192	0.9192	3.0000e-005	0.0000	0.9199
Total	**4.2000e-004**	**3.4000e-004**	**3.7000e-003**	**1.0000e-005**	**9.3000e-004**	**1.0000e-005**	**9.4000e-004**	**2.5000e-004**	**1.0000e-005**	**2.6000e-004**	**0.0000**	**0.9192**	**0.9192**	**3.0000e-005**	**0.0000**	**0.9199**

3.4 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0657	0.0000	0.0657	0.0337	0.0000	0.0337	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0243	0.2639	0.1605	3.0000e-004		0.0127	0.0127		0.0117	0.0117	0.0000	26.0588	26.0588	8.4300e-003	0.0000	26.2694
Total	**0.0243**	**0.2639**	**0.1605**	**3.0000e-004**	**0.0657**	**0.0127**	**0.0785**	**0.0337**	**0.0117**	**0.0454**	**0.0000**	**26.0588**	**26.0588**	**8.4300e-003**	**0.0000**	**26.2694**

3.4 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9900e-003	0.0671	0.0148	1.8000e-004	3.8800e-003	2.1000e-004	4.0900e-003	1.0700e-003	2.0000e-004	1.2700e-003	0.0000	17.4197	17.4197	1.2100e-003	0.0000	17.4500
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	6.9000e-004	5.6000e-004	6.1700e-003	2.0000e-005	1.6400e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5320	1.5320	5.0000e-005	0.0000	1.5332
Total	**2.6800e-003**	**0.0677**	**0.0210**	**2.0000e-004**	**5.5200e-003**	**2.2000e-004**	**5.7500e-003**	**1.5100e-003**	**2.1000e-004**	**1.7200e-003**	**0.0000**	**18.9517**	**18.9517**	**1.2600e-003**	**0.0000**	**18.9832**

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					0.0278	0.0000	0.0278	0.0143	0.0000	0.0143	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0243	0.2639	0.1605	3.0000e-004		0.0127	0.0127		0.0117	0.0117	0.0000	26.0587	26.0587	8.4300e-003	0.0000	26.2694
Total	**0.0243**	**0.2639**	**0.1605**	**3.0000e-004**	**0.0278**	**0.0127**	**0.0405**	**0.0143**	**0.0117**	**0.0260**	**0.0000**	**26.0587**	**26.0587**	**8.4300e-003**	**0.0000**	**26.2694**

3.4 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9900e-003	0.0671	0.0148	1.8000e-004	3.7100e-003	2.1000e-004	3.9200e-003	1.0200e-003	2.0000e-004	1.2200e-003	0.0000	17.4197	17.4197	1.2100e-003	0.0000	17.4500
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	6.9000e-004	5.6000e-004	6.1700e-003	2.0000e-005	1.5600e-003	1.0000e-005	1.5700e-003	4.2000e-004	1.0000e-005	4.3000e-004	0.0000	1.5320	1.5320	5.0000e-005	0.0000	1.5332
Total	**2.6800e-003**	**0.0677**	**0.0210**	**2.0000e-004**	**5.2700e-003**	**2.2000e-004**	**5.4900e-003**	**1.4400e-003**	**2.1000e-004**	**1.6500e-003**	**0.0000**	**18.9517**	**18.9517**	**1.2600e-003**	**0.0000**	**18.9832**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0170	0.1535	0.1348	2.2000e-004		8.9400e-003	8.9400e-003		8.4000e-003	8.4000e-003	0.0000	18.5288	18.5288	4.5200e-003	0.0000	18.6418
Total	**0.0170**	**0.1535**	**0.1348**	**2.2000e-004**		**8.9400e-003**	**8.9400e-003**		**8.4000e-003**	**8.4000e-003**	**0.0000**	**18.5288**	**18.5288**	**4.5200e-003**	**0.0000**	**18.6418**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.3000e-004	0.0277	7.5100e-003	7.0000e-005	1.6100e-003	1.3000e-004	1.7400e-003	4.7000e-004	1.2000e-004	5.9000e-004	0.0000	6.3597	6.3597	4.0000e-004	0.0000	6.3698
Worker	4.3200e-003	3.4800e-003	0.0385	1.1000e-004	0.0103	9.0000e-005	0.0103	2.7200e-003	8.0000e-005	2.8000e-003	0.0000	9.5598	9.5598	3.0000e-004	0.0000	9.5674
Total	**5.2500e-003**	**0.0312**	**0.0460**	**1.8000e-004**	**0.0119**	**2.2000e-004**	**0.0121**	**3.1900e-003**	**2.0000e-004**	**3.3900e-003**	**0.0000**	**15.9196**	**15.9196**	**7.0000e-004**	**0.0000**	**15.9372**

