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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2025-6025-CE

The Department of City Planning has determined that, based on the whole of the administrative record, that the project located at 1925 West Montrose Street with associated case file ENV-2025-6025-CE is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32 (Infill Development Project), and that there is no substantial evidence demonstrating that an Exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The proposed project is for the construction, use, and maintenance of a new, five-story, 19-unit apartment building on an approximately 8,682.5 square-foot site. The project will have a total floor area of 20,592.3 square feet with a unit mix of 10 one-bedroom units, eight (8) two-bedroom units, and one (1) three-bedroom unit. The applicant proposes to reserve 10 percent, or two (2) units, for Extremely Low-Income Households. The proposed building will rise to a height of 67 feet. The project will include 23 vehicular parking spaces provided across one (1) subterranean parking level and one (1) ground floor parking level and 22 bicycle parking spaces, including 20 long-term spaces and two (2) short-term spaces. There will be 2,256 square feet of open space provided as a 543.8 square-foot recreation room on the second floor, a 1,312.4 square-foot roof deck, and 400 square feet will be provided as private open space through balconies. There are no protected trees on-site as indicated in the Tree Disclosure Statement (Attachment A) dated October 5, 2023. The project is required to provide five (5) trees that are 24" box minimum. The project proposes to provide five (5) trees, of which two (2) will be planted on-site, and three (3) will be planted in the right-of-way. As there are no approved right-of-way improvement plans, the project considered will assume the worst-case scenario of removal of all street trees. However, this analysis gives

no rights to the applicant to remove any street tree. No street trees may be removed without prior approval of Urban Forestry based on compliance with LAMC Section 62.169 and 62.170 and applicable findings. In conjunction with the construction of the apartment building, the Project submitted an application for a haul route for the export of approximately 4,263 cubic yards of earth.

A project requires a haul route when a site is located in a Special Bureau of Engineering (BOE) Area and involves the import or export of earth material of 1,000 cubic yards or more. The subject site is located within a Special Bureau of Engineering (BOE) Grading Area and proposes 4,263 cubic yards of earth for export; thus, a haul route is required. Specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulation the grading and construction of projects in this particular type of “sensitive” locations and will reduce any potential impacts to less than significant.

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

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

The site is located within the Silver Lake – Echo Park – Elysian Valley Community Plan. It is zoned R3-1VL with a General Plan Land Use Designation of Medium Residential. Per the Silver Lake – Echo Park – Elysian Valley Community Plan, the corresponding zone for Medium Residential land use is R3. Additionally, the site is located within a Transit Priority Area (ZI-2452), State Enterprise Zone (ZI-2374), Hillside Area, Urban Agriculture Incentive Zone, and Special Grading Area (BOE Basic Grids Map A-13372). The site is located within 500 feet of the Camino Nuevo Charter Academy (Sandra Cisneros Campus) and the Camino Nuevo Charter Academy 4. Additionally, the site is approximately 0.47 km from the Upper Elysian Park Fault. As shown in the case file, the project is consistent with the applicable Silver Lake – Echo Park – Elysian Valley Community Plan designation and policies and all applicable zoning designations and regulations. The site is not located within the boundaries of or subject to any specific plan, community design overlay, or interim control ordinance. In addition, no Zone Changes, Zone Variances, or Specific Plan Exceptions are required for this project.

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

The project site is wholly within the City of Los Angeles, on a site that is comprised of two (2) contiguous lots that are approximately 0.199 acres (8,682.5 square feet), which is less than five (5) acres. Lots adjacent to the subject site are developed with commercial uses, and single and multi-family residences.

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

The project site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. Furthermore, there are no protected tree or shrub species on the site or in the adjacent right-of-way as identified in the Tree Disclosure Statement (Attachment A) dated October 5, 2023. As there are no approved right-of-way improvement plans, the project considered will assume the worst-case scenario of removal of all street trees. However, this analysis gives no rights to the applicant

to remove any street tree. No street trees shall be removed without prior approval of Urban Forestry based on compliance with LAMC Section 62.169 and 62.170 and applicable findings.

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

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices (BMPs) for stormwater runoff. These RCMs regulate impacts related to construction and operational noise and will ensure the project will not have significant impacts on noise and water. A Noise Impact Analysis (Attachment B), dated January 2023, and prepared by Envicom Corporation, was prepared to identify, describe, and evaluate the significance of potential noise impacts resulting from the construction and operation of the proposed project. Based on the findings of the report, the project's potential noise effects during construction and operations would not exceed the City's applicable noise standards, with the incorporation of the following standard regulatory compliance measure:

- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574 and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

Furthermore, a Vehicle Miles Traveled (VMT) calculator analysis (Attachment C) shows that the project generates 84 daily vehicle trips and does not exceed the threshold criteria established by the Los Angeles Department of Transportation (LADOT) of 250 daily vehicle trips for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic.

An Air Quality Impact Analysis (Attachment D), dated January 2023, and prepared by Envicom Corporation, was conducted to identify, describe, and evaluate the significance of potential air quality impacts resulting from the construction and operation of the proposed project. Based on the findings of the report, the project does not exceed the established SCAQMD construction and operational thresholds.

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

Given that the project is located within a Special Bureau of Engineering (BOE) Grading Area, specifically the following RCM would apply:

- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading

Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

Therefore, the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

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

The project site will be adequately served by all public utilities and services given that the construction of a new 19-unit apartment development will be on a site which has been previously developed and is consistent with the General Plan.

Therefore, the project meets all the criteria for the Class 32 Exemption.

Class 32 Exceptions

The City has considered whether the proposed Project is subject to any of the five (5) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The five (5) exceptions to this Exemption are: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

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

The site is currently vacant with an area of approximately 8,682.5 square feet. The project is for the construction, use, and maintenance of a 19-unit apartment building that is five (5) stories with a subterranean parking level, a maximum height of 67 feet and contains 20,592.3 square feet of floor area. The project also proposed the export of 4,263 cubic yards of earth.

The Haul Route approval will be subject to recommended conditions prepared by the Los Angeles Department of Transportation (LADOT) and considered by the Board of Building and Safety Commissioners. These conditions will reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Additionally, each project would be subject to the review of LADOT and the Bureau of Street Services and conditions of approval issued by the Board of Building and Safety Commissioners.

Staff conducted a ZIMAS Case Number Report (Attachment E) using a 500-foot radius to assess the number of the same type of projects in the same place. At the time of writing this report, there were three (3) other projects which are summarized in the table below:

Case Number	Address	Approval Date
DIR-2020-3325-TOC-CDO-HCA	1932 W. Park Avenue, 1050 N Bonnie Brae Street	March 9, 2022
DIR-2022-5100-TOC-WDI-VHCA	900, 906, 908 N. Alvarado Street 1333-1933 ½ and 1925-1935 Santa Ynez Street	October 19, 2022
DIR-2022-6511-TOC-HCA	1021 N. Bonnie Brae Street	September 22, 2022

All three (3) projects above have been approved and are in different stages of development but are unlikely to overlap with the development pattern of the subject project, which is currently under construction.

Additionally, the proposed project is subject to Regulatory Compliance Measures (RCMs) that would ensure that project impacts are less than significant. The subject RCMs relate to air quality, noise, hazardous materials, geology, water quality and transportation. Since the project impacts are less than significant, the project's contribution to cumulative impacts would not be cumulatively considerable and therefore would be less than significant.

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

The project proposes to construct a five-story, 19-unit apartment building in an area zoned and designated for such development. The site is currently vacant with an area of approximately 8,682.5 square feet. All adjacent lots are developed with commercial and residential uses. Adjacent lots to the north and west are zoned [Q]C2-2D, and adjacent lots to the east are zoned R3-1VL. Lots to the south, across Montrose Street, are zoned C2-1VL and RD2-1VL. Surrounding properties are all developed with commercial and single- and multi-family buildings that range in height from one- to two-stories. The project utilizes a Floor Area Ratio (FAR) of approximately 3.69:1 on a site that is permitted to have a maximum FAR of 4.5:1 per the Transit Oriented Communities Program. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

(c) Scenic Highways. *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park, is located approximately 35 miles southeast of the site. Therefore, the Project will not result in damage to any 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, and this exception does not apply.

(d) Hazardous Waste. *A categorical exemption shall not apply for a project located on a site*

included on any list compiled under Section 65962.5 of the Government Code.

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the Subject Site nor any site in the vicinity, is identified as a hazardous waste site. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated. Therefore, this exception does not apply.

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

The Project Site is not identified as a historic resource by local or state agencies, and the Project Site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Based on this, the Project will not result in a substantial adverse change to the significance of a historical resource; thus, this exception does not apply.

Attachments:

- A – Tree Disclosure Statement
- B – Noise Impact Analysis
- C – VMT Analysis
- D – Air Quality Impact Analysis
- E – ZIMAS Case Number Report

ATTACHMENT A – TREE DISCLOSURE STATEMENT



TREE DISCLOSURE STATEMENT

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

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

Property Address: 1925 Montrose Street, Los Angeles, CA 90026

Date Of Field Visit: 10/05/2023

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

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

☒ **No**

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

☐ **Yes** ☒ **No**

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

☐ **Yes** ☒ **No**

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

☐ **Yes** (Mark any that apply below)

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

☒ **No**

Tree Expert Credentials (if applicable)

Name of Tree Expert: _____

Mark which of the following qualifications apply:

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

Certification/License No.: _____

Owner's Declaration

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

Name of the Owner (Print) Montrose Street LLC

Owner Signature James McCann

Date 10/05/2023

ATTACHMENT B – NOISE IMPACT ANALYSIS

Duct Data
NOISE IMPACT ANALYSIS
1925 Montrose Street Multi-Family Residential Project
City of Los Angeles

Envicom Project # 2022-164-01

Prepared for:

MONTROSE STREET LLC
330 Encinitas Blvd Suite 201
Encinitas, CA 92024

Prepared by:

ENVICOM CORPORATION
4165 E. Thousand Oaks Boulevard, Suite 290
Westlake Village, CA 91362

January 2023

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APPENDIX

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1.0 INTRODUCTION

1.1 Purpose of Study

The purpose of this Noise Impact Analysis is to identify, describe, and evaluate the significance of potential noise impacts resulting from the construction and operation of a proposed infill residential project located at 1925 Montrose Street in the City of Los Angeles (proposed project).

1.2 Project Summary

The proposed project site is approximately 0.17 acres, located at 1925 Montrose Street. The project is part of the Silver Lake – Echo Park – Elysian Valley Community Plan Community Plan Area in the City of Los Angeles as shown in **Figure 1, Regional Location Map** and **Figure 2, Vicinity Map**. The project is located on Montrose Street between Alvarado Street to the west and Bonnie Brae Street to the east. The proposed project is a five-story, 19-unit multi-family residential project comprising approximately 37,350 gross square-feet, including the parking levels. The building has four levels of residential units above an at-grade parking level, situated above a subterranean parking garage with a total of 25 vehicle parking spaces. The project site is currently vacant and development would require the export of approximately 4,200 cubic yards of soil.

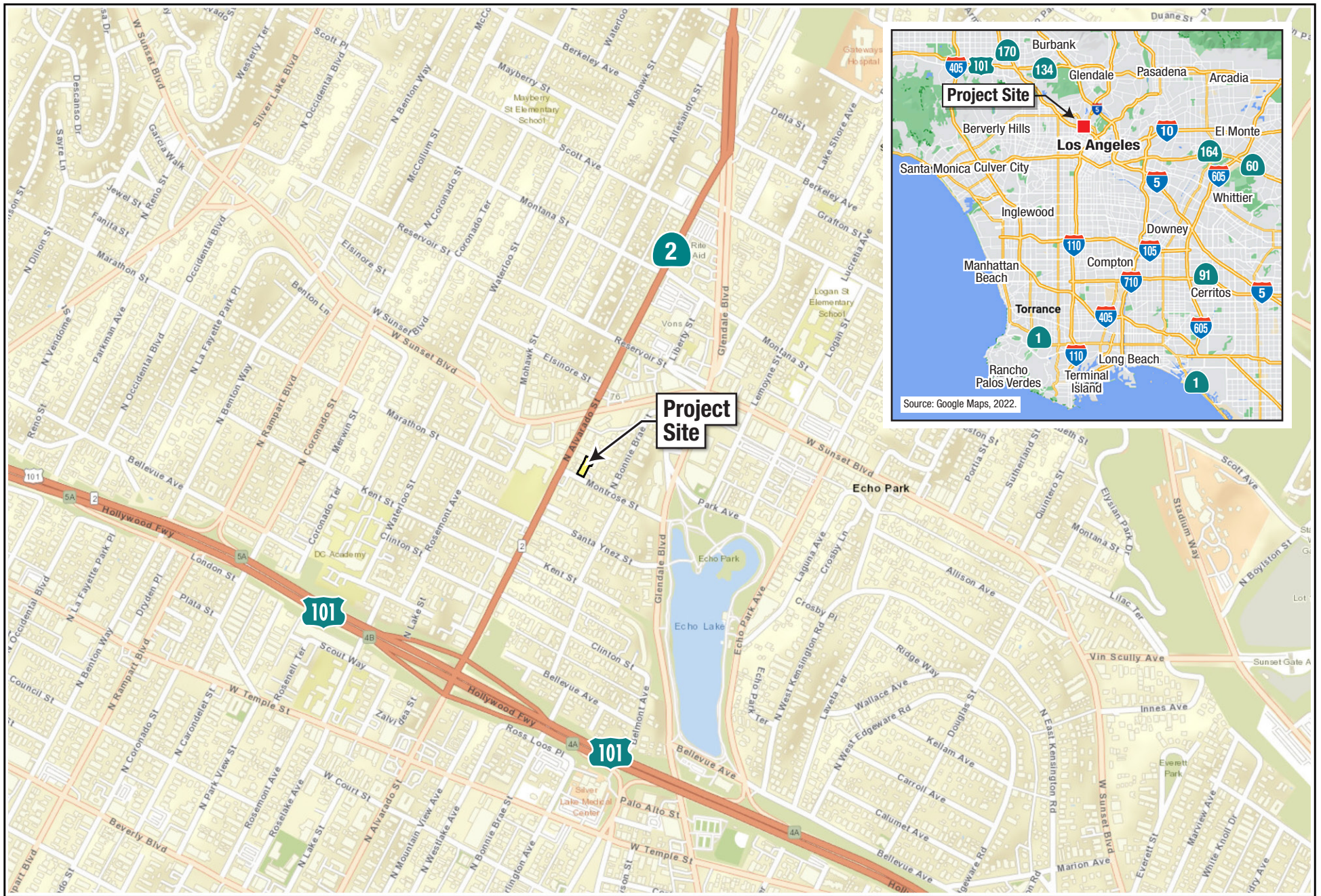
Surrounding development consists of a mix of two to three-story multi-family residential buildings, with some scattered single-story or single-family residential buildings. The project is located on Montrose Street between Alvarado Street to the west and Bonnie Brae Street to the east. Alvarado Street is a large commercial arterial, and the large commercial arterial street of Sunset Boulevard is located to the north of the project site. East of the project site is the large arterial of Glendale Boulevard, with Echo Park Lake on the opposite side. The Sandra Cisneros Learning Academy middle school is located on the west side of Alvarado Street approximately 180 feet from the site.

2.0 NOISE FUNDAMENTALS

The following introduces the fundamental definitions and concepts used to qualify and quantify noise and vibration impacts used throughout this study.

In a basic sense, noise is unwanted sound as perceived by a receptor. Sound is energy transmitted in waves through a compressible medium such as air. There are a variety of parameters that describe the rates of oscillation of sound waves, the distance between successive troughs or crests, the speed of propagation, and the pressure level (or energy content), of a given sound wave. Sound pressure level is the most common descriptor used to describe the perceived “loudness” of an ambient sound level. The standard measurement unit of sound pressure is called a decibel (dB).

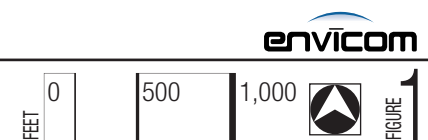
Given that sound pressure levels can vary in intensity by over one million times within the range of human hearing, a logarithmic scale similar to the Richter Scale used to measure seismicity is used to keep sound intensity numbers convenient and manageable. The ear is not equally sensitive to all sound frequencies within the entire spectrum, so sound pressure levels at maximum human sensitivity are factored more heavily into sound descriptions in a process called "A-weighting", written as dBA. Subsequent references to decibels in this discussion written as "dB" should be understood as A-weighted.



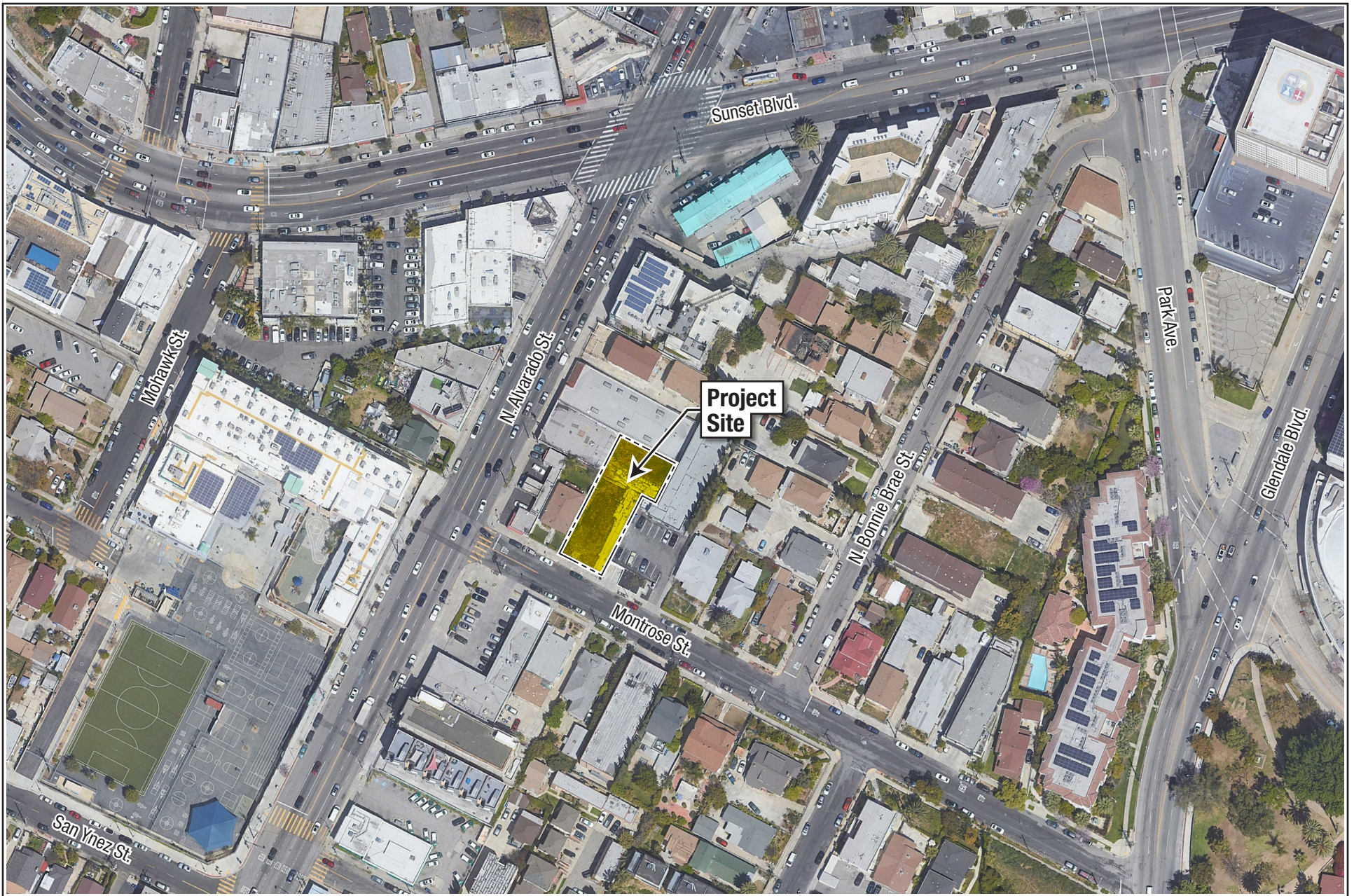
Source: ESRI, World Street Map, 2022.

1925 MONTROSE STREET MULTI-FAMILY RESIDENTIAL PROJECT – NOISE IMPACT ANALYSIS

Regional Location Map



envicom



Source: Google Satellite Imagery, January 2, 2020.

1925 MONTROSE STREET MULTI-FAMILY RESIDENTIAL PROJECT – NOISE IMPACT ANALYSIS

Vicinity Map

envicom



Because decibels are logarithmic, the noise level of several sounds at once do not add together arithmetically to produce a louder noise. When two sounds of equal pressure come together, the result is a 3 dB increase in the noise level. For example, if traffic is producing 60 dB of noise and a lawnmower produces another 60 dB of noise, the resulting noise level will be 63 dB, not 120 dB. Humans cannot perceive an increase in noise less than 3 dB outside of a controlled laboratory environment. If an ambient background noise of 60 dB increases to 62 dB, there will be no perceptible increase in loudness. A 3 dB increase is only barely perceptible for most people, and only in a controlled environment. Therefore, an increase of 3dB in an urban environment would not be noticeable.¹ A 5 dB increase is considered readily perceptible, and an increase of 10 dB is perceived as the noise becoming twice as loud.

Variations in noise exposure over time are expressed in terms of a steady-state energy level equivalent to the energy content of the time period, called Leq. Because human receptors are more sensitive to unwanted noise intrusion during the evening and at night hours, additional dB increments are added to noise levels in a 24-hour noise descriptor: either the Day-Night Average Level (Ldn) or the Community Noise Equivalent Level (CNEL). The Ldn metric adds a penalty of 10 dB for the nighttime hours of 10:00 p.m. to 7:00 a.m., while CNEL adds both the 10 dB nighttime penalty and a penalty of 5 dB for the evening hours of 7:00 p.m. to 10:00 p.m.

3.0 REGULATORY SETTING

Los Angeles General Plan

The Noise Element of the City General Plan applies to the City as a whole. This element addresses noise mitigation regulations, strategies and programs, and delineates federal, state and City jurisdiction relative to rail, automotive, aircraft, and nuisance noise. The noise and land use compatibility guidelines from Exhibit I of the Noise Element are provided in **Table 3-1, Land Use Compatibility Guidelines**. As noted in the Noise Element, this element references the City's noise standards contained in Los Angeles Municipal Code (LAMC) Section 111 et seq.

