Appendix B

Air Quality and Greenhouse Gas Technical Appendix

Air Quality Worksheets

Construction Emissions

656 San Vicente Project

Phase 1

Air Quality Construction Analysis

Regional Maximums Source	ROG	NOX	CO	SO2 lb/day	Total PM10	Total PM2.5
3.2 Demolition - 2021	3.7	39.8	34.4	0.1	2.5	1.8
3.3 Site Preparation - 2021	0.8	8.7	10.9	0.0	0.6	0.4
3.4 Grading - 2021	2.6	39.3	25.7	0.1	3.0	1.5
3.5 Drainage/Utilities/Sub-Grade - 2021	1.2	13.2	15.9	0.0	0.8	0.7
3.6 Building Construction - 2021	3.8	31.4	48.9	0.1	6.3	2.9
3.6 Building Construction - 2022	3.4	28.7	47.4	0.1	6.1	2.6
3.6 Building Construction - 2023	3.2	26.4	46.2	0.1	5.9	2.4
3.7 Foundations - 2021	0.9	9.4	10.2	0.0	0.9	0.6
3.8 Architectural Coating - 2023	13.9	1.8	3.1	0.0	0.4	0.2
3.9 Paving - 2023	1.1	11.5	17.2	0.0	0.8	0.6

Overlapping Phases

	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
2021						
Building Construction + Foundations	4.7	40.8	59.1	0.2	7.2	3.4
2023						
Building Construction + Architectural Coating + Paving	18.2	39.6	66.5	0.2	7.0	3.2
Project Daily Maximum Emissions	**18.24**	**40.83**	**66.47**	**0.16**	**7.20**	**3.41**
SCAQMD Regional Significance Threshold	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

656 San Vicente Project

Phase 1 - Summer

Air Quality Construction Analysis

Summer	Onsite Emissions						Offsite Emissions					
Source	ROG	NOX	CO	SO2	Total PM10	Total PM2.5	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
	lb/day						lb/day					
3.2 Demolition - 2021	3.55	37.11	33.14	0.05	1.96	1.61	0.10	2.66	1.26	0.01	0.50	0.15
3.3 Site Preparation - 2021	0.76	8.30	10.46	0.01	0.44	0.40	0.02	0.35	0.44	0.00	0.16	0.05
3.4 Grading - 2021	1.98	21.42	21.34	0.05	0.92	0.82	0.59	17.90	4.37	0.06	2.08	0.68
3.5 Drainage/Utilities/Sub-Grade - 2021	1.22	12.89	15.49	0.02	0.66	0.61	0.02	0.35	0.44	0.00	0.16	0.05
3.6 Building Construction - 2021	3.41	28.92	34.50	0.08	1.60	1.58	0.35	2.47	14.44	0.04	4.68	1.28
3.6 Building Construction - 2022	3.16	26.65	34.39	0.08	1.38	1.37	0.29	2.08	13.05	0.04	4.67	1.27
3.6 Building Construction - 2023	2.94	24.68	34.32	0.08	1.19	1.18	0.24	1.67	11.88	0.04	4.66	1.26
3.7 Foundations - 2021	0.88	8.03	8.88	0.03	0.45	0.42	0.07	1.41	1.33	0.01	0.47	0.14
3.8 Architectural Coating - 2023	13.92	1.74	2.41	0.00	0.09	0.09	0.01	0.05	0.70	0.00	0.27	0.07
3.9 Paving - 2023	1.12	11.41	16.59	0.03	0.55	0.50	0.01	0.04	0.58	0.00	0.22	0.06

Regional Emissions	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
3.2 Demolition - 2021	3.7	39.8	34.4	0.1	2.5	1.8
3.3 Site Preparation - 2021	0.8	8.7	10.9	0.0	0.6	0.4
3.4 Grading - 2021	2.6	39.3	25.7	0.1	3.0	1.5
3.5 Drainage/Utilities/Sub-Grade - 2021	1.2	13.2	15.9	0.0	0.8	0.7
3.6 Building Construction - 2021	3.8	31.4	48.9	0.1	6.3	2.9
3.6 Building Construction - 2022	3.4	28.7	47.4	0.1	6.1	2.6
3.6 Building Construction - 2023	3.2	26.4	46.2	0.1	5.9	2.4
3.7 Foundations - 2021	0.9	9.4	10.2	0.0	0.9	0.6
3.8 Architectural Coating - 2023	13.9	1.8	3.1	0.0	0.4	0.2
3.9 Paving - 2023	1.1	11.5	17.2	0.0	0.8	0.6