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	0.0170	0.1535	0.1348	2.2000e-004		8.9400e-003	8.9400e-003		8.4000e-003	8.4000e-003	0.0000	18.5288	18.5288	4.5200e-003	0.0000	18.6418
Total	**0.0170**	**0.1535**	**0.1348**	**2.2000e-004**		**8.9400e-003**	**8.9400e-003**		**8.4000e-003**	**8.4000e-003**	**0.0000**	**18.5288**	**18.5288**	**4.5200e-003**	**0.0000**	**18.6418**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.3000e-004	0.0277	7.5100e-003	7.0000e-005	1.5400e-003	1.3000e-004	1.6700e-003	4.5000e-004	1.2000e-004	5.7000e-004	0.0000	6.3597	6.3597	4.0000e-004	0.0000	6.3698
Worker	4.3200e-003	3.4800e-003	0.0385	1.1000e-004	9.7200e-003	9.0000e-005	9.8100e-003	2.5900e-003	8.0000e-005	2.6700e-003	0.0000	9.5598	9.5598	3.0000e-004	0.0000	9.5674
Total	**5.2500e-003**	**0.0312**	**0.0460**	**1.8000e-004**	**0.0113**	**2.2000e-004**	**0.0115**	**3.0400e-003**	**2.0000e-004**	**3.2400e-003**	**0.0000**	**15.9196**	**15.9196**	**7.0000e-004**	**0.0000**	**15.9372**

3.5 Building Construction - 2021

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	0.2414	2.2139	2.1051	3.4200e-003		0.1217	0.1217		0.1145	0.1145	0.0000	294.1793	294.1793	0.0710	0.0000	295.9537
Total	**0.2414**	**2.2139**	**2.1051**	**3.4200e-003**		**0.1217**	**0.1217**		**0.1145**	**0.1145**	**0.0000**	**294.1793**	**294.1793**	**0.0710**	**0.0000**	**295.9537**

3.5 Building Construction - 2021

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	0.0126	0.4011	0.1087	1.0300e-003	0.0256	8.2000e-004	0.0264	7.3900e-003	7.8000e-004	8.1700e-003	0.0000	100.1762	100.1762	6.1400e-003	0.0000	100.3298
Worker	0.0639	0.0498	0.5619	1.6300e-003	0.1628	1.3400e-003	0.1642	0.0433	1.2400e-003	0.0445	0.0000	146.9432	146.9432	4.3200e-003	0.0000	147.0513
Total	**0.0766**	**0.4508**	**0.6707**	**2.6600e-003**	**0.1884**	**2.1600e-003**	**0.1906**	**0.0506**	**2.0200e-003**	**0.0527**	**0.0000**	**247.1194**	**247.1194**	**0.0105**	**0.0000**	**247.3811**

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	0.2414	2.2139	2.1051	3.4200e-003		0.1217	0.1217		0.1145	0.1145	0.0000	294.1790	294.1790	0.0710	0.0000	295.9533
Total	**0.2414**	**2.2139**	**2.1051**	**3.4200e-003**		**0.1217**	**0.1217**		**0.1145**	**0.1145**	**0.0000**	**294.1790**	**294.1790**	**0.0710**	**0.0000**	**295.9533**

3.5 Building Construction - 2021

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	0.0126	0.4011	0.1087	1.0300e-003	0.0245	8.2000e-004	0.0253	7.1200e-003	7.8000e-004	7.9000e-003	0.0000	100.1762	100.1762	6.1400e-003	0.0000	100.3298
Worker	0.0639	0.0498	0.5619	1.6300e-003	0.1544	1.3400e-003	0.1557	0.0412	1.2400e-003	0.0424	0.0000	146.9432	146.9432	4.3200e-003	0.0000	147.0513
Total	**0.0766**	**0.4508**	**0.6707**	**2.6600e-003**	**0.1789**	**2.1600e-003**	**0.1810**	**0.0483**	**2.0200e-003**	**0.0503**	**0.0000**	**247.1194**	**247.1194**	**0.0105**	**0.0000**	**247.3811**

3.6 Paving - 2021

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	0.0251	0.2584	0.2931	4.6000e-004		0.0136	0.0136		0.0125	0.0125	0.0000	40.0470	40.0470	0.0130	0.0000	40.3708
Paving	3.5400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0287**	**0.2584**	**0.2931**	**4.6000e-004**		**0.0136**	**0.0136**		**0.0125**	**0.0125**	**0.0000**	**40.0470**	**40.0470**	**0.0130**	**0.0000**	**40.3708**