As shown in Table 3-1, for residential multi-family uses an exterior sound level of up to 60 dB CNEL is normally acceptable for land use compatibility, and up to 70 dB CNEL is conditionally acceptable for new construction after a detailed analysis of noise mitigation is made and needed noise insulation features are included in the project design. Conventional construction with closed windows and fresh air supply systems or air conditioning normally will suffice as adequate insulation features for land use compatibility of residences within a noise environment of 65 dB CNEL.

City Noise Ordinance

The City's noise standards for non-transportation sources are articulated in Chapter XI, Noise Regulation, of the LAMC, which contains the City's Noise Ordinances. This Chapter of the LAMC restricts the level of noise that one type of land use or activity may broadcast across the property line of an adjacent land use. Noise ordinance standards are stated with respect to ambient levels found without the contribution of an identified noise source, such as a piece of construction equipment.

¹ AASHTO, Center for Environmental Excellence, Traffic Noise & Transportation, Traffic Noise Overview, accessed at: <https://environment.transportation.org/education/environmental-topics/traffic-noise/traffic-noise-overview/>

Table 3-1
Land Use Compatibility Guidelines

Land Use Category	Day-Night Average Exterior Sound Level (CNEL dB)						
	50	55	60	65	70	75	80
Residential Single Family, Duplex, Mobile Home	A	C	C	C	N	U	U
Residential Multi-Family	A	A	C	C	N	U	U
Transient Lodging, Motel, Hotel	A	A	C	C	N	U	U
School, Library, Church, Hospital, Nursing Home	A	A	C	C	N	N	U
Auditorium, Concert Hall, Amphitheater	C	C	C	C/N	U	U	U
Sports Arena, Outdoor Spectator Sports	C	C	C	C	C/U	U	U
Playground, Neighborhood Park	A	A	A	A/N	N	N/U	U
Golf Course, Riding Stable, Water Recreation, Cemetery	A	A	A	A	N	A/N	U
Office Building, Business, Commercial, Professional	A	A	A	A/C	C	C/N	N
Agriculture, Industrial, Manufacturing, Utilities	A	A	A	A	A/C	C/N	N

A = Normally acceptable. Specified land use is satisfactory, based upon assumption buildings involved are conventional construction, without any special noise insulation.
 C = Conditionally acceptable. New construction or development only after a detailed analysis of noise mitigation is made and needed noise insulation features are included in project design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning normally will suffice.
 N = Normally unacceptable. New construction or development generally should be discouraged. A detailed analysis of noise reduction requirements must be made and noise insulation features included in the design of a project.
 U = Clearly unacceptable. New construction or development generally should not be undertaken.

Section 111.03 of the LAMC establishes presumed ambient noise levels as a function of zoning and times of day provided in **Table 3-2, Presumed Ambient Noise Levels in the City Noise Ordinance**. As noted in LAMC Section 111.03, in the absence of site-specific ambient noise measurements, these presumed ambient noise levels may be used as a baseline for the evaluation of noise increases. At the boundary between two zones, the presumed ambient noise level of the quieter zone shall be used.

Table 3-2
Presumed Ambient Noise Levels in the City Noise Ordinance

Zone	Presumed Ambient Noise Level dB	
	DAY ¹	NIGHT ²
A1, A2, RA, RE, RS, RD, RW1, RW2, R1, R2, R3, R4, & R5	50	40
P, PB, CR, C1, C1.5, C2, C4, C5, and CM	60	55
M1, MR1, and MR2	60	55
M2 and M3	65	65

Source: Los Angeles Municipal Code, Section 111.03.
¹ Daytime levels apply from 7:00 a.m. to 10:00 p.m.
² Nighttime levels apply from 10:00 p.m. to 7:00 a.m.

As shown in Table 3-2, the presumed ambient daytime noise level for the project, which is zoned R3 (Multiple Dwelling Zone)² is 50 dB, and the nighttime noise level is 40 dB. Some deviation from these noise levels is allowed during the daytime for short-term (less than 15 minute) noise generation. The LAMC provides the following regulatory requirements related to noise generation in the City:

² City of Los Angeles, Department of City Planning. Zoning Information and Map Access System (ZIMAS).

Operational Noise

- LAMC Section 111.03 establishes presumed ambient noise levels as a function of zoning and times of day to be used as a baseline for evaluating noise increases. As mentioned, the site is zoned R3, which the LAMC indicates would have a presumed ambient noise level of 50 dB in daytime hours (7:00 a.m. to 10:00 p.m.) and 40 dB in nighttime hours (10:00 p.m. to 7:00 a.m.).
- LAMC Section 112.02 prohibits any heating, ventilation and air conditioning (HVAC) systems within any zone of the City from causing an increase in ambient noise levels on any other occupied property or if a condominium, apartment house, duplex, or attached business, within any adjoining unit, to exceed the ambient noise level by more than 5 dB.
- LAMC Section 112.04 prohibits the operation of any lawn mower, backpack blower, lawn edger, riding tractor, or any other machinery equipment, or other mechanical or electrical device, or any hand tool which creates a loud, raucous or impulsive sound, within any residential zone or within 500 feet of a residence between 10:00 p.m. and 7:00 a.m. Gas powered blowers are prohibited within 500 feet of a residence at any time.

Construction Noise

- LAMC Section 41.40(a) and (c) restricts construction activity to the hours below:
 - Monday through Friday between 7:00 a.m. to 9:00 p.m.
 - Saturdays and National Holidays between 8:00 a.m. to 6:00 p.m.
 - Sundays, no construction except for individual residents.
- LAMC Section 112.05 limits the maximum noise level of powered equipment or powered hand tools (e.g., construction equipment, including off-highway trucks). According to LAMC Section 112.05, any powered equipment or hand tool that produces a maximum noise level exceeding 75 dB within 500 feet of a residential zone, when measured at a distance of 50 feet from the source, is prohibited unless compliance is technically infeasible.

Said noise limitations shall not apply where compliance therewith is technically infeasible. The burden of proving that compliance is technically infeasible shall be upon the person or persons charged with a violation of this section. Technical infeasibility shall mean that said noise limitations cannot be complied with despite the use of mufflers, shields, sound barriers and/or other noise reduction device or techniques during the operation of the equipment.

Pursuant to LAMC Section 112.05, the impact analysis of construction noise presented in Chapter Six is based on the potential for the project to result in construction noise levels exceeding 75 dB at a distance of 50 feet.

4.0 EXISTING CONDITIONS

4.1 Ambient Transportation Noise Levels

As noted in the Noise Element of the City General Plan, transportation systems are a primary source of urban noise. Management of noise from the most significant of these sources (aircraft, trains and freeways) is generally preempted by federal and state authority. Primary municipal authority is the regulation of land use. Management of noise emanating from freeways is generally within the authority of federal and state jurisdictions, namely, the Federal Highway Administration (FHWA) and the California Department of

Transportation. Existing sources of transportation noise in the project vicinity would come from traffic on Montrose and Alvarado Street.

4.2 Ambient Noise Levels

LAMC Chapter XI, Noise Regulation, Section 111.03 provides presumed ambient noise levels based on zoning. The site is zoned R3, so the presumed ambient daytime noise level for the project site for analysis purposes is 50 dB, and the presumed ambient nighttime noise level is 40 dB.

5.0 THRESHOLDS OF SIGNIFICANCE

The State CEQA Guidelines Appendix G Environmental Checklist Form includes the following questions regarding noise generation:

- Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Local noise standards presented in the City's General Plan and/or codified in the LAMC relied on in this analysis include the following:

Operational Noise

Local General Plan

The Noise Element of the City General Plan considers noise levels less than 60 dB CNEL to be normally acceptable for residential multi-family use, and noise levels of up to 70 dB CNEL are considered conditionally acceptable for residential uses if noise insulation features³ are included in project design.

LAMC Section 112.04 prohibits the operation of any lawn mower, backpack blower, lawn edger, riding tractor, or any other machinery equipment, or other mechanical or electrical device, or any hand tool which creates a loud, raucous or impulsive sound, within any residential zone or within 500 feet of a residence between 10:00 p.m. and 7:00 a.m. Gas powered blowers are prohibited within 500 feet of a residence at any time.

Construction Noise

Los Angeles Municipal Code

LAMC Section 112.05 sets a noise standard for construction equipment of 75 dB at 50 feet. LAMC Section 112.05 also specifies that "Said noise limitations shall not apply where compliance therewith is technically infeasible," and defines "technical infeasibility" as meaning that noise limitations cannot be complied with despite the use of mufflers, shields, sound barriers and/or other noise reduction device or techniques during the operation of the equipment.

6.0 IMPACT ANALYSIS

The following analysis evaluates the potential noise levels resulting from the project during construction and operations. The analysis then considers whether these effects would exceed applicable standards and/or thresholds of significance.

³ The City's Noise Element notes that "Conventional construction, but with closed windows and fresh air supply systems or air conditioning normally will suffice."

Construction Noise

Pursuant to LAMC Section 41.40(a) and (c) construction activity at the project site would be restricted to 7:00 a.m. to 9:00 p.m. daytime hours on weekdays, 8:00 a.m. to 6:00 p.m. on Saturdays or national holidays, and prohibited on Sundays.

A conceptual construction fleet list of equipment anticipated to be used onsite during construction is presented in **Table 6-1, Construction Equipment Noise Levels**. Based on the Construction Noise Handbook prepared by the FHWA, which includes a national database of construction equipment noise levels, Table 6-1 identifies the highest (Lmax) noise levels associated with the equipment types anticipated to be used for construction of the project at a distance of 50 feet between the equipment and receptor.

Table 6-1
Construction Equipment Noise Levels

Phase	Quantity and Equipment Type ¹	Lmax at 50 ft (dB) ^{2, 3}	Reduction Feature ⁴ and Attenuation (dB)	Reduced Lmax at 50 ft (dB)
Demolition	1 Concrete/Industrial Saw	90	Barrier (20 dB)	70
	1 Rubber Tired Dozer	82	Barrier (20 dB)	62
	2 Loader/Backhoes	79	Barrier (20 dB)	59
Site Preparation	1 Grader	85	Barrier (20 dB)	65
	1 Loader/Backhoe	79	Barrier (20 dB)	59
Grading	1 Grader	85	Barrier (20 dB)	65
	1 Rubber Tired Dozer	82	Barrier (20 dB)	62
	1 Loaders/Backhoe	79	Barrier (20 dB)	59
Building Construction	2 Forklifts	75	Barrier (20 dB)	55
	2 Loader/Backhoes	79	Barrier (20 dB)	59
Paving	4 Cement/Mortar Mixer	80	Barrier (20 dB)	60
	1 Paver	77	Barrier (20 dB)	57
	1 Roller	80	Barrier (20 dB)	60
	1 Loader/Backhoe	79	Barrier (20 dB)	59
Architectural Coating	1 Air Compressor	78	Barrier (20 dB)	58
¹ Construction Equipment List from Envicom Corporation, Air Quality Impact Analysis, 1925 Montrose Street, Envicom Corporation, January 2023. ² Lmax levels are for individual equipment pieces. Each piece of equipment would operate at a distance from other equipment. ³ Source: Federal Highway Administration, Construction Noise Handbook, 2006, Ch. 9, Construction Equipment Noise Levels and Ranges. ⁴ Pursuant to LAMC Section 112.05, the project would incorporate use of acoustical blankets, enclosures, barriers, screens and/or other noise reduction device or techniques during the operation of the equipment.				

Construction activities would occur in phases such as demolition, site preparation, grading, building construction, paving and architectural coating, with each phase involving the use of different types or numbers of construction equipment. Therefore, the types of equipment shown in Table 6-1 would only need to be operated during the specific phase indicated in the table, rather than all at once. As mentioned in Section 2, decibels are logarithmic units, and sound levels from multiple sources cannot be added by ordinary arithmetic means. Two piece of equipment that produce the same noise volume operating at the same time would result in a noise level 3 dB greater than if only one piece of equipment were operating.

Pursuant to LAMC Section 112.05, construction equipment noise levels are restricted to 75 dB at 50 feet from the source unless compliance is “technically infeasible” despite the use of shields, sound barriers and/or other noise reduction devices or techniques during the operation of the equipment. As shown in Table 6-1, the construction equipment that could generate the highest noise level is a concrete/industrial saw, which would generate a maximum noise level of 90 dB Lmax at 50 feet. Table 6-1 also shows the attenuated (reduced) noise levels at 50 feet from the various types of construction equipment when employing the standard noise reduction feature of a physical acoustical barrier, a technique that would not be “technically infeasible.” Standard noise reduction techniques include the use of industrial-grade mufflers on mobile equipment or sound transmission obscuring products, such as acoustical blankets, enclosures, barriers, screens or equivalent around the equipment or construction site.

As shown in Table 6-1, employing technically feasible and standard noise reducing techniques such as a barrier as required for compliance with LAMC Section 112.05 would reduce the project’s construction noise levels to less than 75 dB at 50 feet. Specification sheets provided in **Appendix A** document the reasonably expected noise reduction effectiveness of barriers available from sample manufacturers/suppliers. Such noise reducing products would be available from a variety of manufacturers and thus the project would not be restricted to any single manufacturer, provided that similar performance can be documented. Therefore, construction-related temporary noise level increases would not exceed applicable standards when employing typical noise reduction techniques pursuant to the requirements of LAMC Section 112.05.

Operation

Traffic Noise

Upon completion, project-generated vehicle trips would cause an incremental increase in traffic noise levels on local streets throughout the project area. If the existing traffic volume was doubled, the traffic noise level would increase by 3 dB, as two sounds of equal pressure combining results in a 3 dB increase in noise. A 3 dB increase in traffic noise would not be perceptible in the urban environment. In order for an increase in traffic noise to be noticeable, the volume would have to increase by 5 dB.

With 19 units the project would be expected to generate an average of 103 trips per day (ADT), 8 trips at PM peak hours, and 7 trips at AM peak hours, according to the Institute of Transportation Engineers (ITE) in the 2017 Trip Generation Manual.⁴ Alvarado Street is a six-lane arterial road, and traffic volumes on it are very high. A traffic count from 2001 recorded 18,835 trips within a 24-hour period, and peak traffic counts over 1,000 for AM and PM hours.⁵ Traffic noise levels from Alvarado Street would not perceptibly increase after the addition of the project.

Traffic on Montrose Street is much lower than on Alvarado Street, however, volumes are not so low that the addition of project traffic would perceptibly increase traffic noise levels. A 24-hour automated traffic count was conducted in 2002 for the segment of Montrose Street west of the project site and recorded 1,451 trips in total and peak hour trips of over 100 vehicles.⁶

⁴ Institute of Transportation Engineers (ITE), Trip Generation 10th Edition, 2017, Code 221 Multifamily Housing (Mid-Rise), 5.44 trips/dwelling unit ADT, .36 trips/dwelling unit AM Peak Period, .44 trips/dwelling unit PM Peak Period.

⁵ City of Los Angeles, Department of Public Works, Bureau of Engineering, Navigate LA, LADOT Traffic Data, 24 Hours Traffic Volume, Alvarado St at Sunset Bl, November 8, 2001

⁶ City of Los Angeles, Department of Public Works, Bureau of Engineering, Navigate LA, LADOT Traffic Data, 24 Hours Traffic Volume, Montrose St W/O Glendale, January 16, 2002.

Table 6-2, Project-Related Traffic Noise Increase shows the potential project-related traffic noise increase on Montrose Street, based upon the traffic assumption of 1,451 ADT, utilizing the following equation for an increase in the number of equivalent noise sources:

$$L = 10 \cdot \log (v_2 / v_1)$$

Where:

L = traffic noise level increase

v_1 = without project traffic volume

v_2 = with project traffic volume

Table 6-2
Project-Related Traffic Noise Increase

Roadway Segment	Existing ADT	Existing Plus Project ADT	Project-Related Noise Increase (dB Leq)
Marathon Street West of Hoover Street	1,451	1,554	0.3
Data Sources: Institute of Transportation Engineers (ITE), Trip Generation Manual 10th Edition, 2017. LADOT Traffic Data			

Because the project will not more than double traffic on Montrose Street, it will not approach increasing the noise by a perceptible amount. Therefore, the project's potential traffic-related permanent increases in ambient noise levels would be less than significant.

Landscape Maintenance Noise

During operations, the project could result in the periodic use of landscaping maintenance equipment such as backpack blowers, hedge trimmers, etc., for upkeep of the landscaping. The use of gas powered blowers would be prohibited and contractors would reasonably be expected to conduct routine maintenance during daytime hours, therefore avoiding the period when such equipment noise is restricted between 10:00 p.m. and 7:00 a.m. as required by LAMC Section 112.04. Therefore, the project's potential noise effects due to periodic routine maintenance of outdoor landscaping would be less than significant.

Stationary Equipment Noise

The project would introduce stationary noise sources such as roof-mounted HVAC units, which would be required to comply with the City's noise ordinance standards within the LAMC. LAMC Section 112.02, prohibits any HVAC unit from exceeding the ambient noise level on any other occupied property by more than 5 dB. Because noise is most audible where there is a direct line-of-sight, any solid barrier that breaks the line-of-sight between the source and the receiver greatly reduces the noise levels from the source since the sound must travel over, around, or through the barrier to be heard. The building will be 56 feet above grade at completion, consequently, the building itself acts as a noise barrier for all of the surrounding properties that are below it. Properties adjacent to the project would have the most building mass between them and HVAC equipment, and therefore the most shielded from potential HVAC noise. The only structure in the vicinity that approaches the height of the building is approximately 100 feet north located at 1030 North Alvarado Street, a five-story apartment building.

Sound from a point source attenuates or drops off at a rate of 6 dB for each doubling of distance. That is, if the noise level is 70 dB at x feet from the source, it is 64 dB at $2x$ and 58 dB at $4x$, etc.⁷ Anything between

⁷ x represents whatever distance the first measurement was made. The

the noise source and the receptor, such as the roofline and parapet, would further attenuate noise. The building at 1030 North Alvarado Street is five stories, so its residential units will all be below the roofline of the proposed building and none will have direct line-of-sight to rooftop equipment. However, assuming no sound attenuation from the roof or parapet for analysis purposes, in order for the proposed building's HVAC equipment to result in a 5 dB increase in noise at the reference building, the sound produced by the HVAC units would have to be well over 80 dB. Because, at the rate of attenuation over distance, noise that is 80 dB three feet from the source would reduce to 50 dB at 96 feet away. HVAC units appropriate for the application would be expected to produce approximately 70 dB each.⁸ If each unit had a dedicated HVAC unit, each produced 70 dB, they were all clustered together, and all operating at the same time (an unlikely scenario), the cumulative noise produced at the source would be 82.8 dB. Using 82.8 as a starting point, discounting any obstacles between the source and receptor, the noise at 96 feet would be 52.8 dB. As even in an unrealistic, worst-case scenario noise levels would not increase by 5 dB at the reference building, it can be concluded that HVAC units at the proposed property would not result in a permanent increase in ambient noise levels at the referenced building, or other properties, and impacts would be less than significant.

7.0 CONCLUSIONS

As evaluated above, the project's potential noise effects during construction and operations would not exceed the City's applicable noise standards, with the incorporation of the following standard regulatory compliance measure:

Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities): The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574 and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

Therefore, the proposed infill development would not result in significant noise effects.

⁸ Reference equipment: Trane Impack 2-5 ton, 14 or 16 SEER

8.0 REFERENCES

City of Los Angeles Municipal Code, Chapter XI, Noise Regulation, 2021.

City of Los Angeles, Department of City Planning, General Plan Noise Element, Adopted February 3, 1999.

City of Los Angeles, Department of City Planning. Zoning Information and Map Access System (ZIMAS), accessed on October 28, 2022 at: <http://zimas.lacity.org/>.

City of Los Angeles, Department of Public Works, Bureau of Engineering, Navigate LA, LADOT Traffic Data, Manual Count Summary, Grand View St & 3rd St, June 14, 2016.

Envicom Corporation, Air Quality Analysis, 1925 Montrose Street Multifamily Residential Project, January 2023.

Federal Highway Administration, Construction Noise Handbook, 2006, Chapter 9, Construction Equipment Noise Levels and Ranges.

Institute of Transportation Engineers (ITE), Trip Generation Manual 10th Edition, 2017.

Trane Impack Product Data, accessed December 29, 2020 at: <https://www.trane.com/commercial/north-america/us/en/products-systems/packaged-units-and-split-systems/rooftop-units/impack.html>.

APPENDIX A

Noise Study - Product Specification Sheets

ECHO BARRIER[®]

Environmentally Sound

H4[™] Acoustic Barrier

Specifications



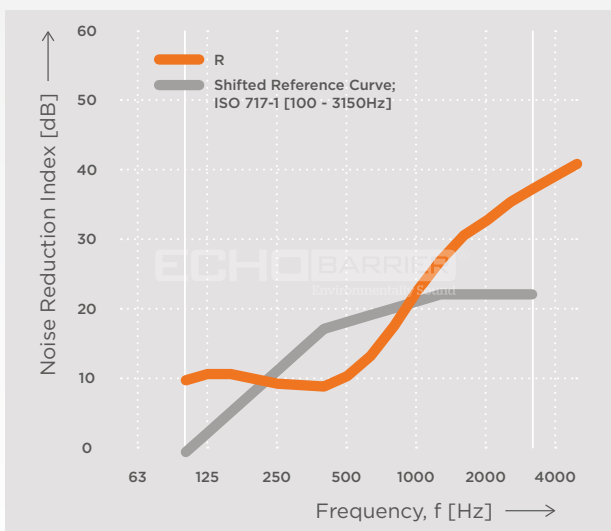
World-leading
noise control.

H4[™] Acoustic Barrier

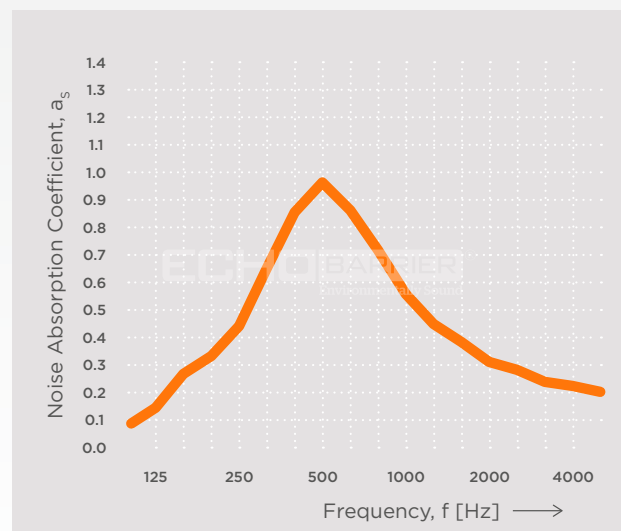
The Echo Barrier H4[™] is a temporary portable acoustic barrier that offers outstanding noise reduction and absorption in a wide range of industrial applications. Extremely durable, the H4[™] is resistant to water, fire and extreme temperatures, while remaining lightweight and quick and easy to install. It is also environmentally friendly, since its acoustic core comprises recycled biodegradable materials.