Overlapping Phases

	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
2021						
Building Construction + Foundations	4.7	40.8	59.1	0.2	7.2	3.4
2023						
Building Construction + Architectural Coating + Paving	18.2	39.6	66.5	0.2	7.0	3.2
Project Daily Maximum Emissions	**18.24**	**40.83**	**66.47**	**0.16**	**7.20**	**3.41**

656 San Vicente Project
Phase 1 - Winter
Air Quality Construction Analysis

Winter	Onsite Emissions						Offsite Emissions					
Source	ROG	NOX	CO	SO2	Total PM10	Total PM2.5	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
	lb/day						lb/day					
3.2 Demolition - 2021	3.55	37.11	33.14	0.05	1.96	1.61	0.10	2.66	1.26	0.01	0.50	0.15
3.3 Site Preparation - 2021	0.76	8.30	10.46	0.01	0.44	0.40	0.02	0.35	0.44	0.00	0.16	0.05
3.4 Grading - 2021	1.98	21.42	21.34	0.05	0.92	0.82	0.59	17.90	4.37	0.06	2.08	0.68
3.5 Drainage/Utilities/Sub-Grade - 2021	1.22	12.89	15.49	0.02	0.66	0.61	0.02	0.35	0.44	0.00	0.16	0.05
3.6 Building Construction - 2021	3.41	28.92	34.50	0.08	1.60	1.58	0.35	2.47	14.44	0.04	4.68	1.28
3.6 Building Construction - 2022	3.16	26.65	34.39	0.08	1.38	1.37	0.29	2.08	13.05	0.04	4.67	1.27
3.6 Building Construction - 2023	2.94	24.68	34.32	0.08	1.19	1.18	0.24	1.67	11.88	0.04	4.66	1.26
3.7 Foundations - 2021	0.88	8.03	8.88	0.03	0.45	0.42	0.07	1.41	1.33	0.01	0.47	0.14
3.8 Architectural Coating - 2023	13.92	1.74	2.41	0.00	0.09	0.09	0.01	0.05	0.70	0.00	0.27	0.07
3.9 Paving - 2023	1.12	11.41	16.59	0.03	0.55	0.50	0.01	0.04	0.58	0.00	0.22	0.06

Regional Emissions	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
3.2 Demolition - 2021	3.7	39.8	34.4	0.1	2.5	1.8
3.3 Site Preparation - 2021	0.8	8.7	10.9	0.0	0.6	0.4
3.4 Grading - 2021	2.6	39.3	25.7	0.1	3.0	1.5
3.5 Drainage/Utilities/Sub-Grade - 2021	1.2	13.2	15.9	0.0	0.8	0.7
3.6 Building Construction - 2021	3.8	31.4	48.9	0.1	6.3	2.9
3.6 Building Construction - 2022	3.4	28.7	47.4	0.1	6.1	2.6
3.6 Building Construction - 2023	3.2	26.4	46.2	0.1	5.9	2.4
3.7 Foundations - 2021	0.9	9.4	10.2	0.0	0.9	0.6
3.8 Architectural Coating - 2023	13.9	1.8	3.1	0.0	0.4	0.2
3.9 Paving - 2023	1.1	11.5	17.2	0.0	0.8	0.6

Overlapping Phases

	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
2021						
Building Construction + Foundations	4.7	40.8	59.1	0.2	7.2	3.4
2023						
Building Construction + Architectural Coating + Paving	18.2	39.6	66.5	0.2	7.0	3.2
Project Daily Maximum Emissions	**18.24**	**40.83**	**66.47**	**0.16**	**7.20**	**3.41**