3.6 Paving - 2021

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	1.2900e-003	1.0000e-003	0.0113	3.0000e-005	3.2900e-003	3.0000e-005	3.3100e-003	8.7000e-004	2.0000e-005	9.0000e-004	0.0000	2.9668	2.9668	9.0000e-005	0.0000	2.9689
Total	**1.2900e-003**	**1.0000e-003**	**0.0113**	**3.0000e-005**	**3.2900e-003**	**3.0000e-005**	**3.3100e-003**	**8.7000e-004**	**2.0000e-005**	**9.0000e-004**	**0.0000**	**2.9668**	**2.9668**	**9.0000e-005**	**0.0000**	**2.9689**

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	0.0251	0.2584	0.2931	4.6000e-004		0.0136	0.0136		0.0125	0.0125	0.0000	40.0469	40.0469	0.0130	0.0000	40.3707
Paving	3.5400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0287**	**0.2584**	**0.2931**	**4.6000e-004**		**0.0136**	**0.0136**		**0.0125**	**0.0125**	**0.0000**	**40.0469**	**40.0469**	**0.0130**	**0.0000**	**40.3707**

3.6 Paving - 2021

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	1.2900e-003	1.0000e-003	0.0113	3.0000e-005	3.1200e-003	3.0000e-005	3.1400e-003	8.3000e-004	2.0000e-005	8.6000e-004	0.0000	2.9668	2.9668	9.0000e-005	0.0000	2.9689
Total	**1.2900e-003**	**1.0000e-003**	**0.0113**	**3.0000e-005**	**3.1200e-003**	**3.0000e-005**	**3.1400e-003**	**8.3000e-004**	**2.0000e-005**	**8.6000e-004**	**0.0000**	**2.9668**	**2.9668**	**9.0000e-005**	**0.0000**	**2.9689**

3.7 Architectural Coating - 2021

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	0.4735					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.3800e-003	0.0305	0.0364	6.0000e-005		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003	0.0000	5.1065	5.1065	3.5000e-004	0.0000	5.1153
Total	**0.4779**	**0.0305**	**0.0364**	**6.0000e-005**		**1.8800e-003**	**1.8800e-003**		**1.8800e-003**	**1.8800e-003**	**0.0000**	**5.1065**	**5.1065**	**3.5000e-004**	**0.0000**	**5.1153**

3.7 Architectural Coating - 2021

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	1.9800e-003	1.5400e-003	0.0174	5.0000e-005	5.0400e-003	4.0000e-005	5.0800e-003	1.3400e-003	4.0000e-005	1.3800e-003	0.0000	4.5490	4.5490	1.3000e-004	0.0000	4.5524
Total	**1.9800e-003**	**1.5400e-003**	**0.0174**	**5.0000e-005**	**5.0400e-003**	**4.0000e-005**	**5.0800e-003**	**1.3400e-003**	**4.0000e-005**	**1.3800e-003**	**0.0000**	**4.5490**	**4.5490**	**1.3000e-004**	**0.0000**	**4.5524**

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	0.4735					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.3800e-003	0.0305	0.0364	6.0000e-005		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003	0.0000	5.1065	5.1065	3.5000e-004	0.0000	5.1153
Total	**0.4779**	**0.0305**	**0.0364**	**6.0000e-005**		**1.8800e-003**	**1.8800e-003**		**1.8800e-003**	**1.8800e-003**	**0.0000**	**5.1065**	**5.1065**	**3.5000e-004**	**0.0000**	**5.1153**

3.7 Architectural Coating - 2021

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	1.9800e-003	1.5400e-003	0.0174	5.0000e-005	4.7800e-003	4.0000e-005	4.8200e-003	1.2700e-003	4.0000e-005	1.3100e-003	0.0000	4.5490	4.5490	1.3000e-004	0.0000	4.5524
Total	**1.9800e-003**	**1.5400e-003**	**0.0174**	**5.0000e-005**	**4.7800e-003**	**4.0000e-005**	**4.8200e-003**	**1.2700e-003**	**4.0000e-005**	**1.3100e-003**	**0.0000**	**4.5490**	**4.5490**	**1.3000e-004**	**0.0000**	**4.5524**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.5588	1.5012	4.6615	0.0125	1.0550	0.0120	1.0670	0.2822	0.0112	0.2934	0.0000	1,175.2016	1,175.2016	0.0792	0.0000	1,177.1809
Unmitigated	0.5588	1.5012	4.6615	0.0125	1.0550	0.0120	1.0670	0.2822	0.0112	0.2934	0.0000	1,175.2016	1,175.2016	0.0792	0.0000	1,177.1809

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	310.65	310.65	310.65	1,061,538	1,061,538
Apartments Low Rise	81.75	81.75	81.75	279,352	279,352
General Office Building	38.51	38.51	38.51	124,067	124,067
Parking Lot	0.00	0.00	0.00		
Single Family Housing	387.45	387.45	387.45	1,323,976	1,323,976
Total	818.36	818.36	818.36	2,788,932	2,788,932