NOISE REDUCTION



NOISE ABSORPTION



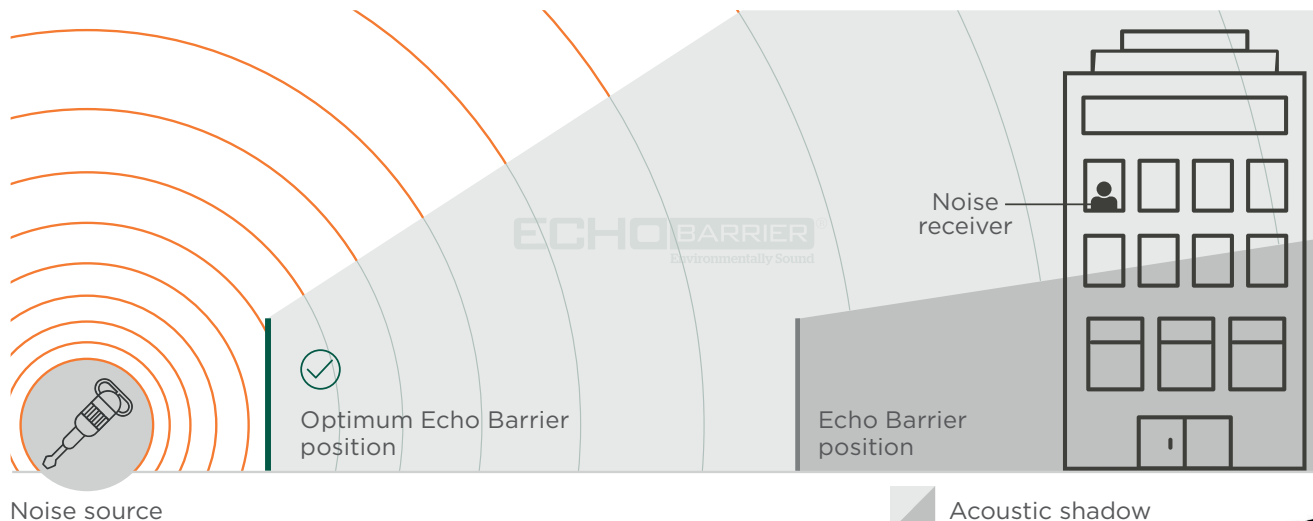
H4™ Acoustic Barrier specifications

Max Noise Reduction (Lab Tested)*	40.8 dB
Max Noise Absorption (Lab Tested)*	96%
Height	2050 mm (6 ft 9 in)
Width	1335 mm (4 ft 5 in)
Rolled Dimensions	400 mm diameter (1 ft 4 in), 1335 mm (4 ft 5 in) wide
Weight	7.1 kg (15.6 lb)
Water resistant test standard*	BSEN 60529:1992 IPX6 / IPX9
Fire resistant test standard*	BS 7837-1996, ASTM E84
Dust resistant test standard*	BSEN 60529-1992
Cold resistant test standard (result)*	BSEN 60068/2/1:2007 (-40 degrees)
Tensile test standard (result)*	ISO 17025 (5.52 kN vertical, 1.34 kN horizontal)
UV resistant	3 years (USA + Canada), 5 years (rest of the world)
Safety features	Night-time reflective strips, hazard icons
Quick install	1 person in 30 seconds with installation kits, rollable
Installation kits	Yes
Anti-theft	Security cable, Data tag
Cleaning	Power wash
Identification code part number	Unique RFID number per unit
Manufacturer's warranty	1 year
Colour Options	On request

* Full independent laboratory results can be obtained on request to info@echobarrier.com

Effective installation

Position barriers closer to the noise source for maximum acoustic shadow



What makes our acoustic barriers so effective?



Front outer layer

Extremely durable, waterproof, high quality PVC, with optimum mass to ensure maximum noise reduction whilst retaining a professional appearance.



Acoustic absorbent

Highest grade acoustic absorbent made from recycled material, prevents noise reflecting off the barrier (bio-degradable).



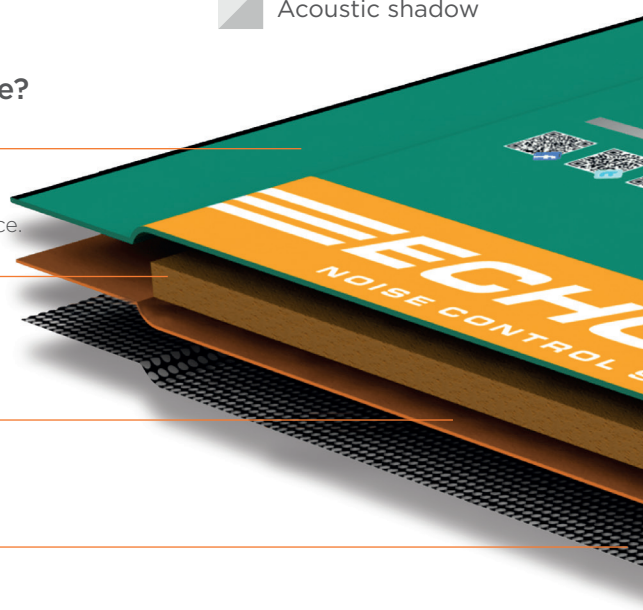
Waterproof breathable membrane

Allows noise to be absorbed but keeps water out.



Durable reinforced mesh

Extends product life to retain acoustic performance in harsh working environments.



ATTACHMENT C – VMT Analysis

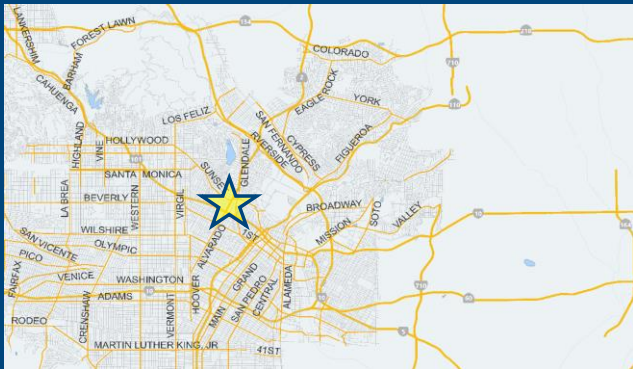
CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



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

Project Information

Project:
Scenario: [www](#)
Address:



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

☒ Yes ☐ No

Existing Land Use

Land Use Type	Value	Unit
Housing Multi-Family	0	DU

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

Proposed Project Land Use

Land Use Type	Value	Unit
Housing Affordable Housing - Family		DU
Housing Multi-Family	17	DU
Housing Affordable Housing - Family	2	DU

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

Project Screening Summary

Existing Land Use	Proposed Project
0 Daily Vehicle Trips	84 Daily Vehicle Trips
0 Daily VMT	513 Daily VMT
Tier 1 Screening Criteria	
Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐	
Tier 2 Screening Criteria	
The net increase in daily trips < 250 trips	84 Net Daily Trips
The net increase in daily VMT ≤ 0	513 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf
The proposed project is not required to perform VMT analysis.	

ATTACHMENT D – AIR QUALITY IMPACT ANALYSIS

AIR QUALITY IMPACT ANALYSIS

1925 Montrose Street Multi-Family Residential Project

City of Los Angeles

Envicom Project # 2022-164-01

Prepared for:

MONTROSE STREET LLC
330 Encinitas Blvd Suite 201
Encinitas, CA 92024

Prepared by:

ENVICOM CORPORATION
4165 E. Thousand Oaks Boulevard, Suite 290
Westlake Village, CA 91362

January 2023

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APPENDIX

Appendix A	CalEEMod Version 2020.4.0 Computer Model Output	
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1.0 INTRODUCTION

The purpose of this Air Quality Impact Analysis is to identify, describe, and evaluate the significance of potential air quality impacts resulting from the construction and operation of the proposed 1925 Montrose Street 19-Unit Multi-Family Residential Project (“project”) located within the Silver Lake – Echo Park – Elysian Valley Community Plan Area of the City of Los Angeles.

2.0 EXISTING CONDITIONS

The proposed project would be located at 1925 Montrose Street (project site), in the Silver Lake – Echo Park – Elysian Valley Community Plan Community Plan Area in the City of Los Angeles and within the South Coast Air Basin (Air Basin), as shown in **Figure 1, Regional Location Map**. The Air Basin is bounded by the Pacific Ocean to the west, the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and San Diego County to the south.

In addition to being a metropolitan area with a high level of human activity, the topography and climate of Southern California combine to produce unhealthful air quality in the Air Basin. Low temperature inversions, light winds, shallow vertical mixing, and extensive sunlight, in combination with topographical features such as adjacent mountain ranges that hinder dispersion of air pollutants, can result in degraded air quality within the Air Basin.

The project site is approximately 0.17 acres and is currently vacant. Surrounding development consists of a mix of two to three-story multi-family residential buildings, with some scattered single-story or single-family residential buildings. The project is located on Montrose Street between Alvarado Street to the west and Bonnie Brae Street to the east. Alvarado Street is a large commercial arterial, and the large commercial arterial street of Sunset Boulevard is located to the north of the project site. East of the project site is the large arterial of Glendale Boulevard, with Echo Park Lake on the opposite side. The Sandra Cisneros Learning Academy middle school is located on the west side of Alvarado Street approximately 180 feet from the site.

Public transit service in the project vicinity is provided by Metro. The nearest bus stops are for Metro bus routes 4 on Sunset Boulevard, 2 on Alvarado, and 92 on Glendale Boulevard. The site is within a Transit Oriented Community Tier 3 and Transit Priority Area.¹ The Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy also indicates that the project site is within a High Quality Transit Area (HQTa).²

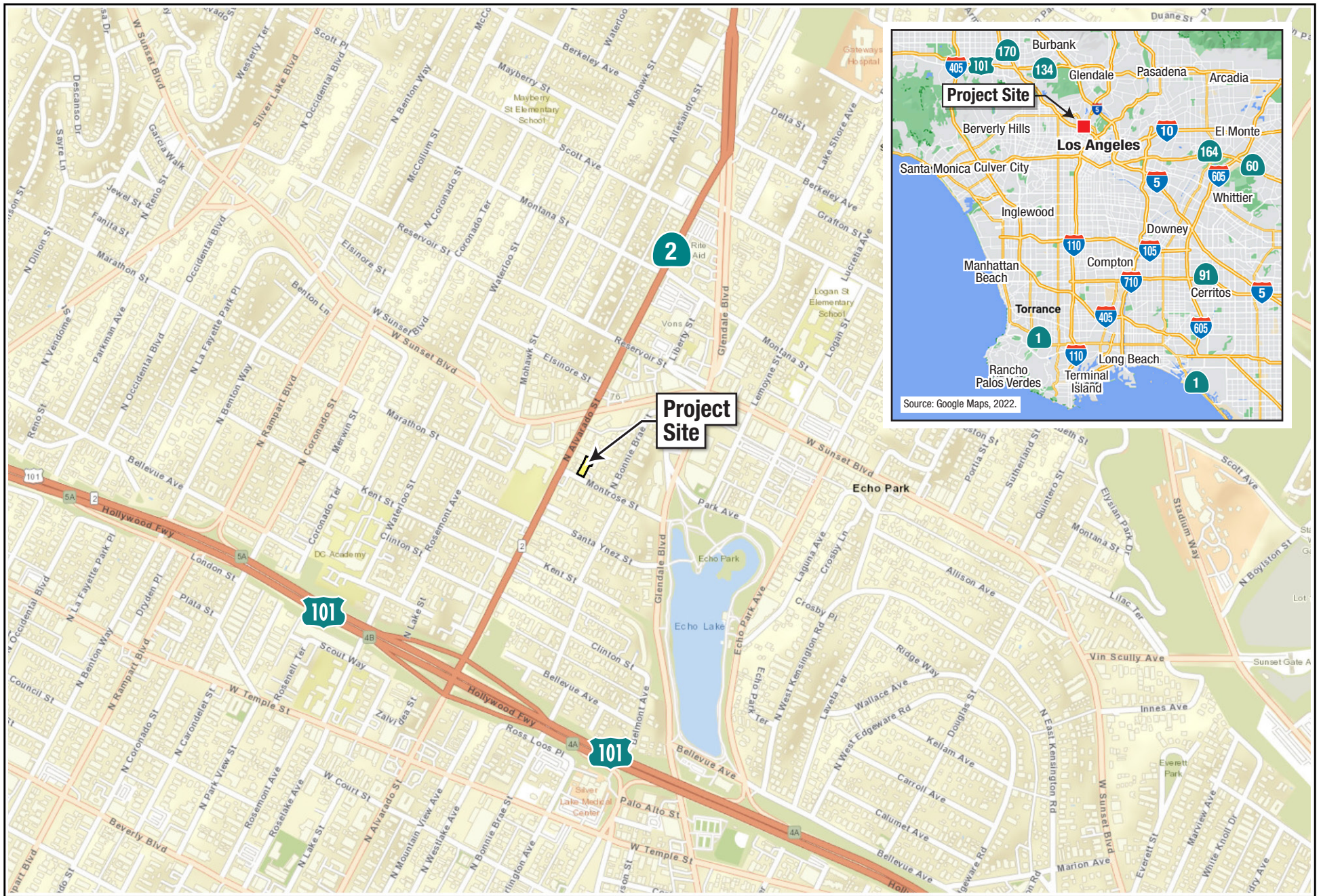
3.0 PROPOSED DEVELOPMENT

The proposed project would excavate the site and construct a five-story, 19-unit residential apartment building with four levels of residential units above an at-grade parking level, situated above a subterranean parking garage with a total of 25 vehicle parking spaces. The building would comprise approximately 37,350 gross square-feet including the parking levels.³ Construction is anticipated to begin in the 4th quarter of 2023 and be completed within approximately 18-22 months. Development of the vacant, infill project site will require the export of up to 4,200 cubic yards of soil.

¹ City of Los Angeles, Department of City Planning, Zone Information and Map Access System (ZIMAS) <http://zimas.lacity.org>

² SCAG, High Quality Transit Areas (HQTa) 2045 – SCAG Region dataset, February 18, 2021 update.

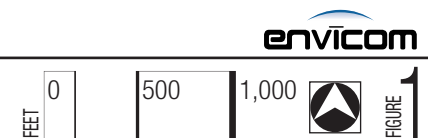
³ Aaron Brumen & Assoc, Architects, 19-Unit Multifamily Development 1925 Montrose St, plan set, 2022



Source: ESRI, World Street Map, 2022.

1925 MONTROSE STREET MULTI-FAMILY RESIDENTIAL PROJECT – AIR QUALITY IMPACT ANALYSIS

Regional Location Map



envicom

4.0 AIR QUALITY SETTING

Ambient Air Quality Standards

National and State ambient air quality standards,⁴ shown in **Table 1, Ambient Air Quality Standards**, are the air quality levels that are considered safe, with an adequate margin of safety, to protect the public health and welfare of “sensitive receptors,” which include the elderly, young children, the acutely and chronically ill (e.g., those with cardio-respiratory disease, including asthma), and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed. Recent research has shown, however, that chronic exposure to ozone (O₃), the primary ingredient in photochemical smog, may lead to adverse respiratory health, even at concentrations close to the ambient standard. Sources and health effects of various pollutants are shown in **Table 2, Health Effects of Major Criteria Pollutants**.

Baseline Air Quality

Existing levels of ambient air quality and historical trends and projections in the proposed project area are documented from measurements made by the South Coast Air Quality Management District (SCAQMD), which is the agency that is responsible for regulating stationary sources of emissions in the air basin. The Project Site is located within the Central Los Angeles County air monitoring area (downtown LA monitoring station 087). Therefore, monitoring data recorded at that area’s station for regional air pollutants, such as O₃, carbon monoxide (CO), nitrogen oxides (NO_x). And 10-micron diameter or less particulate matter (PM-10 and PM-2.5) are used to represent the air quality in the proposed project area. **Table 3, Project Area Air Quality Monitoring Summary 2016-2020** provides data from this monitoring stations for the previous five years (2016-2020) for which this data is available from the SCAQMD website.⁵ The air quality data and trends in the proposed project vicinity, as documented in Table 3, are summarized below:

1. From 2016-2020, O₃ levels exceeded the 1-hour State standard 24 days, the 8-hour State standard 46 days, and the Federal 8-hour standard 27 days.
2. PM-10 levels exceeded the State 24-hour standard 9.0 percent of all days monitored from 2016-2020. The National 24-hour PM-10 standard was not exceeded in the same period.
3. PM-2.5 levels exceeded the current National 24-hour standard approximately 1.0 percent of all days monitored from 2016-2020.
4. CO and Nox levels have not exceeded National or State standards in the previous five years of monitoring data (2016-2020).

⁴ California Air Resources Board, California Ambient Air Quality Standards, May 4, 2016.

⁵ South Coast Air Quality Management District, Historical Data by Year, 2020, 2019, 2018, 2017 and 2016 Air Quality Data Tables.

Table 1
Ambient Air Quality Standards

Ambient Air Quality Standards						
Pollutant	Averaging Time	California Standards ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷
Ozone (O ₃) ⁸	1 Hour	0.09 ppm (180 µg/m ³)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m ³)		0.070 ppm (137 µg/m ³)		
Respirable Particulate Matter (PM10) ⁹	24 Hour	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m ³		—		
Fine Particulate Matter (PM2.5) ⁹	24 Hour	—	—	35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m ³	Gravimetric or Beta Attenuation	12.0 µg/m ³	15 µg/m ³	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m ³)	—	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)	—	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		—	—	
Nitrogen Dioxide (NO ₂) ¹⁰	1 Hour	0.18 ppm (339 µg/m ³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m ³)	—	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)		0.053 ppm (100 µg/m ³)	Same as Primary Standard	
Sulfur Dioxide (SO ₂) ¹¹	1 Hour	0.25 ppm (655 µg/m ³)	Ultraviolet Fluorescence	75 ppb (196 µg/m ³)	—	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	—		—	0.5 ppm (1300 µg/m ³)	
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (for certain areas) ¹¹	—	
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas) ¹¹	—	
Lead ^{12,13}	30 Day Average	1.5 µg/m ³	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m ³ (for certain areas) ¹²	Same as Primary Standard	
	Rolling 3-Month Average	—		0.15 µg/m ³		
Visibility Reducing Particles ¹⁴	8 Hour	See footnote 14	Beta Attenuation and Transmittance through Filter Tape	No National Standards		
Sulfates	24 Hour	25 µg/m ³	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Ultraviolet Fluorescence			
Vinyl Chloride ¹²	24 Hour	0.01 ppm (26 µg/m ³)	Gas Chromatography			
See footnotes on next page						

See footnotes on next page

For more information please call ARB-PIO at (916) 322-2990

California Air Resources Board (5/4/16)

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1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
 2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above $150 \mu\text{g}/\text{m}^3$ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
 3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
 4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
 5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
 6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
 7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
 8. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.
 9. On December 14, 2012, the national annual PM2.5 primary standard was lowered from $15 \mu\text{g}/\text{m}^3$ to $12.0 \mu\text{g}/\text{m}^3$. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at $35 \mu\text{g}/\text{m}^3$, as was the annual secondary standard of $15 \mu\text{g}/\text{m}^3$. The existing 24-hour PM10 standards (primary and secondary) of $150 \mu\text{g}/\text{m}^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
 10. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
 11. On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
 12. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
 13. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard ($1.5 \mu\text{g}/\text{m}^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
 14. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

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Table 2
Health Effects of Major Criteria Pollutants

Pollutants	Examples of Sources	Health Effects
Particulate Matter (PM-2.5, PM-10)	- Cars and trucks (especially diesels) - Fireplaces, woodstoves - Windblown dust from roadways, agriculture and construction	- Hospitalizations for worsened heart diseases and respiratory diseases - Emergency room visits for asthma - Premature death - Reduced visibility and material soiling
Ozone (O ₃)	Precursor sources*: motor vehicles, industrial emissions, and consumer products	- Cough, chest tightness - Difficulty taking a deep breath - Worsened asthma symptoms - Lung inflammation
Carbon Monoxide (CO)	Any source that burns fuel such as cars, trucks, construction and farming equipment, and residential heaters and stoves	- Chest pain in heart patients ** - Headaches, nausea ** - Reduced mental alertness ** - Death at very high levels **
Nitrogen Dioxide (NO ₂)	See CO sources	Increased response to allergens
Source: California Air Resources Board, Common Air Pollutants, https://ww2.arb.ca.gov/resources/common-air-pollutants , and accompanying webpages for individual pollutants. * Ozone is not generated directly by these sources. Rather, chemicals emitted by these precursor sources react with sunlight to form ozone in the atmosphere. ** Health effects from CO exposures occur at levels considerably higher than ambient.		

Table 3
Project Area Air Quality Monitoring Summary 2016-2020

Pollutant/Standard	2016	2017	2018	2019	2020
Ozone					
<i>Number of Days Standards Exceeded</i>					
1-Hour > 0.09 ppm (S)	2	6	2	0	14
8-Hour > 0.07 ppm (S)	4	14	4	2	22
8-Hour > 0.075 ppm (F)	1	9	0	1	16
<i>Maximum Observed Concentration</i>					
Max. 1-Hour Conc. (ppm)	0.103	0.116	0.098	0.085	0.185
Max. 8-Hour Conc. (ppm)	0.078	0.086	0.073	0.080	0.118
Carbon Monoxide					
<i>Number of Days Standards Exceeded</i>					
8-Hour > 9.0 ppm (S, F)	0	0	0	0	0
<i>Maximum Observed Concentration</i>					
Max 8-Hour Conc. (ppm)	1.4	1.9	1.7	1.6	1.5
Nitrogen Dioxide					
<i>Number of Days Standards Exceeded</i>					
1-Hour > 0.18 ppm (S)	0	0	0	0	0
<i>Maximum Observed Concentration</i>					
Max. 1-Hour Conc. (ppm)	0.065	0.081	0.070	0.070	0.062

Pollutant/Standard	2016	2017	2018	2019	2020
Inhalable Particulates (PM-10)					
<i>Number of Days Standards Exceeded/Days Monitored</i>					
24-Hour > 50 µg/m ³ (S)	18/277	41/340	31/363	3/9	24/337
24-Hour > 150 µg/m ³ (F)	0/277	0/340	0/363	0/9	0/337
<i>Maximum Observed Concentration</i>					
Max. 24-Hr. Conc. (µg/m ³)	67	96	81	62	77
Ultra-Fine Particulates (PM-2.5)					
<i>Number of Days Standards Exceeded/Days Monitored</i>					
24-Hour > 35 µg/m ³ (F)	2/357	3/358	3/344	1/360	2/353
<i>Maximum Observed Concentration</i>					
Max. 24-Hr. Conc. (µg/m ³)	44.4	49.2	43.8	43.5	47.3
Source: SCAQMD, Historical Data by Year, Air Quality Data Tables downloaded from: https://www.aqmd.gov/home/air-quality/historical-air-quality-data/historical-data-by-year .					