656 San Vicente Project

Phase 1

Air Quality Construction Analysis

Localized Emissions	Onsite Emissions			
	NOX	CO	Total PM10	Total PM2.5
Source	lb/day			
3.2 Demolition - 2021	37.11	33.14	1.96	1.61
3.3 Site Preparation - 2021	8.30	10.46	0.44	0.40
3.4 Grading - 2021	21.42	21.34	0.92	0.82
3.5 Drainage/Utilities/Sub-Grade - 2021	12.89	15.49	0.66	0.61
3.6 Building Construction - 2021	28.92	34.50	1.60	1.58
3.6 Building Construction - 2022	26.65	34.39	1.38	1.37
3.6 Building Construction - 2023	24.68	34.32	1.19	1.18
3.7 Foundations - 2021	8.03	8.88	0.45	0.42
3.8 Architectural Coating - 2023	1.74	2.41	0.09	0.09
3.9 Paving - 2023	11.41	16.59	0.55	0.50

Localized Emissions	NOX	CO	Total PM10	Total PM2.5
3.2 Demolition - 2021	37.11	33.14	1.96	1.61
3.3 Site Preparation - 2021	8.30	10.46	0.44	0.40
3.4 Grading - 2021	21.42	21.34	0.92	0.82
3.5 Drainage/Utilities/Sub-Grade - 2021	12.89	15.49	0.66	0.61
3.6 Building Construction - 2021	28.92	34.50	1.60	1.58
3.6 Building Construction - 2022	26.65	34.39	1.38	1.37
3.6 Building Construction - 2023	24.68	34.32	1.19	1.18
3.7 Foundations - 2021	8.03	8.88	0.45	0.42
3.8 Architectural Coating - 2023	1.74	2.41	0.09	0.09
3.9 Paving - 2023	11.41	16.59	0.55	0.50

Overlapping Phases				
	NOX	CO	Total PM10	Total PM2.5
2021				
Building Construction + Foundations	36.9	43.4	2.0	2.0
2023				
Building Construction + Architectural Coating + Paving	37.8	53.3	1.8	1.8
Project Daily Maximum Emissions	**37.83**	**53.32**	**2.04**	**1.99**

656 San Vicente Project
Air Quality Assessment

Localized Significance Thresholds
(SCAQMD, Final Localized Significance Threshold Methodology, Appendix C (2008))

Source Receptor Area 2
Screening Distance to Sensitive Receptors 25 meters [a]

	Screening Values			**Project Site [b]**
Acres	1	2	5	**0.75**
Construction LSTs				
NOX	103	147		**77.3**
CO	562	827		**421.5**
PM10	4	6		**3.0**
PM2.5	3	4		**2.25**
Operational LSTs				
NOX	103	147		**77.3**
CO	562	827		**421.5**
PM10	1	2		**0.8**
PM2.5	1	2		**0.8**

Notes:

a. The nearest air quality sensitive receptors during Project construction are located 130 feet to the north (park [short-term impacts]) and 200 feet to the west (residential). The nearest air quality sensitive receptors during Project operations are located 130 feet to the north (park [short-term impacts]), 200 feet to the west (residential), and 100 feet to the east (future project). The 25-meter (82-feet) screening distance is used as a conservative (i.e., health protective) measure.

b. Project screening levels are scaled from 1-acre site LSTs to estimated size of the project site (0.75 acres)

c. The screening criteria for NOx were developed based on the 1-hour NO2 CAAQS of 0.18 ppm. However, since the publication of the SCAQMD's guidance, the USEPA has promulgated a 1-hour NO2 NAAQS of 0.100 ppm based on a 98th percentile value, which is more stringent than the CAAQS. In order to determine if Project emissions would result in an exceedance of the 1 hour NO2 NAAQS, an approximated LST was estimated to evaluate the federal 1-hour NO2 standard, as the SCAQMD significance threshold has not been updated to reflect this standard. Calculated by scaling the NO2 LST for by the ratio of 1-hour NO2 standards (federal/state)(i.e., 780 lb/day * (0.10/0.18) =433 lb/day).