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 Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
General Office Building	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Parking Lot	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Single Family Housing	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	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	162.6650	162.6650	9.2400e-003	1.9100e-003	163.4658
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	167.7878	167.7878	9.5300e-003	1.9700e-003	168.6139
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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 Low Rise	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	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
Parking Lot	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
Single Family Housing	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		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.2 Energy by Land Use - NaturalGas

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 Low Rise	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	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
Parking Lot	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
Single Family Housing	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		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	237127	54.9014	3.1200e-003	6.5000e-004	55.1717
Apartments Low Rise	62402	14.4478	8.2000e-004	1.7000e-004	14.5189
General Office Building	55246.5	12.7911	7.3000e-004	1.5000e-004	12.8540
Parking Lot	41164.2	9.5306	5.4000e-004	1.1000e-004	9.5776
Single Family Housing	328760	76.1169	4.3200e-003	8.9000e-004	76.4917
Total		**167.7878**	**9.5300e-003**	**1.9700e-003**	**168.6139**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	231780	53.6634	3.0500e-003	6.3000e-004	53.9276
Apartments Low Rise	60994.7	14.1219	8.0000e-004	1.7000e-004	14.1915
General Office Building	45388.6	10.5087	6.0000e-004	1.2000e-004	10.5604
Parking Lot	41164.2	9.5306	5.4000e-004	1.1000e-004	9.5776
Single Family Housing	323247	74.8404	4.2500e-003	8.8000e-004	75.2088
Total		**162.6650**	**9.2400e-003**	**1.9100e-003**	**163.4658**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

No Hearths Installed

	ROG	NOx	CO	SO2	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	0.6313	0.0135	1.1667	6.0000e-005		6.4500e-003	6.4500e-003		6.4500e-003	6.4500e-003	0.0000	1.9037	1.9037	1.8400e-003	0.0000	1.9496
Unmitigated	0.6313	0.0135	1.1667	6.0000e-005		6.4500e-003	6.4500e-003		6.4500e-003	6.4500e-003	0.0000	1.9037	1.9037	1.8400e-003	0.0000	1.9496

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	0.0474					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5487					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0352	0.0135	1.1667	6.0000e-005		6.4500e-003	6.4500e-003		6.4500e-003	6.4500e-003	0.0000	1.9037	1.9037	1.8400e-003	0.0000	1.9496
Total	**0.6313**	**0.0135**	**1.1667**	**6.0000e-005**		**6.4500e-003**	**6.4500e-003**		**6.4500e-003**	**6.4500e-003**	**0.0000**	**1.9037**	**1.9037**	**1.8400e-003**	**0.0000**	**1.9496**

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	0.0474					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5487					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0352	0.0135	1.1667	6.0000e-005		6.4500e-003	6.4500e-003		6.4500e-003	6.4500e-003	0.0000	1.9037	1.9037	1.8400e-003	0.0000	1.9496
Total	**0.6313**	**0.0135**	**1.1667**	**6.0000e-005**		**6.4500e-003**	**6.4500e-003**		**6.4500e-003**	**6.4500e-003**	**0.0000**	**1.9037**	**1.9037**	**1.8400e-003**	**0.0000**	**1.9496**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	33.7466	0.2120	5.3400e-003	40.6375
Unmitigated	39.9165	0.2649	6.6400e-003	48.5190

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	4.69109 / 2.95743	23.2379	0.1541	3.8600e-003	28.2420
General Office Building	0.702048 / 0.430288	3.4460	0.0231	5.8000e-004	4.1948
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	2.67132 / 1.68409	13.2327	0.0878	2.2000e-003	16.0823
Total		**39.9165**	**0.2649**	**6.6400e-003**	**48.5190**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	3.75287 / 2.77702	19.6477	0.1233	3.1000e-003	23.6562
General Office Building	0.561639 / 0.40404	2.9107	0.0185	4.6000e-004	3.5104
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	2.13705 / 1.58136	11.1883	0.0702	1.7700e-003	13.4709
Total		**33.7466**	**0.2120**	**5.3300e-003**	**40.6375**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	8.6028	0.5084	0.0000	21.3130
Unmitigated	17.2055	1.0168	0.0000	42.6259

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	33.12	6.7231	0.3973	0.0000	16.6561
General Office Building	3.67	0.7450	0.0440	0.0000	1.8457
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	47.97	9.7375	0.5755	0.0000	24.1242
Total		**17.2055**	**1.0168**	**0.0000**	**42.6259**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	16.56	3.3615	0.1987	0.0000	8.3281
General Office Building	1.835	0.3725	0.0220	0.0000	0.9228
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	23.985	4.8687	0.2877	0.0000	12.0621
Total		**8.6028**	**0.5084**	**0.0000**	**21.3130**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