Air Quality Planning

In the Air Basin, the agencies designated to develop the regional Air Quality Management Plan (AQMP) are the SCAQMD and the Southern California Association of Governments. The 2016 AQMP is a regional blueprint for achieving air quality standards and healthful air, and it represents a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures. According to the AQMP, the principal contributor to air quality challenges in the Air Basin is mobile source emissions.

Primary Pollutants

Primary pollutants are those that are emitted in their already unhealthful form. CO is an example of such a pollutant, which can have effects at a very localized level, near an individual source of emissions or a collection of sources, such as a crowded intersection or parking lot. Many particulates, especially fugitive dust emissions, are also primary pollutants. Because of the non-attainment status of the South Coast Air Basin for PM-10, SCAQMD Rule 403 requires construction projects to implement an aggressive dust control program.

Secondary Pollutants

Secondary pollutants are those that transform over time from more benign components directly emitted from a source(s) to a more unhealthful contaminant. O₃ is an example of a secondary pollutant, which is created through chemical reactions involving primary precursors reactive organic gases (ROG), nitrogen oxide (Nox), and sunlight.

Emissions Forecasts

The SCAQMD emissions forecast⁶ for O₃ precursors (ROG and Nox) and for CO and PM are shown in **Table 4, South Coast Air Basin Emissions Forecasts** (emissions in tons/day). Substantial reductions in emissions of ROG, Nox and CO are forecast to continue throughout the next several decades. Emissions of PM-10 and PM-2.5 are forecast to slightly increase unless new particulate control programs are implemented.

⁶ California Air Resources Board, Almanac 2013, Chapter 4: Regional Trends and Forecasts, Table 4-1.

Table 4
South Coast Air Basin Emissions Forecasts

Pollutant	2025	2030	2035
Nitrogen Oxide (Nox)	289	266	257
Volatile Organic Compounds (VOCs)*	393	393	391
PM-10	165	170	172
PM-2.5	68	70	71
Source: California Air Resources Board, Almanac 2013, Chapter 4: Regional Trends and Forecasts, Table 4-1 * For purposes of this analysis, VOC and ROG (Reactive Organic Gas) are used interchangeably since ROG represents approximately 99.9 percent of VOC.			

5.0 AIR QUALITY IMPACTS

Significance Criteria

State CEQA Guidelines

Air quality impacts of a project are considered significant if they cause clean air standards to be violated where they are currently met, or if they substantially contribute to an existing violation of standards. Substantial emissions of air contaminants for which there is no safe exposure, or nuisance emissions such as dust or odors, that are generated by a project, would also be considered significant impacts.

As set forth in Appendix G, Environmental Checklist, of the State CEQA Guidelines, a project could have a potentially significant impact if it would:

- a. Conflict with or obstruct implementation of the applicable air quality plan;
- b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard;
- c. Expose sensitive receptors to substantial pollutant concentrations; and/or
- d. Result in other emissions such as those leading to odors adversely affecting a substantial number of people.

SCAQMD Emissions Thresholds

While conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use designations could indicate conformance with the current AQMP, this evaluation provides a project-specific analysis of the proposed project to determine significance based on consistency with SCAQMD Air Quality Significance thresholds. As the amount of a secondary pollutant that may result from a project cannot be quantified by direct measurement of its emissions from a source, the SCAQMD has designated significant emissions levels of precursor components as surrogates for evaluating whether a project's emissions could result in significant regional air quality impacts associated with secondary pollutants. Projects with daily emissions that exceed any of the following emission thresholds shown in **Table 5, SCAQMD CEQA Daily Emissions Thresholds**, (pounds/day) are recommended by the SCAQMD to be considered significant impacts under CEQA.

Table 5
SCAQMD CEQA Daily Emissions Thresholds

Pollutant	Construction	Operations
ROG	75	55
NO _x	100	55
CO	550	550
PM-10	150	150
PM-2.5	55	55
SO _x	150	150
Source: SCAQMD CEQA Air Quality Significance Thresholds, Revision April 2019.		

Existing Land Use Emissions

The project site is currently vacant. Therefore, there are no emissions associated with the existing land use.

Sensitive Receptors

Air quality impacts are analyzed relative to those persons with the greatest sensitivity to air pollution exposure. Such persons are called “sensitive receptors.” Sensitive receptors include the elderly, young children, the acutely and chronically ill (e.g., those with cardio-respiratory disease, including asthma), and persons engaged in strenuous work or exercise. For the project, the nearest sensitive uses for air quality effects would be the adjacent residences, because they may be occupied for extended periods, and residents may be outdoors when exposure is highest.

Construction Activity Impacts

Dust is typically the primary concern during the construction of projects that would involve land clearing and grading. Because such emissions are not amenable to collection and discharge through a controlled source, they are called “fugitive emissions.” Emission rates vary as a function of many parameters (including soil silt, soil moisture, wind speed, area disturbed, number of vehicles, and depth of disturbance or excavation).

The California Emissions Estimator Model (CalEEMod) is a Statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model quantifies direct emissions from construction and operation activities (including vehicle use), as well as indirect emissions, such as from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The model was developed for the California Air Pollution Officers Association in collaboration with the California Air Districts.

The proposed project’s estimated construction emissions were modeled using CalEEMod Version 2020.4.0 to identify maximum daily emissions for each pollutant during project construction. The output reports from CalEEMod are included as **Appendix A** to this report. Construction emissions were modeled based on lot acreage, volume of soil exported, and the proposed building’s square footage, number of units, and number of parking spaces. The CalEEMod model provides a construction timeline of under one year, which is faster than actual construction is anticipated to take. This provides a conservative estimate of emissions for analysis purposes as extending the duration of construction would result in a reduction of the estimated maximum daily emissions, as activities would occur over a longer time period. A conceptual construction

equipment fleet list and approximate duration of each construction phase on which this analysis was conducted is shown in **Table 6, Conceptual Construction Equipment Fleet**.

All construction grading projects in the City of Los Angeles must comply with the requirements of SCAQMD Rule 403, Fugitive Dust, which requires the implementation of Best Available Control Measures for all fugitive dust sources. SCAQMD Rule 403, Control Measure 08-2 states that during earth moving activities, projects are required to “Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction.” Therefore, pursuant to SCAQMD Rule 403, the project would be required to implement adequate watering of exposed surfaces during grading.

Table 6
Conceptual Construction Equipment Fleet

Phase Name and Duration	Equipment
Demolition (2 days)	1 Concrete/Industrial Saw
	1 Rubber-tired Dozer
	2 Loader/Backhoes
Site Preparation (1 day)	1 Grader
	1 Loader/Backhoe
Grading (3 days)	1 Grader
	1 Rubber Tired Dozer
	1 Loader/Backhoe
Construction 100 days)	2 Forklift
	2 Loader/Backhoe
Paving (5 days)	4 Cement/Mortar Mixers
	1 Paver
	1 Roller
	1 Loader/Backhoe
Architectural Coating (5 days)	1 Air Compressor

The project’s maximum daily construction emissions as calculated by CalEEMod are listed in **Table 7, Maximum Daily Construction Emissions** (pounds/day).

Table 7
Maximum Daily Construction Emissions

	Construction Emissions ^(a)					
	ROG	NO _x	CO	SO ₂	PM-10	PM-2.5
Maximum Daily Emissions	46.9	34.0	12.0	0.12	6.2	2.6
SCAQMD Thresholds	75	100	550	150	150	55
Significant Impact? Yes/No	No	No	No	No	No	No
Source: CalEEMod Output, November 29, 2022, Appendix A. Maximum emissions reported for summer or winter season, whichever is greater. ^(a) Construction emissions reflect required compliance with SCAQMD Rule 403 for applying water during grading to reduce dust.						

As seen in Table 7, peak daily construction activity emissions of criteria air pollutants are estimated to be far below the SCAQMD thresholds of significance. Therefore, construction period air quality impacts of the project would be less than significant.

Localized Significance Thresholds Analysis

The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Localized Significance Thresholds (LSTs). LSTs were developed in response to the SCAQMD Governing Board's Environmental Justice Enhancement Initiative 1-4, and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005. LSTs are only applicable to the following criteria pollutants: NO_x, CO, PM-10, and PM-2.5. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable Federal or State ambient air quality standard, and they are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

Use of an LST analysis for a project is optional. For the proposed project, the primary source of possible LST impact would be construction activity, based on the maximum onsite daily emissions estimated by CalEEMod. LSTs are applicable for a sensitive receptor where it is possible that an individual could remain for 24 hours, such as a residence, hospital, or convalescent facility.

SCAQMD's LST screening tables provide thresholds for 25, 50, 100, 200 and 500-meter source-receptor distances. Existing multi-family residences are located within 25 meters of the project boundary. Pursuant to SCAQMD LST Methodology for projects with boundaries located closer than 25 meters to the nearest receptor, LST screening levels for a 25-meter source-receptor distance were considered for this project.⁷ LST pollutant screening level concentration data is currently published for 1, 2 and 5-acre sites.⁸ For this project, thresholds for a 1-acre site were used. This evaluation is based on estimated onsite daily construction emissions for the phase and year representing the highest daily emissions. Daily averages would be lower than the reported maximum amounts.

Table 8, Local Significance Thresholds (LST) and Peak Daily Onsite Emissions (pounds/day) shows the relevant thresholds and the estimated peak daily onsite emissions during the construction phases that would generate the highest level of onsite emissions for each pollutant evaluated for LST impacts.⁹ As previously described, the project would be required to implement adequate watering of exposed surfaces during grading to reduce dust emissions to comply with SCAQMD Rule 403, Fugitive Dust.

Table 8
Local Significance Thresholds (LST)
and Peak Daily Onsite Emissions

LST 1.0 acre/25 meters Central LA	Emissions			
	NO _x	CO	PM-10	PM-2.5
Peak Onsite Daily Emissions ^(a)	10.2	7.4	2.9	1.6
LST Threshold	74	680	5	3
Significant Impact? Yes/No	No	No	No	No
Source: CalEEMod Output, November 29, 2022, Appendix A. Maximum emissions reported for any construction phase in summer or winter season, whichever is greater. ^(a) Construction emissions reflect required compliance with SCAQMD Rule 403 for applying water during grading to reduce dust.				

⁷ South Coast Air Quality Management District, Final Localized Significance Threshold Methodology, Revised July 2008.

⁸ South Coast Air Quality Management District, Appendix C- Mass Rate LST Look-up Table, Revised October 21, 2009.

⁹ Offsite construction emissions, such as export hauling, are not evaluated for local significance at receptors adjacent to the site.

As seen in Table 8, the peak onsite emissions during construction would not exceed the applicable SCAQMD LSTs, and as such, potential LST impacts would be less than significant.

Operational Impacts

During operations, the proposed land uses would result in air quality emissions of criteria pollutants from area sources, energy sources, and mobile sources. The SCAQMD thresholds for air quality impacts from operations are shown above in Table 5. Operations of the proposed development would not exceed SCAQMD significance thresholds for criteria pollutants as shown in **Table 9, Maximum Daily Operations Emissions** (pounds/day).

As seen below in Table 9, the proposed project's total operational daily emissions would be far below SCAQMD thresholds. Therefore, operational impacts of the project would be less than significant.

Table 9
Maximum Daily Operations Emissions

Emissions Sources	ROG	NO _x	CO	SO ₂	PM-10	PM-2.5
Winter						
Area	0.85	0.02	1.57	<0.01	<0.01	<0.01
Energy	<0.01	0.04	0.02	<0.01	<0.01	<0.01
Mobile	0.31	0.34	3.12	<0.01	0.75	0.20
Total	1.16	0.40	4.70	<0.01	0.76	0.21
Summer						
Area	0.85	0.02	1.57	<0.01	<0.01	<0.01
Energy	<0.01	0.04	0.02	<0.01	<0.01	<0.01
Mobile	0.31	0.32	3.19	<0.01	0.75	0.20
Total	1.17	0.38	4.77	<0.01	0.76	0.21
SCAQMD Thresholds	55	55	550	150	150	55
Significant Impact? Y/N	No	No	No	No	No	No
Source: CalEEMod Output, November 29, 2022, Appendix A. Totals may not add due to rounding.						

As seen in Table 9, the proposed project's total operational daily emissions would be far below SCAQMD thresholds. Therefore, operational impacts of the project would be less than significant.

Toxic Air Contaminants

Exhaust particulates emitted from diesel powered equipment contain carcinogenic compounds, or toxic air contaminants (TACs). As residential projects do not generate a substantial quantity of diesel truck trips during operations, measurable diesel TAC emissions from the proposed project would occur for only a brief period during construction activities that would require the onsite use of heavy-duty equipment. The toxicity of diesel exhaust is evaluated relative to a 24-hour per day, 365-day per year, 70-year lifetime exposure. The SCAQMD does not generally require the analysis of construction-related diesel emissions relative to health risk, due to the short period for which the majority of diesel exhaust would occur. Health risk analyses are typically assessed over a nine-, 30-, or 70-year timeframe, rather than for a relatively brief construction period, due to the lack of health risk associated with such a brief exposure. As such, potential impacts of the proposed project due to TAC emissions would be less than significant.

Odor Impacts

As stated above, a significant impact may occur if a project would create objectionable odors affecting a substantial number of people. However, objectionable odors are typically associated with manufacturing, industrial, or sewage treatment processes, while the proposed project involves a multi-family residential development. Nevertheless, the SCAQMD's rules for odor compliance are mandated under the California Health and Safety Code, Section 41700, and they are also addressed in SCAQMD Rule 402. This rule on Public Nuisance states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals." During construction, trash receptacles would be provided and covered and properly maintained in order to control odors, as required by law. The project would be connected to municipal waste treatment utility infrastructure, and does not propose any onsite wastewater treatment facilities. During operations, separate trash and recycling bins would be required and provided, which would be emptied regularly for disposal. Therefore, the potential for the project to generate odors adversely affecting a substantial number of people during construction and operation would be less than significant.

APPENDIX A

**CalEEMod Version 2020.4.0
Computer Model Output**

1925 Montrose - Los Angeles-South Coast County, Summer

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

1925 Montrose
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	19.00	Dwelling Unit	0.17	37,350.00	54
Enclosed Parking with Elevator	25.00	Space	0.00	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2024
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - .17ac, 37,350 gross sf. No acreage or sf for parking as parking is included in residential land-use, parking line item added to capture energy use of garages.
- Off-road Equipment - No cranes
- Off-road Equipment -
- Off-road Equipment -
- Grading - 4,200 cy export
- Demolition -
- Woodstoves - No hearths
- Construction Off-road Equipment Mitigation - Water 2x day
- Area Mitigation -

1925 Montrose - Los Angeles-South Coast County, Summer

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

Construction Phase - Demo reduced to 2 days, grading increased to 3 days.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	2.00
tblConstructionPhase	NumDays	2.00	3.00
tblConstructionPhase	PhaseEndDate	3/20/2024	3/11/2024
tblConstructionPhase	PhaseEndDate	3/6/2024	2/26/2024
tblConstructionPhase	PhaseEndDate	10/13/2023	10/3/2023
tblConstructionPhase	PhaseEndDate	10/18/2023	10/9/2023
tblConstructionPhase	PhaseEndDate	3/13/2024	3/4/2024
tblConstructionPhase	PhaseEndDate	10/16/2023	10/4/2023
tblConstructionPhase	PhaseStartDate	3/14/2024	3/5/2024
tblConstructionPhase	PhaseStartDate	10/19/2023	10/10/2023
tblConstructionPhase	PhaseStartDate	10/17/2023	10/5/2023
tblConstructionPhase	PhaseStartDate	3/7/2024	2/27/2024
tblConstructionPhase	PhaseStartDate	10/14/2023	10/4/2023
tblFireplaces	NumberGas	16.15	0.00
tblFireplaces	NumberWood	0.95	0.00
tblGrading	MaterialExported	0.00	4,200.00
tblLandUse	LandUseSquareFeet	19,000.00	37,350.00
tblLandUse	LandUseSquareFeet	10,000.00	0.00
tblLandUse	LotAcreage	0.50	0.17
tblLandUse	LotAcreage	0.22	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblWoodstoves	NumberCatalytic	0.95	0.00
tblWoodstoves	NumberNoncatalytic	0.95	0.00

2.0 Emissions Summary

1925 Montrose - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**2.1 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					
2023	1.3387	33.0324	11.9358	0.1172	8.6229	0.5647	9.1876	3.4561	0.5248	3.9809	0.0000	12,691.32 92	12,691.32 92	1.0632	1.7878	13,250.66 90
2024	46.9314	5.2655	7.6359	0.0130	0.2012	0.2440	0.4452	0.0534	0.2279	0.2813	0.0000	1,211.150 7	1,211.150 7	0.3060	8.6800e- 003	1,219.951 1
Maximum	46.9314	33.0324	11.9358	0.1172	8.6229	0.5647	9.1876	3.4561	0.5248	3.9809	0.0000	12,691.32 92	12,691.32 92	1.0632	1.7878	13,250.66 90

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					
2023	1.3387	33.0324	11.9358	0.1172	5.6143	0.5647	6.1790	2.0302	0.5248	2.5550	0.0000	12,691.32 92	12,691.32 92	1.0632	1.7878	13,250.66 90
2024	46.9314	5.2655	7.6359	0.0130	0.2012	0.2440	0.4452	0.0534	0.2279	0.2813	0.0000	1,211.150 7	1,211.150 7	0.3060	8.6800e- 003	1,219.951 1
Maximum	46.9314	33.0324	11.9358	0.1172	5.6143	0.5647	6.1790	2.0302	0.5248	2.5550	0.0000	12,691.32 92	12,691.32 92	1.0632	1.7878	13,250.66 90

1925 Montrose - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	34.10	0.00	31.23	40.63	0.00	33.45	0.00	0.00	0.00	0.00	0.00	0.00

1925 Montrose - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8509	0.0181	1.5694	8.0000e-005		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003	0.0000	2.8280	2.8280	2.7200e-003	0.0000	2.8960
Energy	5.0600e-003	0.0432	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.1830	55.1830	1.0600e-003	1.0100e-003	55.5109
Mobile	0.3119	0.3167	3.1868	7.1100e-003	0.7436	5.0400e-003	0.7486	0.1981	4.6800e-003	0.2028		725.3367	725.3367	0.0471	0.0290	735.1476
Total	1.1678	0.3780	4.7746	7.4700e-003	0.7436	0.0172	0.7608	0.1981	0.0169	0.2149	0.0000	783.3476	783.3476	0.0508	0.0300	793.5546

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8509	0.0181	1.5694	8.0000e-005		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003	0.0000	2.8280	2.8280	2.7200e-003	0.0000	2.8960
Energy	5.0600e-003	0.0432	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.1830	55.1830	1.0600e-003	1.0100e-003	55.5109
Mobile	0.3119	0.3167	3.1868	7.1100e-003	0.7436	5.0400e-003	0.7486	0.1981	4.6800e-003	0.2028		725.3367	725.3367	0.0471	0.0290	735.1476
Total	1.1678	0.3780	4.7746	7.4700e-003	0.7436	0.0172	0.7608	0.1981	0.0169	0.2149	0.0000	783.3476	783.3476	0.0508	0.0300	793.5546

1925 Montrose - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	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	10/2/2023	10/3/2023	5	2	
2	Site Preparation	Site Preparation	10/4/2023	10/4/2023	5	1	
3	Grading	Grading	10/5/2023	10/9/2023	5	3	
4	Building Construction	Building Construction	10/10/2023	2/26/2024	5	100	
5	Paving	Paving	2/27/2024	3/4/2024	5	5	
6	Architectural Coating	Architectural Coating	3/5/2024	3/11/2024	5	5	

Acres of Grading (Site Preparation Phase): 0.5**Acres of Grading (Grading Phase): 2.25****Acres of Paving: 0****Residential Indoor: 75,634; Residential Outdoor: 25,211; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	0	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20

1925 Montrose - Los Angeles-South Coast County, Summer

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

Grading	Graders	1	6.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	525.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	4	14.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction**Water Exposed Area**

1925 Montrose - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.2 Demolition - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698		1,148.4055	1,148.4055	0.2089		1,153.6290
Total	0.6463	5.7787	7.3926	0.0120	0.0000	0.2821	0.2821	0.0000	0.2698	0.2698		1,148.4055	1,148.4055	0.2089		1,153.6290

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0320	0.0223	0.3614	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		100.0075	100.0075	2.5200e-003	2.3100e-003	100.7583
Total	0.0320	0.0223	0.3614	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		100.0075	100.0075	2.5200e-003	2.3100e-003	100.7583

1925 Montrose - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.2 Demolition - 2023****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698	0.0000	1,148.4055	1,148.4055	0.2089		1,153.6290
Total	0.6463	5.7787	7.3926	0.0120	0.0000	0.2821	0.2821	0.0000	0.2698	0.2698	0.0000	1,148.4055	1,148.4055	0.2089		1,153.6290

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0320	0.0223	0.3614	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		100.0075	100.0075	2.5200e-003	2.3100e-003	100.7583
Total	0.0320	0.0223	0.3614	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		100.0075	100.0075	2.5200e-003	2.3100e-003	100.7583

1925 Montrose - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Site Preparation - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084		942.4317	942.4317	0.3048		950.0517
Total	0.5348	6.1887	3.9239	9.7300e-003	0.5303	0.2266	0.7568	0.0573	0.2084	0.2657		942.4317	942.4317	0.3048		950.0517