656 San Vicente - Construction

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	140.31	1000sqft	0.27	140,305.00	0
Unenclosed Parking with Elevator	418.00	Space	0.27	129,640.00	0
City Park	0.11	Acre	0.11	4,791.60	0
High Turnover (Sit Down Restaurant)	4.00	1000sqft	0.09	4,000.00	0
Strip Mall	1.00	1000sqft	0.02	1,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Construction Phase - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Grading - See construction assumptions

Demolition -

Construction Off-road Equipment Mitigation - See construction assumptions

Land Use - See construction assumptions

Architectural Coating -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_EF_Parking	100	0
tblAreaCoating	Area_Nonresidential_Exterior	72655	0
tblAreaCoating	Area_Nonresidential_Interior	217965	0
tblAreaCoating	Area_Parking	10032	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExterior Value	100	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInterior Value	100	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorVal ue	50	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorVal ue	50	0
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstructionPhase	NumDays	5.00	102.00
tblConstructionPhase	NumDays	100.00	782.00
tblConstructionPhase	NumDays	10.00	25.00
tblConstructionPhase	NumDays	2.00	27.00
tblConstructionPhase	NumDays	5.00	50.00
tblConstructionPhase	NumDays	1.00	6.00
tblConstructionPhase	NumDays	100.00	156.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	PhaseEndDate	12/31/2020	10/31/2023
tblConstructionPhase	PhaseEndDate	12/31/2020	10/3/2023
tblConstructionPhase	PhaseEndDate	12/31/2020	2/1/2021
tblConstructionPhase	PhaseEndDate	12/31/2020	3/11/2021
tblConstructionPhase	PhaseEndDate	12/31/2020	10/31/2023
tblConstructionPhase	PhaseEndDate	12/31/2020	2/8/2021
tblConstructionPhase	PhaseStartDate	1/1/2021	7/5/2023
tblConstructionPhase	PhaseStartDate	1/1/2021	4/4/2021
tblConstructionPhase	PhaseStartDate	1/1/2021	1/4/2021
tblConstructionPhase	PhaseStartDate	1/1/2021	2/9/2021
tblConstructionPhase	PhaseStartDate	1/1/2021	9/4/2023
tblConstructionPhase	PhaseStartDate	1/1/2021	2/2/2021
tblConsumerProducts	ROG_EF	1.98E-05	2.14E-05
tblFleetMix	HHD	0.03	0.00

tblFleetMix	HHD	0.03	0.00
tblFleetMix	HHD	0.03	0.00
tblFleetMix	HHD	0.03	0.00
tblFleetMix	HHD	0.03	0.00
tblFleetMix	LDA	0.55	0.00
tblFleetMix	LDA	0.55	0.00
tblFleetMix	LDA	0.55	0.00
tblFleetMix	LDA	0.55	0.00
tblFleetMix	LDA	0.55	0.00
tblFleetMix	LDT1	0.04	0.00
tblFleetMix	LDT1	0.04	0.00
tblFleetMix	LDT1	0.04	0.00
tblFleetMix	LDT1	0.04	0.00
tblFleetMix	LDT1	0.04	0.00
tblFleetMix	LDT2	0.20	0.00
tblFleetMix	LDT2	0.20	0.00
tblFleetMix	LDT2	0.20	0.00
tblFleetMix	LDT2	0.20	0.00
tblFleetMix	LDT2	0.20	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD2	5.8470e-003	0.00
tblFleetMix	LHD2	5.8470e-003	0.00
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tblFleetMix	MCY	4.8220e-003	0.00

tblFleetMix	MCY	4.8220e-003	0.00
tblFleetMix	MCY	4.8220e-003	0.00
tblFleetMix	MCY	4.8220e-003	0.00
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tblFleetMix	MDV	0.12	0.00
tblFleetMix	MDV	0.12	0.00
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tblFleetMix	MH	8.6900e-004	0.00
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tblFleetMix	MHD	0.02	0.00
tblFleetMix	MHD	0.02	0.00
tblFleetMix	MHD	0.02	0.00
tblFleetMix	MHD	0.02	0.00
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tblFleetMix	OBUS	2.1100e-003	0.00
tblFleetMix	OBUS	2.1100e-003	0.00
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tblFleetMix	SBUS	7.1000e-004	0.00
tblFleetMix	SBUS	7.1000e-004	0.00
tblFleetMix	SBUS	7.1000e-004	0.00
tblFleetMix	SBUS	7.1000e-004	0.00
tblFleetMix	SBUS	7.1000e-004	0.00
tblFleetMix	UBUS	1.7690e-003	0.00
tblFleetMix	UBUS	1.7690e-003	0.00
tblFleetMix	UBUS	1.7690e-003	0.00