APPENDIX 4: ACOUSTICAL ASSESSMENT

TECHNICAL MEMORANDUM

To: Raymond Barragan, City of Gardena Community Development Manager
Lisa Kranitz, City of Gardena Assistant City Attorney

From: Rita Garcia, Project Manager
Ace Malisos, Air Quality and Noise Manager
Elena Ajdari, Environmental Analyst

Date: November 3, 2020

Subject: Rosecrans Place Phase II Project –Acoustical Assessment

1.0 PURPOSE

The purpose of this Technical Memorandum is to evaluate the noise and vibration impacts associated with construction and operations of the Rosecrans Place Phase II Project (the "Project"), at 2500 West Rosecrans Avenue, City of Gardena ("City"), California. As further described below, the Project involves a mixed-use (residential and live-work commercial) development with 53 dwelling units (DU), including three live-work DU with 790 square feet (SF) of workspace. This analysis has been undertaken as supporting documentation to substantiate the appropriateness of a Class 32 Categorical Exemption (CE) under the California Environmental Quality Act (CEQA).

2.0 PROPOSED PROJECT DESCRIPTION

The Project is proposing a mixed-use development on an approximately 2.35-acre site that consists of two parcels (APN # 4064-003-028 and -040), at 2500 West Rosecrans Avenue. The Project Applicant seeks approval of a mixed-use (residential and live-work commercial) development with 53 DU, including three live-work DU with 790 SF of workspace, at a gross density of 22.6 DU per acre. The proposed land uses are: 50 townhouse DU with four floorplan options ranging from 1,365 SF to 1,920 SF and three townhouse live-work DU with two floorplan options ranging from 1,730 SF to 1,890 SF that includes 252 SF to 269 SF of workspace. All ten buildings would be three stories. In total, 136 parking spaces are proposed: 106 resident garage spaces, 27 guest spaces, and three live-work spaces. The site plan for the Project is illustrated in **Exhibit 1: Site Plan**.

The Project site, which is in a commercial area along Rosecrans Avenue, is mostly undeveloped- of the 2.35 acres, 1.96 acres (approximately 83 percent) are vacant, while the remaining 0.4 acres are developed with a commercial use (i.e., an approximately 6,961-SF vacant restaurant) and surface parking lot. Land uses surrounding the Project site include commercial to the north beyond Rosecrans Avenue, residential to the south, commercial to the east, and residential and commercial to the west. The noise-sensitive receptors nearest the Project site are the single-family residential DU located adjacent/immediately to the south and west.

The Project site is designated General Commercial with a Mixed-Use Overlay and zoned Commercial (C-3) with a Mixed-Use Overlay (MU). Preliminarily, the requested entitlements include a Tentative Tract Map and Site Plan Review. Project construction is expected to begin in 2021 and be completed by the end of 2022.

3.0 NOISE STANDARDS

City of Gardena Municipal Code (GMC) §8.36.040 and §8.36.050 state the exterior and interior noise standards for the City in terms of Leq(15) and Lmax. **Table 1: Allowable Exterior and Interior Noise Levels**, provides the allowable noise levels at land uses receiving noise. GMC §8.36.050(C) states that if the ambient noise level exceeds the noise standard, then the ambient noise level shall become the noise standard. GMC §8.36.080(G) states that noise associated with construction, repair, remodeling, grading, or demolition between the hours of 7:00 AM and 6:00 PM on weekdays and between the hours of 9:00 AM and 6:00 PM on Saturday are exempt from these noise standards.

TABLE 1: GARDENA NOISE AND LAND USE COMPATIBILITY (RESIDENTIAL/OCCUPANCY LAND USES)

Land Use Category	CNEL, dBA[1]						
	<	55	60	65	70	75	80
Residential – Single-family, multifamily, duplex	A	A	B	C	C	NA	NA
Residential – Mobilehomes	A	A	B	C	C	NA	NA
Transient Lodging – Motels, hotels	A	A	B	B	C	C	NA
Schools, Libraries, Churches, Hospitals, Nursing Homes	A	A	B	C	C	NA	NA

Notes:

1. CNEL = Community Equivalent Noise Level; dBA = Decibel

LEGEND:

A – 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.