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0160	0.0112	0.1807	4.9000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		50.0038	50.0038	1.2600e-003	1.1500e-003	50.3792
Total	0.0160	0.0112	0.1807	4.9000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		50.0038	50.0038	1.2600e-003	1.1500e-003	50.3792

1925 Montrose - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Site Preparation - 2023****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2386	0.0000	0.2386	0.0258	0.0000	0.0258			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084	0.0000	942.4317	942.4317	0.3048		950.0517
Total	0.5348	6.1887	3.9239	9.7300e-003	0.2386	0.2266	0.4652	0.0258	0.2084	0.2342	0.0000	942.4317	942.4317	0.3048		950.0517

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0160	0.0112	0.1807	4.9000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		50.0038	50.0038	1.2600e-003	1.1500e-003	50.3792
Total	0.0160	0.0112	0.1807	4.9000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		50.0038	50.0038	1.2600e-003	1.1500e-003	50.3792

1925 Montrose - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Grading - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.4703	0.0000	5.4703	2.5925	0.0000	2.5925			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865		1,364.771 3	1,364.771 3	0.4414		1,375.806 2
Total	0.9335	10.1789	5.5516	0.0141	5.4703	0.4201	5.8904	2.5925	0.3865	2.9790		1,364.771 3	1,364.771 3	0.4414		1,375.806 2

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.3795	22.8357	6.0950	0.1023	3.0632	0.1440	3.2073	0.8399	0.1378	0.9777		11,246.55 18	11,246.55 18	0.6198	1.7859	11,794.25 61
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0256	0.0179	0.2891	7.9000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		80.0060	80.0060	2.0200e-003	1.8500e-003	80.6067
Total	0.4051	22.8536	6.3841	0.1031	3.1527	0.1446	3.2972	0.8636	0.1383	1.0019		11,326.55 79	11,326.55 79	0.6218	1.7878	11,874.86 28

1925 Montrose - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Grading - 2023****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					2.4616	0.0000	2.4616	1.1666	0.0000	1.1666			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865	0.0000	1,364.771 3	1,364.771 3	0.4414		1,375.806 2
Total	0.9335	10.1789	5.5516	0.0141	2.4616	0.4201	2.8817	1.1666	0.3865	1.5531	0.0000	1,364.771 3	1,364.771 3	0.4414		1,375.806 2

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.3795	22.8357	6.0950	0.1023	3.0632	0.1440	3.2073	0.8399	0.1378	0.9777		11,246.55 18	11,246.55 18	0.6198	1.7859	11,794.25 61
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0256	0.0179	0.2891	7.9000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		80.0060	80.0060	2.0200e-003	1.8500e-003	80.6067
Total	0.4051	22.8536	6.3841	0.1031	3.1527	0.1446	3.2972	0.8636	0.1383	1.0019		11,326.55 79	11,326.55 79	0.6218	1.7878	11,874.86 28

1925 Montrose - Los Angeles-South Coast County, Summer

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

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4565	4.5109	6.1798	8.5200e-003		0.2406	0.2406		0.2213	0.2213		825.1992	825.1992	0.2669		831.8714
Total	0.4565	4.5109	6.1798	8.5200e-003		0.2406	0.2406		0.2213	0.2213		825.1992	825.1992	0.2669		831.8714

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3000e-003	0.0768	0.0297	3.7000e-004	0.0128	3.9000e-004	0.0132	3.6900e-003	3.7000e-004	4.0600e-003		40.0565	40.0565	1.3400e-003	5.7600e-003	41.8062
Worker	0.0448	0.0312	0.5060	1.3900e-003	0.1565	9.4000e-004	0.1574	0.0415	8.7000e-004	0.0424		140.0106	140.0106	3.5300e-003	3.2300e-003	141.0617
Total	0.0471	0.1080	0.5357	1.7600e-003	0.1693	1.3300e-003	0.1706	0.0452	1.2400e-003	0.0464		180.0670	180.0670	4.8700e-003	8.9900e-003	182.8679

1925 Montrose - Los Angeles-South Coast County, Summer

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

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4565	4.5109	6.1798	8.5200e-003		0.2406	0.2406		0.2213	0.2213	0.0000	825.1992	825.1992	0.2669		831.8714
Total	0.4565	4.5109	6.1798	8.5200e-003		0.2406	0.2406		0.2213	0.2213	0.0000	825.1992	825.1992	0.2669		831.8714

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3000e-003	0.0768	0.0297	3.7000e-004	0.0128	3.9000e-004	0.0132	3.6900e-003	3.7000e-004	4.0600e-003		40.0565	40.0565	1.3400e-003	5.7600e-003	41.8062
Worker	0.0448	0.0312	0.5060	1.3900e-003	0.1565	9.4000e-004	0.1574	0.0415	8.7000e-004	0.0424		140.0106	140.0106	3.5300e-003	3.2300e-003	141.0617
Total	0.0471	0.1080	0.5357	1.7600e-003	0.1693	1.3300e-003	0.1706	0.0452	1.2400e-003	0.0464		180.0670	180.0670	4.8700e-003	8.9900e-003	182.8679

1925 Montrose - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4292	4.2218	6.1802	8.5300e-003		0.2095	0.2095		0.1927	0.1927		825.5797	825.5797	0.2670		832.2550
Total	0.4292	4.2218	6.1802	8.5300e-003		0.2095	0.2095		0.1927	0.1927		825.5797	825.5797	0.2670		832.2550

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.2300e-003	0.0769	0.0291	3.7000e-004	0.0128	3.9000e-004	0.0132	3.6900e-003	3.7000e-004	4.0600e-003		39.4549	39.4549	1.3500e-003	5.6800e-003	41.1808
Worker	0.0417	0.0279	0.4702	1.3500e-003	0.1565	9.0000e-004	0.1574	0.0415	8.3000e-004	0.0423		136.0422	136.0422	3.1900e-003	3.0000e-003	137.0175
Total	0.0440	0.1048	0.4993	1.7200e-003	0.1693	1.2900e-003	0.1706	0.0452	1.2000e-003	0.0464		175.4971	175.4971	4.5400e-003	8.6800e-003	178.1983

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4292	4.2218	6.1802	8.5300e-003		0.2095	0.2095		0.1927	0.1927	0.0000	825.5797	825.5797	0.2670		832.2550
Total	0.4292	4.2218	6.1802	8.5300e-003		0.2095	0.2095		0.1927	0.1927	0.0000	825.5797	825.5797	0.2670		832.2550

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.2300e-003	0.0769	0.0291	3.7000e-004	0.0128	3.9000e-004	0.0132	3.6900e-003	3.7000e-004	4.0600e-003		39.4549	39.4549	1.3500e-003	5.6800e-003	41.1808
Worker	0.0417	0.0279	0.4702	1.3500e-003	0.1565	9.0000e-004	0.1574	0.0415	8.3000e-004	0.0423		136.0422	136.0422	3.1900e-003	3.0000e-003	137.0175
Total	0.0440	0.1048	0.4993	1.7200e-003	0.1693	1.2900e-003	0.1706	0.0452	1.2000e-003	0.0464		175.4971	175.4971	4.5400e-003	8.6800e-003	178.1983

1925 Montrose - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Paving - 2024****Unmitigated Construction On-Site**

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

Unmitigated Construction Off-Site

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

1925 Montrose - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Paving - 2024****Mitigated Construction On-Site**

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

Mitigated Construction Off-Site

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

1925 Montrose - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.7 Architectural Coating - 2024****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	46.7417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	46.9224	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.9400e-003	5.9700e-003	0.1008	2.9000e-004	0.0335	1.9000e-004	0.0337	8.8900e-003	1.8000e-004	9.0700e-003		29.1519	29.1519	6.8000e-004	6.4000e-004	29.3609
Total	8.9400e-003	5.9700e-003	0.1008	2.9000e-004	0.0335	1.9000e-004	0.0337	8.8900e-003	1.8000e-004	9.0700e-003		29.1519	29.1519	6.8000e-004	6.4000e-004	29.3609

1925 Montrose - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.7 Architectural Coating - 2024****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	46.7417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	46.9224	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.9400e-003	5.9700e-003	0.1008	2.9000e-004	0.0335	1.9000e-004	0.0337	8.8900e-003	1.8000e-004	9.0700e-003		29.1519	29.1519	6.8000e-004	6.4000e-004	29.3609
Total	8.9400e-003	5.9700e-003	0.1008	2.9000e-004	0.0335	1.9000e-004	0.0337	8.8900e-003	1.8000e-004	9.0700e-003		29.1519	29.1519	6.8000e-004	6.4000e-004	29.3609

1925 Montrose - Los Angeles-South Coast County, Summer

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3119	0.3167	3.1868	7.1100e-003	0.7436	5.0400e-003	0.7486	0.1981	4.6800e-003	0.2028		725.3367	725.3367	0.0471	0.0290	735.1476
Unmitigated	0.3119	0.3167	3.1868	7.1100e-003	0.7436	5.0400e-003	0.7486	0.1981	4.6800e-003	0.2028		725.3367	725.3367	0.0471	0.0290	735.1476

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	103.36	93.29	77.71	335,760	335,760
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	103.36	93.29	77.71	335,760	335,760

4.3 Trip Type Information

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

4.4 Fleet Mix

1925 Montrose - Los Angeles-South Coast County, Summer

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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	5.0600e-003	0.0432	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.1830	55.1830	1.0600e-003	1.0100e-003	55.5109
NaturalGas Unmitigated	5.0600e-003	0.0432	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.1830	55.1830	1.0600e-003	1.0100e-003	55.5109

1925 Montrose - Los Angeles-South Coast County, Summer

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	469.055	5.0600e-003	0.0432	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.1830	55.1830	1.0600e-003	1.0100e-003	55.5109
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		5.0600e-003	0.0432	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.1830	55.1830	1.0600e-003	1.0100e-003	55.5109

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	0.469055	5.0600e-003	0.0432	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.1830	55.1830	1.0600e-003	1.0100e-003	55.5109
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		5.0600e-003	0.0432	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.1830	55.1830	1.0600e-003	1.0100e-003	55.5109

6.0 Area Detail

1925 Montrose - Los Angeles-South Coast County, Summer

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

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	0.8509	0.0181	1.5694	8.0000e-005		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003	0.0000	2.8280	2.8280	2.7200e-003	0.0000	2.8960
Unmitigated	0.8509	0.0181	1.5694	8.0000e-005		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003	0.0000	2.8280	2.8280	2.7200e-003	0.0000	2.8960

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0640					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7395					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	0.0474	0.0181	1.5694	8.0000e-005		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003		2.8280	2.8280	2.7200e-003		2.8960
Total	0.8509	0.0181	1.5694	8.0000e-005		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003	0.0000	2.8280	2.8280	2.7200e-003	0.0000	2.8960

1925 Montrose - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0640					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7395					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	0.0474	0.0181	1.5694	8.0000e-005		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003		2.8280	2.8280	2.7200e-003		2.8960
Total	0.8509	0.0181	1.5694	8.0000e-005		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003	0.0000	2.8280	2.8280	2.7200e-003	0.0000	2.8960

7.0 Water Detail**7.1 Mitigation Measures Water**

1925 Montrose - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**8.0 Waste Detail**

8.1 Mitigation Measures Waste**9.0 Operational Offroad**

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

1925 Montrose - Los Angeles-South Coast County, Winter

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

1925 Montrose
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	19.00	Dwelling Unit	0.17	37,350.00	54
Enclosed Parking with Elevator	25.00	Space	0.00	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2024
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - .17ac, 37,350 gross sf. No acreage or sf for parking as parking is included in residential land-use, parking line item added to capture energy use of garages.

Off-road Equipment - No cranes

Off-road Equipment -

Off-road Equipment -

Grading - 4,200 cy export

Demolition -

Woodstoves - No hearths

Construction Off-road Equipment Mitigation - Water 2x day

Area Mitigation -

1925 Montrose - Los Angeles-South Coast County, Winter

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

Construction Phase - Demo reduced to 2 days, grading increased to 3 days.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	2.00
tblConstructionPhase	NumDays	2.00	3.00
tblConstructionPhase	PhaseEndDate	3/20/2024	3/11/2024
tblConstructionPhase	PhaseEndDate	3/6/2024	2/26/2024
tblConstructionPhase	PhaseEndDate	10/13/2023	10/3/2023
tblConstructionPhase	PhaseEndDate	10/18/2023	10/9/2023
tblConstructionPhase	PhaseEndDate	3/13/2024	3/4/2024
tblConstructionPhase	PhaseEndDate	10/16/2023	10/4/2023
tblConstructionPhase	PhaseStartDate	3/14/2024	3/5/2024
tblConstructionPhase	PhaseStartDate	10/19/2023	10/10/2023
tblConstructionPhase	PhaseStartDate	10/17/2023	10/5/2023
tblConstructionPhase	PhaseStartDate	3/7/2024	2/27/2024
tblConstructionPhase	PhaseStartDate	10/14/2023	10/4/2023
tblFireplaces	NumberGas	16.15	0.00
tblFireplaces	NumberWood	0.95	0.00
tblGrading	MaterialExported	0.00	4,200.00
tblLandUse	LandUseSquareFeet	19,000.00	37,350.00
tblLandUse	LandUseSquareFeet	10,000.00	0.00
tblLandUse	LotAcreage	0.50	0.17
tblLandUse	LotAcreage	0.22	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblWoodstoves	NumberCatalytic	0.95	0.00
tblWoodstoves	NumberNoncatalytic	0.95	0.00

2.0 Emissions Summary

1925 Montrose - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**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					
2023	1.3161	34.0410	11.9962	0.1173	8.6229	0.5651	9.1880	3.4561	0.5252	3.9813	0.0000	12,698.96 59	12,698.96 59	1.0620	1.7898	13,258.88 62
2024	46.9321	5.2693	7.5875	0.0129	0.2012	0.2440	0.4452	0.0534	0.2279	0.2813	0.0000	1,201.945 4	1,201.945 4	0.3060	8.9000e- 003	1,210.825 4
Maximum	46.9321	34.0410	11.9962	0.1173	8.6229	0.5651	9.1880	3.4561	0.5252	3.9813	0.0000	12,698.96 59	12,698.96 59	1.0620	1.7898	13,258.88 62

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					
2023	1.3161	34.0410	11.9962	0.1173	5.6143	0.5651	6.1793	2.0302	0.5252	2.5554	0.0000	12,698.96 59	12,698.96 59	1.0620	1.7898	13,258.88 62
2024	46.9321	5.2693	7.5875	0.0129	0.2012	0.2440	0.4452	0.0534	0.2279	0.2813	0.0000	1,201.945 4	1,201.945 4	0.3060	8.9000e- 003	1,210.825 4
Maximum	46.9321	34.0410	11.9962	0.1173	5.6143	0.5651	6.1793	2.0302	0.5252	2.5554	0.0000	12,698.96 59	12,698.96 59	1.0620	1.7898	13,258.88 62

1925 Montrose - Los Angeles-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	34.10	0.00	31.23	40.63	0.00	33.45	0.00	0.00	0.00	0.00	0.00	0.00

1925 Montrose - Los Angeles-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8509	0.0181	1.5694	8.0000e-005		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003	0.0000	2.8280	2.8280	2.7200e-003	0.0000	2.8960
Energy	5.0600e-003	0.0432	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.1830	55.1830	1.0600e-003	1.0100e-003	55.5109
Mobile	0.3065	0.3420	3.1153	6.8100e-003	0.7436	5.0400e-003	0.7487	0.1981	4.6800e-003	0.2028		694.6108	694.6108	0.0483	0.0303	704.8338
Total	1.1624	0.4033	4.7031	7.1700e-003	0.7436	0.0172	0.7608	0.1981	0.0169	0.2149	0.0000	752.6217	752.6217	0.0521	0.0313	763.2407

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8509	0.0181	1.5694	8.0000e-005		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003	0.0000	2.8280	2.8280	2.7200e-003	0.0000	2.8960
Energy	5.0600e-003	0.0432	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.1830	55.1830	1.0600e-003	1.0100e-003	55.5109
Mobile	0.3065	0.3420	3.1153	6.8100e-003	0.7436	5.0400e-003	0.7487	0.1981	4.6800e-003	0.2028		694.6108	694.6108	0.0483	0.0303	704.8338
Total	1.1624	0.4033	4.7031	7.1700e-003	0.7436	0.0172	0.7608	0.1981	0.0169	0.2149	0.0000	752.6217	752.6217	0.0521	0.0313	763.2407

1925 Montrose - Los Angeles-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	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	10/2/2023	10/3/2023	5	2	
2	Site Preparation	Site Preparation	10/4/2023	10/4/2023	5	1	
3	Grading	Grading	10/5/2023	10/9/2023	5	3	
4	Building Construction	Building Construction	10/10/2023	2/26/2024	5	100	
5	Paving	Paving	2/27/2024	3/4/2024	5	5	
6	Architectural Coating	Architectural Coating	3/5/2024	3/11/2024	5	5	

Acres of Grading (Site Preparation Phase): 0.5**Acres of Grading (Grading Phase): 2.25****Acres of Paving: 0****Residential Indoor: 75,634; Residential Outdoor: 25,211; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	0	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20

1925 Montrose - Los Angeles-South Coast County, Winter

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

Grading	Graders	1	6.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	525.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	4	14.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction**Water Exposed Area**

1925 Montrose - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.2 Demolition - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698		1,148.4055	1,148.4055	0.2089		1,153.6290
Total	0.6463	5.7787	7.3926	0.0120	0.0000	0.2821	0.2821	0.0000	0.2698	0.2698		1,148.4055	1,148.4055	0.2089		1,153.6290

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0246	0.3322	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		94.7354	94.7354	2.5600e-003	2.4700e-003	95.5339
Total	0.0344	0.0246	0.3322	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		94.7354	94.7354	2.5600e-003	2.4700e-003	95.5339

1925 Montrose - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.2 Demolition - 2023****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698	0.0000	1,148.4055	1,148.4055	0.2089		1,153.6290
Total	0.6463	5.7787	7.3926	0.0120	0.0000	0.2821	0.2821	0.0000	0.2698	0.2698	0.0000	1,148.4055	1,148.4055	0.2089		1,153.6290

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0246	0.3322	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		94.7354	94.7354	2.5600e-003	2.4700e-003	95.5339
Total	0.0344	0.0246	0.3322	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		94.7354	94.7354	2.5600e-003	2.4700e-003	95.5339

1925 Montrose - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Site Preparation - 2023****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084		942.4317	942.4317	0.3048		950.0517
Total	0.5348	6.1887	3.9239	9.7300e-003	0.5303	0.2266	0.7568	0.0573	0.2084	0.2657		942.4317	942.4317	0.3048		950.0517

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0172	0.0123	0.1661	4.7000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		47.3677	47.3677	1.2800e-003	1.2300e-003	47.7670
Total	0.0172	0.0123	0.1661	4.7000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		47.3677	47.3677	1.2800e-003	1.2300e-003	47.7670

1925 Montrose - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.3 Site Preparation - 2023****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2386	0.0000	0.2386	0.0258	0.0000	0.0258			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084	0.0000	942.4317	942.4317	0.3048		950.0517
Total	0.5348	6.1887	3.9239	9.7300e-003	0.2386	0.2266	0.4652	0.0258	0.2084	0.2342	0.0000	942.4317	942.4317	0.3048		950.0517

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0172	0.0123	0.1661	4.7000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		47.3677	47.3677	1.2800e-003	1.2300e-003	47.7670
Total	0.0172	0.0123	0.1661	4.7000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		47.3677	47.3677	1.2800e-003	1.2300e-003	47.7670

1925 Montrose - Los Angeles-South Coast County, Winter

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

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.4703	0.0000	5.4703	2.5925	0.0000	2.5925			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865		1,364.771 3	1,364.771 3	0.4414		1,375.806 2
Total	0.9335	10.1789	5.5516	0.0141	5.4703	0.4201	5.8904	2.5925	0.3865	2.9790		1,364.771 3	1,364.771 3	0.4414		1,375.806 2

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.3551	23.8424	6.1788	0.1025	3.0632	0.1444	3.2077	0.8399	0.1382	0.9780		11,258.40 63	11,258.40 63	0.6185	1.7879	11,806.65 29
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0275	0.0197	0.2658	7.5000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		75.7883	75.7883	2.0500e-003	1.9700e-003	76.4271
Total	0.3826	23.8621	6.4445	0.1032	3.1527	0.1450	3.2976	0.8636	0.1387	1.0022		11,334.19 46	11,334.19 46	0.6206	1.7898	11,883.08 00

1925 Montrose - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Grading - 2023****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					2.4616	0.0000	2.4616	1.1666	0.0000	1.1666			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865	0.0000	1,364.771 3	1,364.771 3	0.4414		1,375.806 2
Total	0.9335	10.1789	5.5516	0.0141	2.4616	0.4201	2.8817	1.1666	0.3865	1.5531	0.0000	1,364.771 3	1,364.771 3	0.4414		1,375.806 2

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.3551	23.8424	6.1788	0.1025	3.0632	0.1444	3.2077	0.8399	0.1382	0.9780		11,258.40 63	11,258.40 63	0.6185	1.7879	11,806.65 29
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0275	0.0197	0.2658	7.5000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		75.7883	75.7883	2.0500e-003	1.9700e-003	76.4271
Total	0.3826	23.8621	6.4445	0.1032	3.1527	0.1450	3.2976	0.8636	0.1387	1.0022		11,334.19 46	11,334.19 46	0.6206	1.7898	11,883.08 00

1925 Montrose - Los Angeles-South Coast County, Winter

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

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4565	4.5109	6.1798	8.5200e-003		0.2406	0.2406		0.2213	0.2213		825.1992	825.1992	0.2669		831.8714
Total	0.4565	4.5109	6.1798	8.5200e-003		0.2406	0.2406		0.2213	0.2213		825.1992	825.1992	0.2669		831.8714

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.2200e-003	0.0804	0.0307	3.7000e-004	0.0128	3.9000e-004	0.0132	3.6900e-003	3.7000e-004	4.0600e-003		40.1241	40.1241	1.3400e-003	5.7700e-003	41.8782
Worker	0.0481	0.0345	0.4651	1.3100e-003	0.1565	9.4000e-004	0.1574	0.0415	8.7000e-004	0.0424		132.6295	132.6295	3.5800e-003	3.4500e-003	133.7475
Total	0.0504	0.1149	0.4957	1.6800e-003	0.1693	1.3300e-003	0.1706	0.0452	1.2400e-003	0.0464		172.7536	172.7536	4.9200e-003	9.2200e-003	175.6257