B – Conditionally Acceptable – New construction or development should be undertaken only after a detailed analysis of the noise requirements is made and needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

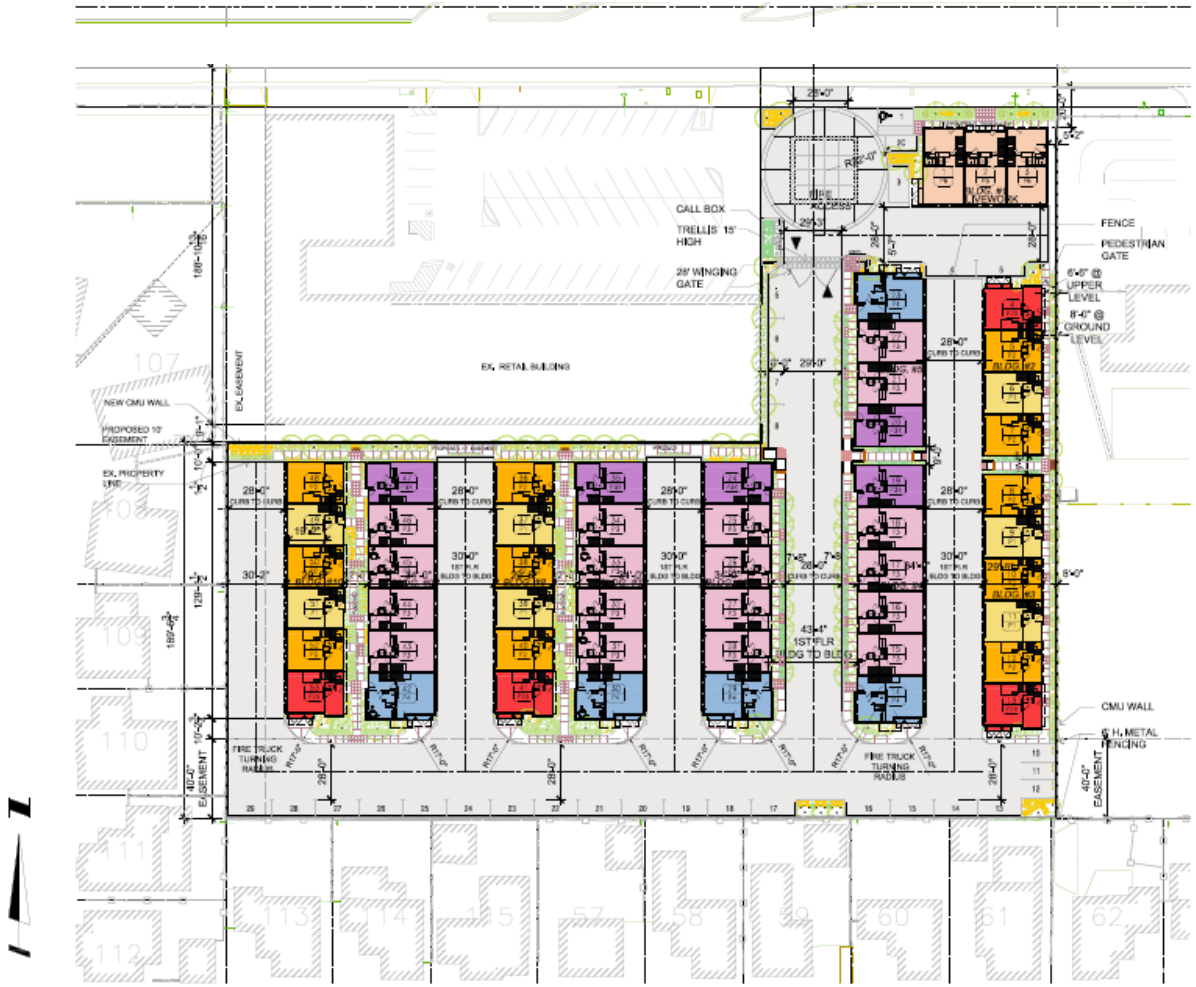
C – Normally Unacceptable – New construction or development should generally be discouraged. If it does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

D – Clearly Unacceptable – New construction or development should generally not be undertaken.

NA – Not Applicable

Source: City of Gardena, Gardena General Plan 2006 Community Safety Element Noise Plan, 2006.

Exhibit 1: Site Plan



THIS SITE PLAN EXHIBIT IS FOR ILLUSTRATIVE PURPOSES. REFER TO CIVIL SITE PLAN FOR ADDITIONAL TECHNICAL INFORMATION.

(50 TOWNHOUSES + 3 LIVEWORK UNITS)

REQUIRED:

53 UNITS X 2 =	106	SPACES IN GARAGE
53 UNITS X 0.5 GUEST =	26.5	GUEST SPACES
790 SF LIVEWORK X 3/ 1000 =	2.4	GUEST SPACES
TOTAL REQUIRED =	134.9	SPACES

PROVIDED:

106	GARAGE SPACES
26	CURB SIDE GUEST SPACES (1 COMPACT)
3	LIVEWORK SPACES PROVIDED
135	= TOTAL PARKING PROVIDED

1	TOWNHOUSE PLAN 1 : 7 UNITS • 3 STORY• 2 BED, DEN, 2 BA + 2 HLF BA +/• 1,365 SF PER UNIT
2	TOWNHOUSE PLAN 2 : 11 UNITS • 3 STORY• 3 BED, DEN, 2 BA + 2 HLF BA +/• 1,395 SF PER UNIT
2x	TOWNHOUSE PLAN 2x : 4 UNITS • 3 STORY• 3 BED, DEN, 2 BA + 2 HLF BA +/• 1,465 SF PER UNIT
3	TOWNHOUSE PLAN 3 : 18 UNITS• 3 STORY • 4 BED, 3.5 BA, (1 BEDROOM DOWN) +/• 1,640 SF PER UNIT
3x	TOWNHOUSE PLAN 3X: 5 UNITS• 3 STORY • 3 BED+ LOFT, 3.5 BA, (1 BEDROOM DOWN) +/• 1,660 SF PER UNIT
4	TOWNHOUSE PLAN 4: 5 UNITS• 3 STORY • 4 BED, LOFT, 3.5 BA, (1 BEDROOM DOWN) +/• 1,920 SF PER UNIT • ADA PROVISION
5	LIVEWORK : 1 UNIT - PLAN 5 - 3 STORY- 2 BED+ WORK/OPT. 3RD BEDRM, 3.5 BA +/• 1,730 SF INCLUDING 252 SF GROUND LEVEL WORK
6	2 UNITS • PLAN 6 • 3 STORY• 3 BED+ WORK/OPT. 3RD BEDRM, 3.5 BA +/• 1,890 SF INCLUDING 269 SF GROUND LEVEL WORK

BUILDING SQUARE FOOTAGE:

BUILDING #1 (3•PLEX "B3"):	
FLOOR AREA •	5,510 SF
GARAGE AREA •	1,353 SF
DECK AREA -	756 SF
BUILDING #2 (4•PLEX "B4"):	
FLOOR AREA •	5,620 SF
GARAGE AREA •	1,672 SF
DECK AREA •	339 SF
BUILDING #3, 8, 10 (6•PLEX "B6"):	
FLOOR AREA •	8,380 SF PER BLDG
GARAGE AREA •	2,508 SF PER BLDG
DECK AREA -	496 SF PER BLDG
BUILDING #4, 6, 7, 9 (6•PLEX "B6z"):	
FLOOR AREA •	10,140 SF PER BLDG
GARAGE AREA •	2,554 SF PER BLDG
DECK AREA •	548 SF PER BLDG
BUILDING #5 AREA (4•PLEX "B4z"):	
FLOOR AREA •	6,860 SF
GARAGE AREA •	1,706 SF
DECK AREA -	380 SF

0 30' 120'
15' 60'

Source: Angeleno Associates, Inc. 2020.

4.0 NOISE ANALYSIS

Construction Noise

Project construction is estimated to last approximately two years. Construction activity would expose the adjacent noise-sensitive receptors to elevated exterior noise levels from use of construction equipment onsite. Typical noise levels associated with individual construction equipment range between 76 and 88 dBA[1] at 50 feet from the source. Construction activities may also cause increased noise along access routes to and from the Project site due to movement of equipment, materials, and workers. The GMC does not establish quantitative construction noise standards. Instead, the City has established limited hours of construction activities. GMC §8.36.080: Exemptions, exempts noise associated with new construction activity, remodeling, rehabilitation, or grading of any property from the GMC noise limitations, provided construction activities take place between the hours of 7:00 AM and 6:00 PM on weekdays, between the hours of 9:00 AM and 6:00 PM on Saturdays, with no construction activities taking place at any time on Sundays or federal holidays. All motorized equipment used in such activity would be equipped with functioning mufflers as mandated by the State. Compliance with the GMC would minimize impacts from construction noise, as construction would be limited to daytime hours on weekdays and Saturdays. Additionally, as most of the site is already vacant (except for the existing restaurant building), minimal earthwork and grading would be required. Construction noise would be acoustically dispersed throughout the Project site and not concentrated in one area near noise-sensitive receptors. Additionally, construction noise would be masked by the traffic noise along Rosecrans Avenue.

Given the sporadic and variable nature of Project construction activities, and following compliance with GMC standards, Project construction activities would result in a less than significant noise impact.

Operational Noise

The Project proposes to replace the existing commercial uses with a mixed-use development (residential and live-work commercial) with 53 townhouse DU, including three live-work DU with 825 SF of workspace. Thus, the operational noise (stationary and traffic) associated with the existing commercial use would cease and would be replaced with operational noise typical of residential and live-work commercial uses.[2] The Project's major noise sources would include stationary and mobile noise sources (i.e., off-site vehicular traffic).

Stationary Noise Sources. With Project implementation, the stationary noise sources (i.e., surface parking lot, loading/unloading activities, and HVAC equipment) associated with the existing commercial uses would be removed and replaced with stationary noise typical of residential and live-

[1] Excludes pile driving, which is not proposed by the Project.