1925 Montrose - Los Angeles-South Coast County, Winter

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

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4565	4.5109	6.1798	8.5200e-003		0.2406	0.2406		0.2213	0.2213	0.0000	825.1992	825.1992	0.2669		831.8714
Total	0.4565	4.5109	6.1798	8.5200e-003		0.2406	0.2406		0.2213	0.2213	0.0000	825.1992	825.1992	0.2669		831.8714

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.2200e-003	0.0804	0.0307	3.7000e-004	0.0128	3.9000e-004	0.0132	3.6900e-003	3.7000e-004	4.0600e-003		40.1241	40.1241	1.3400e-003	5.7700e-003	41.8782
Worker	0.0481	0.0345	0.4651	1.3100e-003	0.1565	9.4000e-004	0.1574	0.0415	8.7000e-004	0.0424		132.6295	132.6295	3.5800e-003	3.4500e-003	133.7475
Total	0.0504	0.1149	0.4957	1.6800e-003	0.1693	1.3300e-003	0.1706	0.0452	1.2400e-003	0.0464		172.7536	172.7536	4.9200e-003	9.2200e-003	175.6257

1925 Montrose - Los Angeles-South Coast County, Winter

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

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4292	4.2218	6.1802	8.5300e-003		0.2095	0.2095		0.1927	0.1927		825.5797	825.5797	0.2670		832.2550
Total	0.4292	4.2218	6.1802	8.5300e-003		0.2095	0.2095		0.1927	0.1927		825.5797	825.5797	0.2670		832.2550

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.1500e-003	0.0805	0.0300	3.7000e-004	0.0128	3.9000e-004	0.0132	3.6900e-003	3.7000e-004	4.0600e-003		39.5229	39.5229	1.3400e-003	5.6900e-003	41.2531
Worker	0.0450	0.0308	0.4325	1.2800e-003	0.1565	9.0000e-004	0.1574	0.0415	8.3000e-004	0.0423		128.8825	128.8825	3.2400e-003	3.2100e-003	129.9197
Total	0.0472	0.1113	0.4626	1.6500e-003	0.1693	1.2900e-003	0.1706	0.0452	1.2000e-003	0.0464		168.4054	168.4054	4.5800e-003	8.9000e-003	171.1728

1925 Montrose - Los Angeles-South Coast County, Winter

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

3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4292	4.2218	6.1802	8.5300e-003		0.2095	0.2095		0.1927	0.1927	0.0000	825.5797	825.5797	0.2670		832.2550
Total	0.4292	4.2218	6.1802	8.5300e-003		0.2095	0.2095		0.1927	0.1927	0.0000	825.5797	825.5797	0.2670		832.2550

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.1500e-003	0.0805	0.0300	3.7000e-004	0.0128	3.9000e-004	0.0132	3.6900e-003	3.7000e-004	4.0600e-003		39.5229	39.5229	1.3400e-003	5.6900e-003	41.2531
Worker	0.0450	0.0308	0.4325	1.2800e-003	0.1565	9.0000e-004	0.1574	0.0415	8.3000e-004	0.0423		128.8825	128.8825	3.2400e-003	3.2100e-003	129.9197
Total	0.0472	0.1113	0.4626	1.6500e-003	0.1693	1.2900e-003	0.1706	0.0452	1.2000e-003	0.0464		168.4054	168.4054	4.5800e-003	8.9000e-003	171.1728

1925 Montrose - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Paving - 2024****Unmitigated Construction On-Site**

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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0579	0.0396	0.5561	1.6400e-003	0.2012	1.1600e-003	0.2024	0.0534	1.0700e-003	0.0544		165.7061	165.7061	4.1700e-003	4.1300e-003	167.0396
Total	0.0579	0.0396	0.5561	1.6400e-003	0.2012	1.1600e-003	0.2024	0.0534	1.0700e-003	0.0544		165.7061	165.7061	4.1700e-003	4.1300e-003	167.0396

1925 Montrose - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.6 Paving - 2024****Mitigated Construction On-Site**

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

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0579	0.0396	0.5561	1.6400e-003	0.2012	1.1600e-003	0.2024	0.0534	1.0700e-003	0.0544		165.7061	165.7061	4.1700e-003	4.1300e-003	167.0396
Total	0.0579	0.0396	0.5561	1.6400e-003	0.2012	1.1600e-003	0.2024	0.0534	1.0700e-003	0.0544		165.7061	165.7061	4.1700e-003	4.1300e-003	167.0396

1925 Montrose - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.7 Architectural Coating - 2024****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	46.7417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	46.9224	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.6400e-003	6.6000e-003	0.0927	2.7000e-004	0.0335	1.9000e-004	0.0337	8.8900e-003	1.8000e-004	9.0700e-003		27.6177	27.6177	6.9000e-004	6.9000e-004	27.8399
Total	9.6400e-003	6.6000e-003	0.0927	2.7000e-004	0.0335	1.9000e-004	0.0337	8.8900e-003	1.8000e-004	9.0700e-003		27.6177	27.6177	6.9000e-004	6.9000e-004	27.8399

1925 Montrose - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.7 Architectural Coating - 2024****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	46.7417					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	46.9224	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.6400e-003	6.6000e-003	0.0927	2.7000e-004	0.0335	1.9000e-004	0.0337	8.8900e-003	1.8000e-004	9.0700e-003		27.6177	27.6177	6.9000e-004	6.9000e-004	27.8399
Total	9.6400e-003	6.6000e-003	0.0927	2.7000e-004	0.0335	1.9000e-004	0.0337	8.8900e-003	1.8000e-004	9.0700e-003		27.6177	27.6177	6.9000e-004	6.9000e-004	27.8399

1925 Montrose - Los Angeles-South Coast County, Winter

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3065	0.3420	3.1153	6.8100e-003	0.7436	5.0400e-003	0.7487	0.1981	4.6800e-003	0.2028		694.6108	694.6108	0.0483	0.0303	704.8338
Unmitigated	0.3065	0.3420	3.1153	6.8100e-003	0.7436	5.0400e-003	0.7487	0.1981	4.6800e-003	0.2028		694.6108	694.6108	0.0483	0.0303	704.8338

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	103.36	93.29	77.71	335,760	335,760
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	103.36	93.29	77.71	335,760	335,760

4.3 Trip Type Information

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

4.4 Fleet Mix

1925 Montrose - Los Angeles-South Coast County, Winter

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

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	5.0600e-003	0.0432	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.1830	55.1830	1.0600e-003	1.0100e-003	55.5109
NaturalGas Unmitigated	5.0600e-003	0.0432	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.1830	55.1830	1.0600e-003	1.0100e-003	55.5109

1925 Montrose - Los Angeles-South Coast County, Winter

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

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	469.055	5.0600e-003	0.0432	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.1830	55.1830	1.0600e-003	1.0100e-003	55.5109
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		5.0600e-003	0.0432	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.1830	55.1830	1.0600e-003	1.0100e-003	55.5109

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	0.469055	5.0600e-003	0.0432	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.1830	55.1830	1.0600e-003	1.0100e-003	55.5109
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		5.0600e-003	0.0432	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.1830	55.1830	1.0600e-003	1.0100e-003	55.5109

6.0 Area Detail

1925 Montrose - Los Angeles-South Coast County, Winter

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

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	0.8509	0.0181	1.5694	8.0000e-005		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003	0.0000	2.8280	2.8280	2.7200e-003	0.0000	2.8960
Unmitigated	0.8509	0.0181	1.5694	8.0000e-005		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003	0.0000	2.8280	2.8280	2.7200e-003	0.0000	2.8960

1925 Montrose - Los Angeles-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0640					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7395					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	0.0474	0.0181	1.5694	8.0000e-005		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003		2.8280	2.8280	2.7200e-003		2.8960
Total	0.8509	0.0181	1.5694	8.0000e-005		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003	0.0000	2.8280	2.8280	2.7200e-003	0.0000	2.8960

1925 Montrose - Los Angeles-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0640					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7395					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	0.0474	0.0181	1.5694	8.0000e-005		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003		2.8280	2.8280	2.7200e-003		2.8960
Total	0.8509	0.0181	1.5694	8.0000e-005		8.6900e-003	8.6900e-003		8.6900e-003	8.6900e-003	0.0000	2.8280	2.8280	2.7200e-003	0.0000	2.8960

7.0 Water Detail**7.1 Mitigation Measures Water**

1925 Montrose - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**8.0 Waste Detail**

8.1 Mitigation Measures Waste**9.0 Operational Offroad**

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

ATTACHMENT E – ZIMAS CASE NUMBER REPORT



City of Los Angeles Department of City Planning

11/14/2025 CASE NUMBERS REPORT

Address: 2116 W ELSINORE ST

Pin: 139-5A207 41	APN: 5402034019	Map Ref: M R 28-47	Lot: 23
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2114 W ELSINORE ST

Pin: 139-5A207 41	APN: 5402034019	Map Ref: M R 28-47	Lot: 23
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 1115 N ALVARADO ST

Pin: 139-5A207 46	APN: 5402034001	Map Ref: M R 28-47	Lot: 1
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2110 W ELSINORE ST

Pin: 139-5A207 46	APN: 5402034001	Map Ref: M R 28-47	Lot: 1
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 1111 N ALVARADO ST

Pin: 139-5A207 53	APN: 5402034001	Map Ref: M R 28-47	Lot: 2
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 1109 N ALVARADO ST

Pin: 139-5A207 53	APN: 5402034001	Map Ref: M R 28-47	Lot: 2
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 1107 N ALVARADO ST

Pin: 139-5A207 53	APN: 5402034001	Map Ref: M R 28-47	Lot: 2
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 1200 N ALVARADO ST

Pin: 139-5A207 56	APN: 5404001037	Map Ref: M B 6-42	Lot: 11
	Tract: LAKE SIDE TRACT	Block:	Arb: 1

Cases

Address: 2029 W SUNSET BLVD

Pin: 139-5A207 56	APN: 5404001037	Map Ref: M B 6-42	Lot: 11
	Tract: LAKE SIDE TRACT	Block:	Arb: 1

Cases

Address: 2035 W SUNSET BLVD

Pin: 139-5A207 56	APN: 5404001037	Map Ref: M B 6-42	Lot: 11
	Tract: LAKE SIDE TRACT	Block:	Arb: 1

Cases

Address: 2023 W SUNSET BLVD

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City of Los Angeles Department of City Planning

11/14/2025 CASE NUMBERS REPORT

Pin: 139-5A207 58	APN: 5404001037	Map Ref: M B 6-42	Lot: 10
	Tract: LAKE SIDE TRACT	Block:	Arb: 1

Cases

Address: 2025 W SUNSET BLVD

Pin: 139-5A207 58	APN: 5404001037	Map Ref: M B 6-42	Lot: 10
	Tract: LAKE SIDE TRACT	Block:	Arb: 1

Cases

Address: 2111 W SUNSET BLVD

Pin: 139-5A207 60	APN: 5402034017	Map Ref: M R 28-47	Lot: 20
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2113 W SUNSET BLVD

Pin: 139-5A207 63	APN: 5402034016	Map Ref: M R 28-47	Lot: 19
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2115 W SUNSET BLVD

Pin: 139-5A207 63	APN: 5402034016	Map Ref: M R 28-47	Lot: 19
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2117 W SUNSET BLVD

Pin: 139-5A207 63	APN: 5402034016	Map Ref: M R 28-47	Lot: 19
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2113 1/2 W SUNSET BLVD

Pin: 139-5A207 63	APN: 5402034016	Map Ref: M R 28-47	Lot: 19
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2113 3/4 W SUNSET BLVD

Pin: 139-5A207 63	APN: 5402034016	Map Ref: M R 28-47	Lot: 19
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2121 W SUNSET BLVD

Pin: 139-5A207 64	APN: 5402034015	Map Ref: M R 28-47	Lot: 18
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2101 W SUNSET BLVD

Pin: 139-5A207 65	APN: 5402034018	Map Ref: M R 28-47	Lot: 21
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2105 W SUNSET BLVD



City of Los Angeles Department of City Planning

11/14/2025 CASE NUMBERS REPORT

Pin: 139-5A207 65	APN: 5402034018	Map Ref: M R 28-47	Lot: 21
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2109 W SUNSET BLVD

Pin: 139-5A207 65	APN: 5402034018	Map Ref: M R 28-47	Lot: 21
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 1101 N ALVARADO ST

Pin: 139-5A207 66	APN: 5402034018	Map Ref: M R 28-47	Lot: 22
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2125 W SUNSET BLVD

Pin: 139-5A207 67	APN: 5402034014	Map Ref: M R 28-47	Lot: 17
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2127 W SUNSET BLVD

Pin: 139-5A207 67	APN: 5402034014	Map Ref: M R 28-47	Lot: 17
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2125 1/4 W SUNSET BLVD

Pin: 139-5A207 67	APN: 5402034014	Map Ref: M R 28-47	Lot: 17
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2127 1/4 W SUNSET BLVD

Pin: 139-5A207 67	APN: 5402034014	Map Ref: M R 28-47	Lot: 17
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2127 1/2 W SUNSET BLVD

Pin: 139-5A207 67	APN: 5402034014	Map Ref: M R 28-47	Lot: 17
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2127 3/4 W SUNSET BLVD

Pin: 139-5A207 67	APN: 5402034014	Map Ref: M R 28-47	Lot: 17
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2129 W SUNSET BLVD

Pin: 139-5A207 69	APN: 5402034013	Map Ref: M R 28-47	Lot: 16
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2131 W SUNSET BLVD



City of Los Angeles Department of City Planning

11/14/2025 CASE NUMBERS REPORT

Pin: 139-5A207 69	APN: 5402034013	Map Ref: M R 28-47	Lot: 16
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2133 W SUNSET BLVD

Pin: 139-5A207 69	APN: 5402034013	Map Ref: M R 28-47	Lot: 16
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2135 W SUNSET BLVD

Pin: 139-5A207 69	APN: 5402034013	Map Ref: M R 28-47	Lot: 16
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2129 1/2 W SUNSET BLVD

Pin: 139-5A207 69	APN: 5402034013	Map Ref: M R 28-47	Lot: 16
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2129 3/4 W SUNSET BLVD

Pin: 139-5A207 69	APN: 5402034013	Map Ref: M R 28-47	Lot: 16
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2149 W SUNSET BLVD

Pin: 139-5A207 77	APN: 5402034011	Map Ref: M R 28-47	Lot: 14
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2147 W SUNSET BLVD

Pin: 139-5A207 77	APN: 5402034011	Map Ref: M R 28-47	Lot: 14
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2145 W SUNSET BLVD

Pin: 139-5A207 77	APN: 5402034011	Map Ref: M R 28-47	Lot: 14
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2139 W SUNSET BLVD

Pin: 139-5A207 78	APN: 5402034012	Map Ref: M R 28-47	Lot: 15
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2141 W SUNSET BLVD

Pin: 139-5A207 78	APN: 5402034012	Map Ref: M R 28-47	Lot: 15
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2143 W SUNSET BLVD



City of Los Angeles Department of City Planning

11/14/2025 CASE NUMBERS REPORT

Pin: 139-5A207 78	APN: 5402034012	Map Ref: M R 28-47	Lot: 15
	Tract: WASHINGTON HEIGHTS	Block: 5	Arb:

Cases

Address: 2002 W SUNSET BLVD

Pin: 139-5A207 88	APN: 5404003009	Map Ref: M B 6-42	Lot: 16
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 1057 N BONNIE BRAE ST

Pin: 139-5A207 88	APN: 5404003009	Map Ref: M B 6-42	Lot: 16
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 2006 W SUNSET BLVD

Pin: 139-5A207 89	APN: 5404003034	Map Ref: M B 6-42	Lot: 17
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 2014 W SUNSET BLVD

Pin: 139-5A207 91	APN: 5404003038	Map Ref: M B 6-42	Lot: 18
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 2022 W SUNSET BLVD

Pin: 139-5A207 92	APN: 5404003038	Map Ref: M B 6-42	Lot: 19
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: None

Pin: 139-5A207 95	APN: 5404003029	Map Ref: M B 6-42	Lot: 20
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 2028 W SUNSET BLVD

Pin: 139-5A207 97	APN: 5404003029	Map Ref: M B 6-42	Lot: 21
	Tract: LAKE SIDE TRACT	Block:	Arb: 1

Cases

Address: 1034 N ALVARADO ST

Pin: 139-5A207 98	APN: 5404003029	Map Ref: M B 6-42	Lot: 22
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 2100 W SUNSET BLVD

Pin: 139-5A207 103	APN: 5402035001	Map Ref: M R 28-47	Lot: 1
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb:

Cases

Address: 2102 W SUNSET BLVD



City of Los Angeles Department of City Planning

11/14/2025 CASE NUMBERS REPORT

Pin: 139-5A207 103	APN: 5402035001 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 1 Arb:
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Cases

Address: 2104 W SUNSET BLVD

Pin: 139-5A207 103	APN: 5402035001 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 1 Arb:
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Cases

Address: 1049 N ALVARADO ST

Pin: 139-5A207 103	APN: 5402035001 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 1 Arb:
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Cases

Address: 1047 N ALVARADO ST

Pin: 139-5A207 103	APN: 5402035001 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 1 Arb:
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Cases

Address: 1045 N ALVARADO ST

Pin: 139-5A207 103	APN: 5402035001 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 1 Arb:
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Cases

Address: 1056 N BONNIE BRAE ST

Pin: 139-5A207 105	APN: 5404002013 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 44 Arb:
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Cases

Address: 1054 N BONNIE BRAE ST

Pin: 139-5A207 105	APN: 5404002013 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 44 Arb:
------------------------------	---	---	-------------------------------

Cases

Address: 1938 W PARK AVE

Pin: 139-5A207 105	APN: 5404002013 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 44 Arb:
------------------------------	---	---	-------------------------------

Cases

Address: 1054 1/2 N BONNIE BRAE ST

Pin: 139-5A207 105	APN: 5404002013 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 44 Arb:
------------------------------	---	---	-------------------------------

Cases

Address: 2106 W SUNSET BLVD

Pin: 139-5A207 106	APN: 5402035002 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 2 Arb:
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Cases

Address: 2110 W SUNSET BLVD



City of Los Angeles Department of City Planning

11/14/2025 CASE NUMBERS REPORT

Pin: 139-5A207 106	APN: 5402035002	Map Ref: M R 28-47	Lot: 2
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb:

Cases

Address: 2112 W SUNSET BLVD

Pin: 139-5A207 108	APN: 5402035003	Map Ref: M R 28-47	Lot: 3
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb:

Cases

Address: 2114 W SUNSET BLVD

Pin: 139-5A207 108	APN: 5402035003	Map Ref: M R 28-47	Lot: 3
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb:

Cases

Address: 2118 W SUNSET BLVD

Pin: 139-5A207 111	APN: 5402035024	Map Ref: M R 28-47	Lot: 4
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb:

Cases

Address: 1047 N BONNIE BRAE ST

Pin: 139-5A207 112	APN: 5404003016	Map Ref: M B 6-42	Lot: 23
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: None

Pin: 139-5A207 113	APN: 5404003029	Map Ref: M B 6-42	Lot: 21
	Tract: LAKE SIDE TRACT	Block:	Arb: 2

Cases

Address: 2124 W SUNSET BLVD

Pin: 139-5A207 114	APN: 5402035024	Map Ref: M R 28-47	Lot: 5
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb:

Cases

Address: 2128 W SUNSET BLVD

Pin: 139-5A207 116	APN: 5402035024	Map Ref: M R 28-47	Lot: 6
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb:

Cases

Address: 1932 1-2 W PARK AVE

Pin: 139-5A207 117	APN: 5404002014	Map Ref: M B 6-42	Lot: 45
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases DIR-2020-3325-TOC-CDO-HCA

Address: 1050 N BONNIE BRAE ST

Pin: 139-5A207 117	APN: 5404002014	Map Ref: M B 6-42	Lot: 45
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases DIR-2020-3325-TOC-CDO-HCA

Address: 1030 1-20 N ALVARADO ST



City of Los Angeles Department of City Planning

11/14/2025 CASE NUMBERS REPORT

Pin: 139-5A207 119	APN: 5404003037 Tract: HANCOCKS SURVEY	Map Ref: M R 2-108/111 Block: 40	Lot: 4 Arb: 1
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Cases

Address: 2134 W SUNSET BLVD			
Pin: 139-5A207 120	APN: 5402035024 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 7 Arb:

Cases

Address: 1032 N MOHAWK ST			
Pin: 139-5A207 120	APN: 5402035024 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 7 Arb:

Cases

Address: 1030 N MOHAWK ST			
Pin: 139-5A207 120	APN: 5402035024 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 7 Arb:

Cases

Address: 1041 N BONNIE BRAE ST			
Pin: 139-5A207 123	APN: 5404003016 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 24 Arb:

Cases

Address: 1039 N BONNIE BRAE ST			
Pin: 139-5A207 123	APN: 5404003016 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 24 Arb:

Cases

Address: None			
Pin: 139-5A207 124	APN: 5404003037 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 16A Arb:

Cases

Address: None			
Pin: 139-5A207 125	APN: 5404003039 Tract: HANCOCKS SURVEY	Map Ref: M R 2-108/111 Block: 40	Lot: 4 Arb: 2

Cases

Address: 1044 N BONNIE BRAE ST			
Pin: 139-5A207 129	APN: 5404002015 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 46 Arb:

Cases

Address: 1930 W PARK AVE			
Pin: 139-5A207 129	APN: 5404002015 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 46 Arb:

Cases

Address: 1930 1/2 W PARK AVE			
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Pin: 139-5A207 129	APN: 5404002015 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 46 Arb:
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Cases

Address: None			
Pin: 139-5A207 130	APN: 5404003037 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 31 Arb:

Cases

Address: None			
Pin: 139-5A207 135	APN: 5404003039 Tract: HANCOCKS SURVEY	Map Ref: M R 2-108/111 Block: 40	Lot: 4 Arb: 3

Cases

Address: 1037 N BONNIE BRAE ST			
Pin: 139-5A207 138	APN: 5404003039 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 25 Arb:

Cases

Address: 1035 N BONNIE BRAE ST			
Pin: 139-5A207 138	APN: 5404003039 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 25 Arb:

Cases

Address: 1037 1/2 N BONNIE BRAE ST			
Pin: 139-5A207 138	APN: 5404003039 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 25 Arb:

Cases

Address: 1035 1/4 N BONNIE BRAE ST			
Pin: 139-5A207 138	APN: 5404003039 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 25 Arb:

Cases

Address: 1035 1/2 N BONNIE BRAE ST			
Pin: 139-5A207 138	APN: 5404003039 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 25 Arb:

Cases

Address: 1022 N ALVARADO ST			
Pin: 139-5A207 140	APN: 5404003023 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 32 Arb:

Cases

Address: 1028 N MOHAWK ST			
Pin: 139-5A207 141	APN: 5402035024 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 8 Arb:

Cases

Address: 1026 N MOHAWK ST



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Pin: 139-5A207 141	APN: 5402035024	Map Ref: M R 28-47	Lot: 8
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb:

Cases

Address: 1028 1/2 N MOHAWK ST

Pin: 139-5A207 141	APN: 5402035024	Map Ref: M R 28-47	Lot: 8
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb:

Cases

Address: 1026 1/2 N MOHAWK ST

Pin: 139-5A207 141	APN: 5402035024	Map Ref: M R 28-47	Lot: 8
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb:

Cases

Address: 1038 N BONNIE BRAE ST

Pin: 139-5A207 143	APN: 5404002016	Map Ref: M B 6-42	Lot: 47
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 1040 N BONNIE BRAE ST

Pin: 139-5A207 143	APN: 5404002016	Map Ref: M B 6-42	Lot: 47
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 1041 N ALVARADO ST

Pin: 139-5A207 146	APN: 5402035022	Map Ref: M R 28-47	Lot: 21
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb: 2

Cases

Address: None

Pin: 139-5A207 147	APN: 5404003039	Map Ref: M R 2-108/111	Lot: 4
	Tract: HANCOCKS SURVEY	Block: 40	Arb: 4

Cases

Address: 1037 N ALVARADO ST

Pin: 139-5A207 148	APN: 5402035021	Map Ref: M R 28-47	Lot: 21
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb: 1

Cases

Address: 1035 N ALVARADO ST

Pin: 139-5A207 148	APN: 5402035021	Map Ref: M R 28-47	Lot: 21
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb: 1

Cases

Address: 1031 N BONNIE BRAE ST

Pin: 139-5A207 150	APN: 5404003039	Map Ref: M B 6-42	Lot: 26
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 1029 N BONNIE BRAE ST



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Pin: 139-5A207 150	APN: 5404003039 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 26 Arb:
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Cases

Address: 1031 N ALVARADO ST

Pin: 139-5A207 152	APN: 5402035020 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 20 Arb:
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Cases

Address: 1029 N ALVARADO ST

Pin: 139-5A207 152	APN: 5402035020 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 20 Arb:
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Cases

Address: 1029 1/2 N ALVARADO ST

Pin: 139-5A207 152	APN: 5402035020 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 20 Arb:
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Cases

Address: 1024 N MOHAWK ST

Pin: 139-5A207 153	APN: 5402035903 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 9 Arb:
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Cases

Address: 1022 1-5 N MOHAWK ST

Pin: 139-5A207 153	APN: 5402035903 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 9 Arb:
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Cases

Address: 1016 N ALVARADO ST

Pin: 139-5A207 154	APN: 5404003024 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 33 Arb:
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Cases

Address: 1036 1-10 N BONNIE BRAE ST

Pin: 139-5A207 155	APN: 5404002017 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 48 Arb:
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Cases

Address: 1027 N ALVARADO ST

Pin: 139-5A207 156	APN: 5402035019 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 19 Arb:
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Cases

Address: None

Pin: 139-5A207 159	APN: 5404002030 Tract: ECHO PARK TRACT	Map Ref: M B 3-58 Block:	Lot: 10 Arb:
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Cases

Address: 1917 W MONTROSE ST



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Pin: 139-5A207 160	APN: 5404003001 Tract: TR 301	Map Ref: M B 14-76 Block:	Lot: 1 Arb: 2
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Cases

Address: 1027 N BONNIE BRAE ST			
Pin: 139-5A207 162	APN: 5404003039 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 27 Arb:

Cases

Address: 1018 N MOHAWK ST			
Pin: 139-5A207 163	APN: 5402035902 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 10 Arb:

Cases

Address: 1016 N MOHAWK ST			
Pin: 139-5A207 163	APN: 5402035902 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 10 Arb:

Cases

Address: 1018 1/2 N MOHAWK ST			
Pin: 139-5A207 163	APN: 5402035902 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 10 Arb:

Cases

Address: 1016 1/2 N MOHAWK ST			
Pin: 139-5A207 163	APN: 5402035902 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 10 Arb:

Cases

Address: 1012 N ALVARADO ST			
Pin: 139-5A207 165	APN: 5404003006 Tract: TR 301	Map Ref: M B 14-76 Block:	Lot: 5 Arb:

Cases

Address: 1021 N BONNIE BRAE ST			
Pin: 139-5A207 166	APN: 5404003020 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 28 Arb:

Cases DIR-2022-6511-TOC-HCA

Address: 1023 N BONNIE BRAE ST			
Pin: 139-5A207 166	APN: 5404003020 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 28 Arb:

Cases DIR-2022-6511-TOC-HCA

Address: 1034 N BONNIE BRAE ST			
Pin: 139-5A207 167	APN: 5404002018 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 49 Arb:

Cases

Address: 1034 1/2 N BONNIE BRAE ST			
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Pin: 139-5A207 167	APN: 5404002018 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 49 Arb:
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Cases

Address: 1032 N BONNIE BRAE ST

Pin: 139-5A207 167	APN: 5404002018 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 49 Arb:
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Cases

Address: 1021 N ALVARADO ST

Pin: 139-5A207 169	APN: 5402035912 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 18 Arb:
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Cases

Address: None

Pin: 139-5A207 171	APN: 5404002030 Tract: ECHO PARK TRACT	Map Ref: M B 3-58 Block:	Lot: 11 Arb:
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Cases

Address: 1925 1-10 W MONTROSE ST

Pin: 139-5A207 173	APN: 5404003033 Tract: TR 301	Map Ref: M B 14-76 Block:	Lot: 2 Arb:
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Cases DIR-2023-2337-TOC-HCA

Address: 1012 N MOHAWK ST

Pin: 139-5A207 174	APN: 5402035900 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 11 Arb:
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Cases

Address: 1010 N MOHAWK ST

Pin: 139-5A207 174	APN: 5402035900 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 11 Arb:
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Cases

Address: 1012 1/4 N MOHAWK ST

Pin: 139-5A207 174	APN: 5402035900 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 11 Arb:
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Cases

Address: 1012 1/2 N MOHAWK ST

Pin: 139-5A207 174	APN: 5402035900 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 11 Arb:
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Cases

Address: 1004 N ALVARADO ST

Pin: 139-5A207 175	APN: 5404003005 Tract: TR 301	Map Ref: M B 14-76 Block:	Lot: 4 Arb:
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Cases

Address: 1002 N ALVARADO ST



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Pin: 139-5A207 175	APN: 5404003005 Tract: TR 301	Map Ref: M B 14-76 Block:	Lot: 4 Arb:
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Cases

Address: 1000 N ALVARADO ST			
Pin: 139-5A207 175	APN: 5404003005 Tract: TR 301	Map Ref: M B 14-76 Block:	Lot: 4 Arb:

Cases

Address: 1019 N BONNIE BRAE ST			
Pin: 139-5A207 176	APN: 5404003021 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 29 Arb:

Cases

Address: 1017 N BONNIE BRAE ST			
Pin: 139-5A207 176	APN: 5404003021 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 29 Arb:

Cases

Address: 1019 1/2 N BONNIE BRAE ST			
Pin: 139-5A207 176	APN: 5404003021 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 29 Arb:

Cases

Address: 1017 1/2 N BONNIE BRAE ST			
Pin: 139-5A207 176	APN: 5404003021 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 29 Arb:

Cases

Address: 1026 1-9 N BONNIE BRAE ST			
Pin: 139-5A207 177	APN: 5404002019 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 50 Arb:

Cases

Address: 1026 1-8 N BONNIE BRAE ST			
Pin: 139-5A207 177	APN: 5404002019 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 50 Arb:

Cases

Address: 1017 N ALVARADO ST			
Pin: 139-5A207 180	APN: 5402035911 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 17 Arb:

Cases

Address: 1929 W MONTROSE ST			
Pin: 139-5A207 182	APN: 5404003004 Tract: TR 301	Map Ref: M B 14-76 Block:	Lot: 3 Arb:

Cases

Address: None			
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Pin: 139-5A207 183	APN: 5404002030 Tract: ECHO PARK TRACT	Map Ref: M B 3-58 Block:	Lot: 12 Arb:
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Cases

Address: 1006 N MOHAWK ST			
Pin: 139-5A207 184	APN: 5402035908 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 12 Arb: 1

Cases

Address: 2123 W MARATHON ST			
Pin: 139-5A207 184	APN: 5402035908 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 12 Arb: 1

Cases

Address: 1913 W MONTROSE ST			
Pin: 139-5A207 187	APN: 5404003025 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 38 Arb:

Cases

Address: 1022 N BONNIE BRAE ST			
Pin: 139-5A207 188	APN: 5404002020 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 51 Arb:

Cases

Address: 1020 N BONNIE BRAE ST			
Pin: 139-5A207 188	APN: 5404002020 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 51 Arb:

Cases

Address: 1022 1/2 N BONNIE BRAE ST			
Pin: 139-5A207 188	APN: 5404002020 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 51 Arb:

Cases

Address: 1020 1/2 N BONNIE BRAE ST			
Pin: 139-5A207 188	APN: 5404002020 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 51 Arb:

Cases

Address: None			
Pin: 139-5A207 190	APN: 5404003033 Tract: TR 301	Map Ref: M B 14-76 Block:	Lot: 1 Arb: 1

Cases DIR-2023-2337-TOC-HCA

Address: 1013 N ALVARADO ST			
Pin: 139-5A207 192	APN: 5402035910 Tract: WASHINGTON HEIGHTS	Map Ref: M R 28-47 Block: 6	Lot: 16 Arb:

Cases

Address: 1013 1/2 N ALVARADO ST			
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Pin: 139-5A207 192	APN: 5402035910	Map Ref: M R 28-47	Lot: 16
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb:

Cases

Address: 1011 N ALVARADO ST

Pin: 139-5A207 192	APN: 5402035910	Map Ref: M R 28-47	Lot: 16
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb:

Cases

Address: 1013 3/4 N ALVARADO ST

Pin: 139-5A207 192	APN: 5402035910	Map Ref: M R 28-47	Lot: 16
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb:

Cases

Address: 1011 1/2 N ALVARADO ST

Pin: 139-5A207 192	APN: 5402035910	Map Ref: M R 28-47	Lot: 16
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb:

Cases

Address: 2115 W MARATHON ST

Pin: 139-5A207 193	APN: 5402035901	Map Ref: M R 28-47	Lot: 12
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb: 2

Cases

Address: 2113 W MARATHON ST

Pin: 139-5A207 193	APN: 5402035901	Map Ref: M R 28-47	Lot: 12
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb: 2

Cases

Address: 2115 1/2 W MARATHON ST

Pin: 139-5A207 193	APN: 5402035901	Map Ref: M R 28-47	Lot: 12
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb: 2

Cases

Address: 2117 W MARATHON ST

Pin: 139-5A207 193	APN: 5402035901	Map Ref: M R 28-47	Lot: 12
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb: 2

Cases

Address: 2113 1/2 W MARATHON ST

Pin: 139-5A207 193	APN: 5402035901	Map Ref: M R 28-47	Lot: 12
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb: 2

Cases

Address: None

Pin: 139-5A207 194	APN: 5404003026	Map Ref: M B 6-42	Lot: 39
	Tract: LAKE SIDE TRACT	Block:	Arb: 1

Cases

Address: None



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Pin: 139-5A207 195	APN: 5404002030	Map Ref: M B 3-58	Lot: 13
	Tract: ECHO PARK TRACT	Block:	Arb:

Cases

Address: 1004 N MOHAWK ST

Pin: 139-5A207 198	APN: 5402035908	Map Ref: M R 28-47	Lot: 13
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb: 1

Cases

Address: 1013 N BONNIE BRAE ST

Pin: 139-5A207 200	APN: 5404003026	Map Ref: M B 6-42	Lot: 40
	Tract: LAKE SIDE TRACT	Block:	Arb: 1

Cases

Address: 1013 1/2 N BONNIE BRAE ST

Pin: 139-5A207 200	APN: 5404003026	Map Ref: M B 6-42	Lot: 40
	Tract: LAKE SIDE TRACT	Block:	Arb: 1

Cases

Address: 1015 N BONNIE BRAE ST

Pin: 139-5A207 200	APN: 5404003026	Map Ref: M B 6-42	Lot: 40
	Tract: LAKE SIDE TRACT	Block:	Arb: 1

Cases

Address: 1015 1/2 N BONNIE BRAE ST

Pin: 139-5A207 200	APN: 5404003026	Map Ref: M B 6-42	Lot: 40
	Tract: LAKE SIDE TRACT	Block:	Arb: 1

Cases

Address: 1016 N BONNIE BRAE ST

Pin: 139-5A207 201	APN: 5404002021	Map Ref: M B 6-42	Lot: 52
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: None

Pin: 139-5A207 203	APN: 5402035910	Map Ref: M R 28-47	Lot: 15
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb: 1

Cases

Address: 1009 N ALVARADO ST

Pin: 139-5A207 205	APN: 5402035909	Map Ref: M R 28-47	Lot: 15
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb: 2

Cases

Address: 1007 N ALVARADO ST

Pin: 139-5A207 205	APN: 5402035909	Map Ref: M R 28-47	Lot: 15
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb: 2

Cases

Address: None



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Pin: 139-5A207 207	APN: 5402035901	Map Ref: M R 28-47	Lot: 13
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb: 2

Cases

Address: None			
Pin: 139-5A207 208	APN: 5404003027	Map Ref: M B 6-42	Lot: 39
	Tract: LAKE SIDE TRACT	Block:	Arb: 2

Cases

Address: 1902 W PARK AVE			
Pin: 139-5A207 209	APN: 5404002030	Map Ref: M B 3-58	Lot: 14
	Tract: ECHO PARK TRACT	Block:	Arb:

Cases

Address: 1901 W MONTROSE ST			
Pin: 139-5A207 215	APN: 5404003028	Map Ref: M B 6-42	Lot: 40
	Tract: LAKE SIDE TRACT	Block:	Arb: 2

Cases

Address: 1001 N BONNIE BRAE ST			
Pin: 139-5A207 215	APN: 5404003028	Map Ref: M B 6-42	Lot: 40
	Tract: LAKE SIDE TRACT	Block:	Arb: 2

Cases

Address: 1010 N BONNIE BRAE ST			
Pin: 139-5A207 216	APN: 5404002026	Map Ref: M B 6-42	Lot: 56
	Tract: LAKE SIDE TRACT	Block:	Arb: 1

Cases

Address: 1001 N ALVARADO ST			
Pin: 139-5A207 218	APN: 5402035909	Map Ref: M R 28-47	Lot: 14
	Tract: WASHINGTON HEIGHTS	Block: 6	Arb:

Cases

Address: 1948 W MONTROSE ST			
Pin: 139-5A207 220	APN: 5404004029	Map Ref: M B 6-42	Lot: 65
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 922 N ALVARADO ST			
Pin: 139-5A207 220	APN: 5404004029	Map Ref: M B 6-42	Lot: 65
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 1829 1-5 W MONTROSE ST			
Pin: 139-5A207 221	APN: 5404002025	Map Ref: M B 6-42	Lot: 55
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 1936 W MONTROSE ST



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Pin: 139-5A207 223	APN: 5404004029 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 64 Arb:
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Cases

Address: None			
Pin: 139-5A207 224	APN: 5404002030 Tract: ECHO PARK TRACT	Map Ref: M B 3-58 Block:	Lot: 15 Arb:

Cases

Address: 2128 W MARATHON ST			
Pin: 139-5A207 226	APN: 5402036910 Tract: BELLEVUE AVENUE TRACT NO. 2	Map Ref: M B 7-41 Block: 1	Lot: 13 Arb:

Cases

Address: 2128 1/2 W MARATHON ST			
Pin: 139-5A207 226	APN: 5402036910 Tract: BELLEVUE AVENUE TRACT NO. 2	Map Ref: M B 7-41 Block: 1	Lot: 13 Arb:

Cases

Address: 1839 W MONTROSE ST			
Pin: 139-5A207 227	APN: 5404002027 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 56 Arb: 2

Cases

Address: 2124 W MARATHON ST			
Pin: 139-5A207 228	APN: 5402036904 Tract: BELLEVUE AVENUE TRACT NO. 2	Map Ref: M B 7-41 Block: 1	Lot: 11 Arb:

Cases

Address: 2122 W MARATHON ST			
Pin: 139-5A207 228	APN: 5402036904 Tract: BELLEVUE AVENUE TRACT NO. 2	Map Ref: M B 7-41 Block: 1	Lot: 11 Arb:

Cases

Address: 1825 W MONTROSE ST			
Pin: 139-5A207 229	APN: 5404002029 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 54 Arb:

Cases

Address: 1934 1/2 W MONTROSE ST			
Pin: 139-5A207 231	APN: 5404004010 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 63 Arb:

Cases

Address: 1934 W MONTROSE ST			
Pin: 139-5A207 231	APN: 5404004010 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 63 Arb:



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Cases

Address: 2118 W MARATHON ST

Pin: 139-5A207 233	APN: 5402036906	Map Ref: M B 7-41	Lot: 9
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb:

Cases

Address: 1823 W MONTROSE ST

Pin: 139-5A207 235	APN: 5404002023	Map Ref: M B 6-42	Lot: 53
	Tract: LAKE SIDE TRACT	Block:	Arb: 1

Cases

Address: 1928 W MONTROSE ST

Pin: 139-5A207 236	APN: 5404004009	Map Ref: M B 6-42	Lot: 62
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 1926 W MONTROSE ST

Pin: 139-5A207 236	APN: 5404004009	Map Ref: M B 6-42	Lot: 62
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 1924 W MONTROSE ST

Pin: 139-5A207 236	APN: 5404004009	Map Ref: M B 6-42	Lot: 62
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 2114 W MARATHON ST

Pin: 139-5A207 237	APN: 5402036902	Map Ref: M B 7-41	Lot: 7
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb:

Cases

Address: None

Pin: 139-5A207 238	APN: 5404002030	Map Ref: M B 3-58	Lot: 16
	Tract: ECHO PARK TRACT	Block:	Arb:

Cases

Address: 1920 1/2 W MONTROSE ST

Pin: 139-5A207 242	APN: 5404004008	Map Ref: M B 6-42	Lot: 61
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 1920 W MONTROSE ST

Pin: 139-5A207 242	APN: 5404004008	Map Ref: M B 6-42	Lot: 61
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 1922 W MONTROSE ST



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Pin: 139-5A207 242	APN: 5404004008	Map Ref: M B 6-42	Lot: 61
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 2110 W MARATHON ST

Pin: 139-5A207 245	APN: 5402036912	Map Ref: M B 7-41	Lot: 5
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb: 3

Cases

Address: 2108 W MARATHON ST

Pin: 139-5A207 248	APN: 5402036912	Map Ref: M B 7-41	Lot: 3
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb: 3

Cases

Address: 1916 W MONTROSE ST

Pin: 139-5A207 249	APN: 5404004007	Map Ref: M B 6-42	Lot: 60
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 927 N ALVARADO ST

Pin: 139-5A207 250	APN: 5402036912	Map Ref: M B 7-41	Lot: 1
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb: 3

Cases

Address: 925 N ALVARADO ST

Pin: 139-5A207 250	APN: 5402036912	Map Ref: M B 7-41	Lot: 1
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb: 3

Cases

Address: None

Pin: 139-5A207 251	APN: 5402036913	Map Ref: M B 7-41	Lot: 5
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb: 2

Cases

Address: 918 N ALVARADO ST

Pin: 139-5A207 253	APN: 5404004040	Map Ref: M B 6-42	Lot: 66
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases DIR-2018-7374-TOC

Address: 916 N ALVARADO ST

Pin: 139-5A207 253	APN: 5404004040	Map Ref: M B 6-42	Lot: 66
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases DIR-2018-7374-TOC

Address: None

Pin: 139-5A207 254	APN: 5404002022	Map Ref: M B 6-42	Lot: 53
	Tract: LAKE SIDE TRACT	Block:	Arb: 2



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Cases

Address: 1819 W MONTROSE ST

Pin: 139-5A207 255	APN: 5404002022	Map Ref: M B 18-3	Lot: 3
	Tract: TR 1184	Block:	Arb:

Cases

Address: 1819 1/2 W MONTROSE ST

Pin: 139-5A207 255	APN: 5404002022	Map Ref: M B 18-3	Lot: 3
	Tract: TR 1184	Block:	Arb:

Cases

Address: 1912 W MONTROSE ST

Pin: 139-5A207 256	APN: 5404004006	Map Ref: M B 6-42	Lot: 59
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 1910 W MONTROSE ST

Pin: 139-5A207 256	APN: 5404004006	Map Ref: M B 6-42	Lot: 59
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: None

Pin: 139-5A207 257	APN: 5404002030	Map Ref: M B 18-3	Lot: 2
	Tract: TR 1184	Block:	Arb:

Cases

Address: None

Pin: 139-5A207 258	APN: 5402036913	Map Ref: M B 7-41	Lot: 3
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb: 2

Cases

Address: 1904 W MONTROSE ST

Pin: 139-5A207 260	APN: 5404004004	Map Ref: M B 6-42	Lot: 58
	Tract: LAKE SIDE TRACT	Block:	Arb: 1

Cases

Address: 923 N ALVARADO ST

Pin: 139-5A207 261	APN: 5402036913	Map Ref: M B 7-41	Lot: 1
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb: 2

Cases

Address: 919 N ALVARADO ST

Pin: 139-5A207 261	APN: 5402036913	Map Ref: M B 7-41	Lot: 1
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb: 2

Cases

Address: None



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Pin: 139-5A207 262	APN: 5402036914	Map Ref: M B 7-41	Lot: 5
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb: 1

Cases

Address: 2119 W SANTA YNEZ ST			
Pin: 139-5A207 263	APN: 5402036917	Map Ref: M B 7-41	Lot: 10
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb:

Cases

Address: 2117 W SANTA YNEZ ST			
Pin: 139-5A207 266	APN: 5402036916	Map Ref: M B 7-41	Lot: 8
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb:

Cases

Address: 1900 W MONTROSE ST			
Pin: 139-5A207 267	APN: 5404004004	Map Ref: M B 6-42	Lot: 57
	Tract: LAKE SIDE TRACT	Block:	Arb: 1