[2] For purposes of this analysis and since the property is currently entitlement for a commercial use, it is assumed the existing onsite commercial use is fully occupied.

work commercial uses. Noise that is typical of residential areas includes children playing, group conversations, pet noise, amplified music, and general maintenance activities. Although it is anticipated to a lesser degree than traditional commercial uses, noise typical of commercial live-work uses includes delivery trucks traveling on the site, mechanical equipment, and parking lot activities. Noise from residential stationary sources would primarily occur during the "daytime" activity hours of 7:00 AM to 10:00 PM. Further, the residential units would be required to comply with the City of Gardena General Plan and GMC noise standards.

The Project site is surrounded by residential and commercial uses. The nearest noise-sensitive receptors to the Project site are the immediately adjacent single-family residential units to the south and west. Potential stationary noise sources related to long-term Project operations would include mechanical equipment. Mechanical equipment (e.g., heating ventilation and air conditioning [HVAC] equipment) typically generates noise levels of approximately 50 dBA at 50 feet from the source. The closest sensitive receptors are located approximately 65 feet from the closest proposed building. At this distance HVAC noise levels would attenuate to 48 dBA. As noise levels would be below the City's 55 dBA daytime and 50 dBA nighttime standard, noise impacts associated with HVAC equipment would be less than significant.

Nominal parking noise would occur within the onsite shared driveway and visitor parking stalls. It is also noted that parking noise occurs at the adjacent properties under existing conditions. Parking and driveway noise would be consistent with the existing noise in the vicinity and would be partially masked by background traffic noise from motor vehicles traveling along Rosecrans Avenue and Crenshaw Boulevard. Trash pickup and live-work commercial deliveries would occur, but these noise sources would be intermittent and similar to/less than noise levels near Rosecrans Avenue. Actual noise levels over time resulting from parking activities are anticipated to be below the City's noise standards. Therefore, noise impacts associated with parking would be less than significant.

Overall, the Project's stationary noise sources (i.e., mechanical equipment, parking lots, and deliveries/pick-ups) would not generate excessive noise levels. Impacts would be less than significant in this regard.

Mobile Noise Sources. The proposed Project is forecast to generate 300 average daily trips (ADT) with 20 AM and 24 PM peak hour trips. This trip generation estimate is conservative given trip credits for the existing commercial land use that would be displaced have not been applied. When trip credits for the existing commercial use are applied to the Project's trip generation estimates, the Project's net new trips would be offset, with proportionate offsets in traffic noise. When accounting for the displaced land uses, the Project's forecast net trip generation is -1,894 average daily trips (ADT), with +6 AM peak hour trips and -74 PM peak hour trips.

Notwithstanding, for a conservative approach, this analysis assumes a trip generation increase of 300 ADT. Project implementation would generate traffic volumes along Rosecrans Avenue and area roadways. In general, a 3-dBA increase in traffic noise is barely perceptible to people, while a 5-dBA

increase is readily noticeable. Traffic volumes on Project area roadways would have to approximately double for the resulting traffic noise levels to generate a 3-dBA increase. The Circulation Element classifies Rosecrans Avenue (the nearest roadway) as an Arterial roadway, and does not have calculated average daily traffic. These roadways carry an average of 40,000 to 60,000 vehicles per day. Even without applying the trip credit for the existing land uses that would be displaced, the Project-related trip generation would not result in a permanent 3-dBA increase in ambient noise levels. Therefore, Project mobile noise sources (i.e., vehicular traffic) would not generate excessive noise levels. Impacts would be less than significant in this regard.

5.0 VIBRATION

Increases in groundborne vibration levels attributable to the Project would be primarily associated with short-term construction-related activities. Project construction can generate varying degrees of temporary groundborne vibration, depending on the construction procedure and the construction equipment used. Groundborne vibration generated by construction equipment spreads through the ground and diminishes in amplitude with distance from the source. The effect on buildings located near the construction site varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Ground-borne vibrations from construction activities rarely reach levels that damage structures.

GMC §8.36.070: Prohibited Acts, prohibits the operation of a device that generates vibration which is above the perception threshold of an individual at or beyond the property line if the source is on private property. Additionally, most of the site is already vacant requiring minimal earthwork and grading. Construction activity would be dispersed throughout the Project site and not concentrated at the point closest to the nearest residential structure. According to the Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual* (2018), the construction equipment that would be used for Project construction do not generate vibration levels that exceed annoyance or building damage standards. Therefore, vibration impacts associated with Project construction would be less than significant.

6.0 CONCLUSION

As demonstrated by the analyses presented above, Project construction and operations would result in a less than significant impact concerning noise and vibration. Therefore, concerning noise and vibration, the Project qualifies for a Class 32 CE under CEQA.