Cases

Address: None			
Pin: 139-5A207 268	APN: 5402036914	Map Ref: M B 7-41	Lot: 3
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb: 1

Cases

Address: None			
Pin: 139-5A207 270	APN: 5404002030	Map Ref: M B 18-3	Lot: 1
	Tract: TR 1184	Block:	Arb: 1

Cases

Address: None			
Pin: 139-5A207 271	APN: 5402036914	Map Ref: M B 7-41	Lot: 6
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb: 1

Cases

Address: 915 N ALVARADO ST			
Pin: 139-5A207 273	APN: 5402036914	Map Ref: M B 7-41	Lot: 1
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb: 1

Cases

Address: 1919 W SANTA YNEZ ST			
Pin: 139-5A207 274	APN: 5404004027	Map Ref: M B 6-42	Lot: 70
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 1917 W SANTA YNEZ ST



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Pin: 139-5A207 274	APN: 5404004027 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 70 Arb:
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Cases

Address: 1917 1/4 W SANTA YNEZ ST			
Pin: 139-5A207 274	APN: 5404004027 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 70 Arb:

Cases

Address: 1917 1/2 W SANTA YNEZ ST			
Pin: 139-5A207 274	APN: 5404004027 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 70 Arb:

Cases

Address: 2111 W SANTA YNEZ ST			
Pin: 139-5A207 275	APN: 5402036915 Tract: BELLEVUE AVENUE TRACT NO. 2	Map Ref: M B 7-41 Block: 1	Lot: 6 Arb: 2

Cases

Address: None			
Pin: 139-5A207 277	APN: 5402036914 Tract: BELLEVUE AVENUE TRACT NO. 2	Map Ref: M B 7-41 Block: 1	Lot: 4 Arb: 1

Cases

Address: 2107 W SANTA YNEZ ST			
Pin: 139-5A207 279	APN: 5402036915 Tract: BELLEVUE AVENUE TRACT NO. 2	Map Ref: M B 7-41 Block: 1	Lot: 4 Arb: 2

Cases

Address: 908 N ALVARADO ST			
Pin: 139-5A207 280	APN: 5404004002 Tract: TR 1325	Map Ref: M B 20-20 Block:	Lot: 2 Arb:

Cases DIR-2022-5100-TOC-WDI-VHCA-ABD

Address: 906 N ALVARADO ST			
Pin: 139-5A207 280	APN: 5404004002 Tract: TR 1325	Map Ref: M B 20-20 Block:	Lot: 2 Arb:

Cases DIR-2022-5100-TOC-WDI-VHCA-ABD

Address: 1828 1-8 W MONTROSE ST			
Pin: 139-5A207 281	APN: 5404005010 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 80 Arb:

Cases

Address: None			
Pin: 139-5A207 282	APN: 5402036914 Tract: BELLEVUE AVENUE TRACT NO. 2	Map Ref: M B 7-41 Block: 1	Lot: 2 Arb: 1



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Cases

Address: 2101 W SANTA YNEZ ST

Pin: 139-5A207 284	APN: 5402036915	Map Ref: M B 7-41	Lot: 2
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb: 2

Cases

Address: 907 N ALVARADO ST

Pin: 139-5A207 284	APN: 5402036915	Map Ref: M B 7-41	Lot: 2
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb: 2

Cases

Address: 909 N ALVARADO ST

Pin: 139-5A207 284	APN: 5402036915	Map Ref: M B 7-41	Lot: 2
	Tract: BELLEVUE AVENUE TRACT NO. 2	Block: 1	Arb: 2

Cases

Address: 1929 W SANTA YNEZ ST

Pin: 139-5A207 285	APN: 5404004016	Map Ref: M B 6-42	Lot: 71
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 1927 W SANTA YNEZ ST

Pin: 139-5A207 285	APN: 5404004016	Map Ref: M B 6-42	Lot: 71
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 1929 1/2 W SANTA YNEZ ST

Pin: 139-5A207 285	APN: 5404004016	Map Ref: M B 6-42	Lot: 71
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 1927 1/2 W SANTA YNEZ ST

Pin: 139-5A207 285	APN: 5404004016	Map Ref: M B 6-42	Lot: 71
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: 1931 W SANTA YNEZ ST

Pin: 139-5A207 285	APN: 5404004016	Map Ref: M B 6-42	Lot: 71
	Tract: LAKE SIDE TRACT	Block:	Arb:

Cases

Address: None

Pin: 139-5A207 286	APN: 5404004005	Map Ref: M B 6-42	Lot: 58
	Tract: LAKE SIDE TRACT	Block:	Arb: 2

Cases

Address: 1824 1-8 W MONTROSE ST



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Pin: 139-5A207 288	APN: 5404005009 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 79 Arb:
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Cases

Address: 1923 W SANTA YNEZ ST			
Pin: 139-5A207 290	APN: 5404004027 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 72 Arb:

Cases

Address: 1921 W SANTA YNEZ ST			
Pin: 139-5A207 290	APN: 5404004027 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 72 Arb:

Cases

Address: 1923 1/2 W SANTA YNEZ ST			
Pin: 139-5A207 290	APN: 5404004027 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 72 Arb:

Cases

Address: 1921 1/4 W SANTA YNEZ ST			
Pin: 139-5A207 290	APN: 5404004027 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 72 Arb:

Cases

Address: 1921 1/2 W SANTA YNEZ ST			
Pin: 139-5A207 290	APN: 5404004027 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 72 Arb:

Cases

Address: 1921 3/4 W SANTA YNEZ ST			
Pin: 139-5A207 290	APN: 5404004027 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 72 Arb:

Cases

Address: 1935 W SANTA YNEZ ST			
Pin: 139-5A207 291	APN: 5404004026 Tract: TR 1325	Map Ref: M B 20-20 Block:	Lot: 3 Arb:

Cases DIR-2022-5100-TOC-WDI-VHCA-ABD

Address: 1933 W SANTA YNEZ ST			
Pin: 139-5A207 291	APN: 5404004026 Tract: TR 1325	Map Ref: M B 20-20 Block:	Lot: 3 Arb:

Cases DIR-2022-5100-TOC-WDI-VHCA-ABD

Address: 1935 1/2 W SANTA YNEZ ST			
Pin: 139-5A207 291	APN: 5404004026 Tract: TR 1325	Map Ref: M B 20-20 Block:	Lot: 3 Arb:

Cases DIR-2022-5100-TOC-WDI-VHCA-ABD

Address: 1933 1/2 W SANTA YNEZ ST			
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Pin: 139-5A207 291	APN: 5404004026 Tract: TR 1325	Map Ref: M B 20-20 Block:	Lot: 3 Arb:
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Cases DIR-2022-5100-TOC-WDI-VHCA-ABD

Address: 900 N ALVARADO ST

Pin: 139-5A207 292	APN: 5404004026 Tract: TR 1325	Map Ref: M B 20-20 Block:	Lot: 1 Arb:
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Cases DIR-2022-5100-TOC-WDI-VHCA-ABD

Address: 917 N BONNIE BRAE ST

Pin: 139-5A207 293	APN: 5404004019 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 74 Arb:
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Cases

Address: 915 N BONNIE BRAE ST

Pin: 139-5A207 293	APN: 5404004019 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 74 Arb:
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Cases

Address: 917 1/2 N BONNIE BRAE ST

Pin: 139-5A207 293	APN: 5404004019 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 74 Arb:
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Cases

Address: 915 1/2 N BONNIE BRAE ST

Pin: 139-5A207 293	APN: 5404004019 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 74 Arb:
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Cases

Address: 921 N BONNIE BRAE ST

Pin: 139-5A207 294	APN: 5404004005 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 57 Arb: 2
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Cases

Address: 1915 W SANTA YNEZ ST

Pin: 139-5A207 298	APN: 5404004018 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 73 Arb:
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Cases

Address: 1915 1/4 W SANTA YNEZ ST

Pin: 139-5A207 298	APN: 5404004018 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 73 Arb:
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Cases

Address: 1915 1/2 W SANTA YNEZ ST

Pin: 139-5A207 298	APN: 5404004018 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 73 Arb:
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Cases

Address: 1915 3/4 W SANTA YNEZ ST



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Pin: 139-5A207 298	APN: 5404004018 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 73 Arb:
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Cases

Address: 1915 7/8 W SANTA YNEZ ST

Pin: 139-5A207 298	APN: 5404004018 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 73 Arb:
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Cases

Address: 907 N BONNIE BRAE ST

Pin: 139-5A207 311	APN: 5404004021 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 76 Arb:
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Cases

Address: 1936 W SANTA YNEZ ST

Pin: 139-5A207 313	APN: 5404007006 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 91 Arb: 1
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Cases

Address: 822 N ALVARADO ST

Pin: 139-5A207 313	APN: 5404007006 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 91 Arb: 1
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Cases

Address: 1936 1/2 W SANTA YNEZ ST

Pin: 139-5A207 313	APN: 5404007006 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 91 Arb: 1
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Cases

Address: 916 N BONNIE BRAE ST

Pin: 139-5A207 314	APN: 5404005012 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 81 Arb:
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Cases

Address: 1934 W SANTA YNEZ ST

Pin: 139-5A207 318	APN: 5404007005 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 91 Arb: 2
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Cases

Address: 1934 1/2 W SANTA YNEZ ST

Pin: 139-5A207 318	APN: 5404007005 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 91 Arb: 2
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Cases

Address: None

Pin: 139-5A207 322	APN: 5404005018 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 82 Arb: 1
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Cases

Address: 1907 W SANTA YNEZ ST



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Pin: 139-5A207 323	APN: 5404004022 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 77 Arb: 1
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Cases

Address: 1905 W SANTA YNEZ ST

Pin: 139-5A207 323	APN: 5404004022 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 77 Arb: 1
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Cases

Address: 1932 W SANTA YNEZ ST

Pin: 139-5A207 324	APN: 5404007004 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 91 Arb: 3
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Cases

Address: 1839 W SANTA YNEZ ST

Pin: 139-5A207 328	APN: 5404005017 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 83 Arb:
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Cases

Address: 1835 W SANTA YNEZ ST

Pin: 139-5A207 328	APN: 5404005017 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 83 Arb:
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Cases

Address: 1837 W SANTA YNEZ ST

Pin: 139-5A207 328	APN: 5404005017 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 83 Arb:
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Cases

Address: 1928 W SANTA YNEZ ST

Pin: 139-5A207 329	APN: 5404007003 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 90 Arb:
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Cases

Address: 1926 W SANTA YNEZ ST

Pin: 139-5A207 329	APN: 5404007003 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 90 Arb:
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Cases

Address: 1928 1/4 W SANTA YNEZ ST

Pin: 139-5A207 329	APN: 5404007003 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 90 Arb:
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Cases

Address: 1926 1/2 W SANTA YNEZ ST

Pin: 139-5A207 329	APN: 5404007003 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 90 Arb:
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Cases

Address: 1928 1/2 W SANTA YNEZ ST



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Pin: 139-5A207 329	APN: 5404007003 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 90 Arb:
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Cases

Address: None			
Pin: 139-5A207 331	APN: 5404004023 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 77 Arb: 2

Cases

Address: 1903 W SANTA YNEZ ST			
Pin: 139-5A207 334	APN: 5404004024 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 77 Arb: 3

Cases

Address: 1903 1/2 W SANTA YNEZ ST			
Pin: 139-5A207 334	APN: 5404004024 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 77 Arb: 3

Cases

Address: 1924 W SANTA YNEZ ST			
Pin: 139-5A207 336	APN: 5404007002 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 89 Arb:

Cases

Address: 1922 W SANTA YNEZ ST			
Pin: 139-5A207 336	APN: 5404007002 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 89 Arb:

Cases

Address: 1922 1/2 W SANTA YNEZ ST			
Pin: 139-5A207 336	APN: 5404007002 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 89 Arb:

Cases

Address: 1901 W SANTA YNEZ ST			
Pin: 139-5A207 340	APN: 5404004025 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 77 Arb: 4

Cases

Address: 1920 W SANTA YNEZ ST			
Pin: 139-5A207 346	APN: 5404007001 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 88 Arb:

Cases

Address: 1918 W SANTA YNEZ ST			
Pin: 139-5A207 346	APN: 5404007001 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 88 Arb:

Cases

Address: 1916 W SANTA YNEZ ST			
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Pin: 139-5A207 346	APN: 5404007001 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 88 Arb:
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Cases

Address: 1914 W SANTA YNEZ ST			
Pin: 139-5A207 346	APN: 5404007001 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 88 Arb:

Cases

Address: 1912 W SANTA YNEZ ST			
Pin: 139-5A207 352	APN: 5404007019 Tract: LAKE SIDE TRACT	Map Ref: M B 6-42 Block:	Lot: 103 Arb: 1

Cases

Address: 1814 W MONTROSE ST			
Pin: 139-5A207 717	APN: 5404005BRK Tract: P M 2004-4068-C	Map Ref: BK 361-54/55 Block:	Lot: PCL A Arb:

Cases

Address: 1820 W MONTROSE ST			
Pin: 139-5A207 717	APN: 5404005BRK Tract: P M 2004-4068-C	Map Ref: BK 361-54/55 Block:	Lot: PCL A Arb:

Cases

Address: 1816 W MONTROSE ST			
Pin: 139-5A207 717	APN: 5404005BRK Tract: P M 2004-4068-C	Map Ref: BK 361-54/55 Block:	Lot: PCL A Arb:

Cases

Address: 1818 W MONTROSE ST			
Pin: 139-5A207 717	APN: 5404005BRK Tract: P M 2004-4068-C	Map Ref: BK 361-54/55 Block:	Lot: PCL A Arb:

Cases

Address: 1935 W KINGSTON PL			
Pin: 139-5A207 719	APN: 5404004030 Tract: TR 69352	Map Ref: M B 1391-69/70 Block:	Lot: 1 Arb:

Cases

Address: 1933 W KINGSTON PL			
Pin: 139-5A207 720	APN: 5404004031 Tract: TR 69352	Map Ref: M B 1391-69/70 Block:	Lot: 2 Arb:

Cases

Address: 1931 W KINGSTON PL			
Pin: 139-5A207 721	APN: 5404004032 Tract: TR 69352	Map Ref: M B 1391-69/70 Block:	Lot: 3 Arb:

Cases

Address: 1929 W KINGSTON PL			
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City of Los Angeles Department of City Planning

11/14/2025 CASE NUMBERS REPORT

Pin: 139-5A207 722	APN: 5404004033 Tract: TR 69352	Map Ref: M B 1391-69/70 Block:	Lot: 4 Arb:
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Cases

Address: 1927 W KINGSTON PL			
Pin: 139-5A207 723	APN: 5404004034 Tract: TR 69352	Map Ref: M B 1391-69/70 Block:	Lot: 5 Arb:

Cases

Address: 1925 W KINGSTON PL			
Pin: 139-5A207 724	APN: 5404004035 Tract: TR 69352	Map Ref: M B 1391-69/70 Block:	Lot: 6 Arb:

Cases

Address: 909 N BONNIE BRAE ST			
Pin: 139-5A207 725	APN: 5404004037 Tract: P M 2015-0571	Map Ref: BK 422-52/54 Block:	Lot: A Arb:

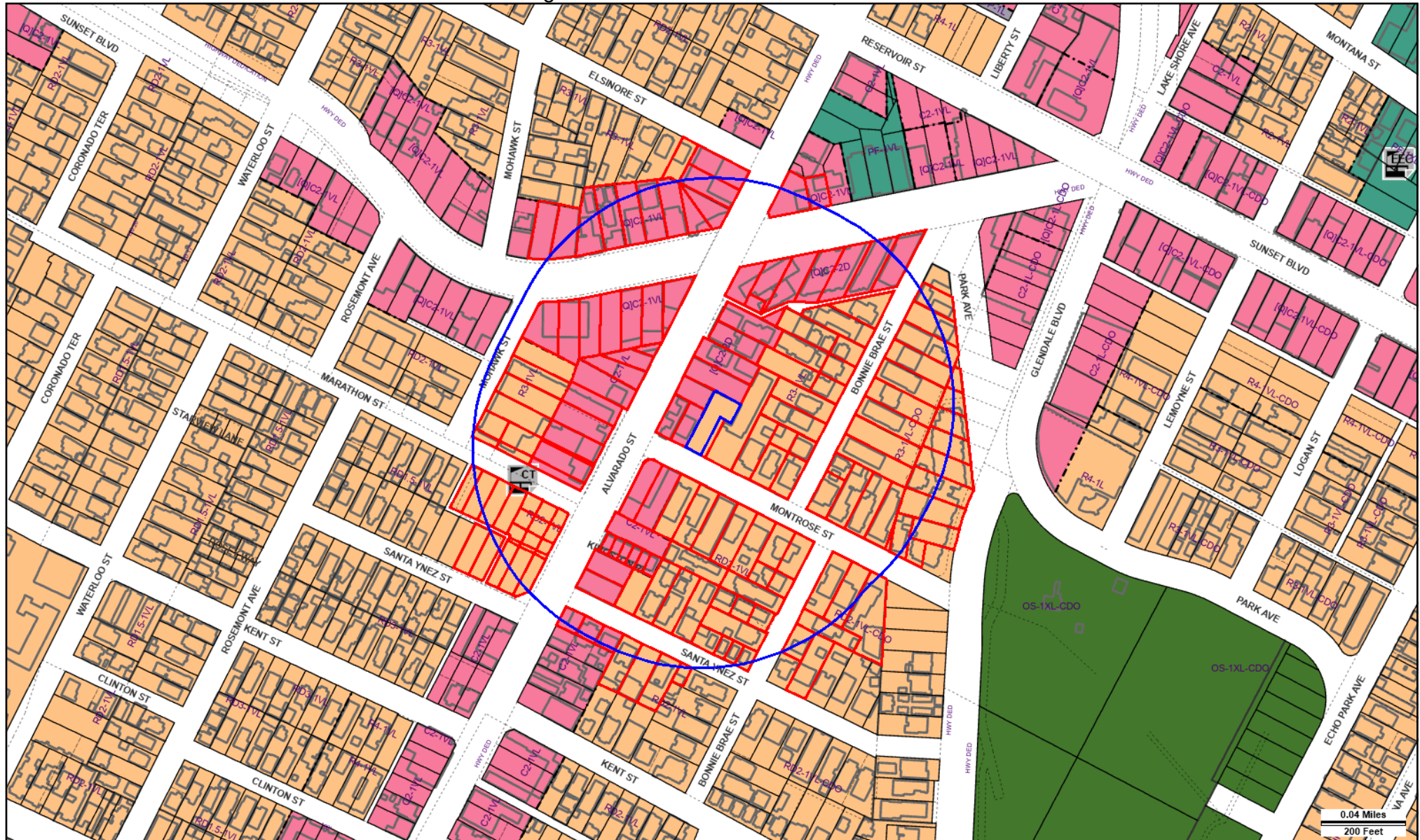
Cases

Address: 911 N BONNIE BRAE ST			
Pin: 139-5A207 726	APN: 5404004038 Tract: P M 2015-0571	Map Ref: BK 422-52/54 Block:	Lot: B Arb:

Cases

Address: 913 N BONNIE BRAE ST			
Pin: 139-5A207 727	APN: 5404004039 Tract: P M 2015-0571	Map Ref: BK 422-52/54 Block:	Lot: C Arb:

Cases



Address: 1925 1-10 W MONTROSE ST

APN: 5404003033

PIN #: 139-5A207 173

Tract: TR 301

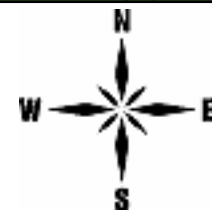
Block: None

Lot: 2

Arb: None

Zoning: R3-1VL

General Plan: Medium Residential



LEGEND

GENERALIZED ZONING

	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
	P, PB
	PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

	Minimum Residential
	Very Low / Very Low I Residential
	Very Low II Residential
	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
	Low Medium II Residential
	Medium Residential
	High Medium Residential
	High Density Residential
	Very High Medium Residential

COMMERCIAL

	Limited Commercial
	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
	Community Commercial
	Community Commercial - Mixed High Residential
	Regional Center Commercial

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial

INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial

PARKING

	Parking Buffer
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PORT OF LOS ANGELES

	General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
	General / Bulk Cargo - Hazard
	Commercial Fishing
	Recreation and Commercial
	Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

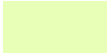
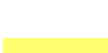
	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

INDUSTRIAL

	Limited Industrial
	Light Industrial

CHAPTER 1A LEGEND

General Plan Designation

	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Compact Residential		Production
	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
-  Inside 500 Ft. Buffer

-  Aquatic Facilities
-  Beaches
-  Child Care Centers
-  Dog Parks
-  Golf Course
-  Historic Sites
-  Horticulture/Gardens
-  Skate Parks
-  Other Facilities
-  Park / Recreation Centers
-  Parks
-  Performing / Visual Arts Centers
-  Recreation Centers
-  Senior Citizen Centers
-  Opportunity School
-  Charter School
-  Elementary School
-  Span School
-  Special Education School
-  High School
-  Middle School
-  Early Education Center

COASTAL ZONE

-  Coastal Commission Permit Area
-  Dual Permit Jurisdiction Area
-  Single Permit Jurisdiction Area
-  Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

-  Tier 1
-  Tier 2
-  Tier 3
-  Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

-  Public Work Approval (PWA)
-  Waiver of Dedication or Improvement (WDI)

MIXED INCOME INCENTIVE PROGRAM (MIIP)

- TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

 T-1

 T-2

 T-3

 Outside of TOIA
- OPPORTUNITY CORRIDORS (OC)

 OC-1

 OC-2

 OC-3
- CORRIDOR TRANSITION INCENTIVE AREAS (CT)

 CT-1

 CT-2

 CT-3

OTHER SYMBOLS

-  Lot Line

 Tract Line

 Lot Cut

 Easement

 Zone Boundary

 Building Line

 Lot Split

 Community Driveway

 Building Outlines 2020

 Building Outlines 2017
-  Airport Hazard Zone

 Census Tract

 Coastal Zone

 Council District

 LADBS District Office

 Downtown Parking

 Fault Zone

 Fire District No. 1

 Tract Map

 Parcel Map
-  Flood Zone

 Hazardous Waste

 High Wind Zone

 Hillside Grading

 Historic Preservation Overlay Zone

 Specific Plan Area

 Very High Fire Hazard Severity Zone

 Wells - Active

 Wells - Inactive