tblFleetMix	UBUS	1.7690e-003	0.00
tblFleetMix	UBUS	1.7690e-003	0.00
tblGrading	AcresOfGrading	0.00	0.76
tblGrading	MaterialExported	0.00	12,222.00
tblLandUse	LandUseSquareFeet	140,310.00	140,305.00
tblLandUse	LandUseSquareFeet	167,200.00	129,640.00
tblLandUse	LotAcreage	3.22	0.27
tblLandUse	LotAcreage	3.76	0.27
tblOffRoadEquipment	HorsePower	231.00	226.00
tblOffRoadEquipment	HorsePower	187.00	174.00
tblOffRoadEquipment	HorsePower	130.00	125.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	HorsePower	247.00	255.00
tblOffRoadEquipment	LoadFactor	0.50	0.50
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.40	0.40
tblOffRoadEquipment	LoadFactor	0.36	0.36
tblOffRoadEquipment	LoadFactor	0.37	0.37
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tblOffRoadEquipment	LoadFactor	0.40	0.40
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.40	0.40
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.37	0.37
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tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	OffRoadEquipmentType		Crawler Tractors
tblOffRoadEquipment	OffRoadEquipmentType		Excavators

tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Bore/Drill Rigs
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Plate Compactors
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Rubber Tired Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Aerial Lifts
tblOffRoadEquipment	OffRoadEquipmentType		Air Compressors
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentType		Concrete/Industrial Saws
tblOffRoadEquipment	OffRoadEquipmentType		Generator Sets
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Welders
tblOffRoadEquipment	OffRoadEquipmentType		Paving Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblOffRoadEquipment	OffRoadEquipmentType		Other Construction Equipment
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentType		Cranes
tblOffRoadEquipment	OffRoadEquipmentType		Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Pumps
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	6.00
tblOffRoadEquipment	PhaseName		Building Construction
tblOffRoadEquipment	PhaseName		Building Construction
tblOffRoadEquipment	PhaseName		Building Construction
tblOffRoadEquipment	PhaseName		Building Construction
tblOffRoadEquipment	PhaseName		Building Construction
tblOffRoadEquipment	PhaseName		Building Construction
tblOffRoadEquipment	PhaseName		Building Construction
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	4.00	8.00
tblOffRoadEquipment	UsageHours	8.00	0.00

tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	1.00	8.00
tblOffRoadEquipment	UsageHours	1.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	0.00
tblOffRoadEquipment	UsageHours	4.00	8.00
tblTripsAndVMT	WorkerTripNumber	119.00	0.00
tblTripsAndVMT	WorkerTripNumber	24.00	0.00
tblTripsAndVMT	WorkerTripNumber	119.00	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	7.9755	71.9411	67.5008	0.1376	1.3825	3.2529	3.9183	0.3648	3.1688	3.3603	0.0000	13,127.3656	13,127.3656	1.8510	0.0000	13,168.4729
2022	5.3184	44.2509	47.5626	0.0920	0.3327	1.9461	2.2788	0.0958	1.9146	2.0104	0.0000	8,682.1124	8,682.1124	0.9259	0.0000	8,705.2599
2023	20.0139	53.6903	66.7951	0.1232	0.5339	2.3272	2.8612	0.1492	2.2558	2.4049	0.0000	11,696.3366	11,696.3366	1.7165	0.0000	11,739.2479
Maximum	**20.0139**	**71.9411**	**67.5008**	**0.1376**	**1.3825**	**3.2529**	**3.9183**	**0.3648**	**3.1688**	**3.3603**	**0.0000**	**13,127.3656**	**13,127.3656**	**1.8510**	**0.0000**	**13,168.4729**

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					
2021	4.5846	46.9057	45.7968	0.1376	1.3330	2.0648	2.7302	0.3581	2.0117	2.2033	0.0000	9,718.7991	9,718.7991	1.8510	0.0000	9,765.0742
2022	3.2931	31.3798	35.5362	0.0920	0.3327	1.3928	1.7255	0.0958	1.3749	1.4706	0.0000	6,890.5115	6,890.5115	0.6001	0.0000	6,905.5146
2023	18.1433	41.4341	54.9328	0.1232	0.5339	1.8406	2.3745	0.1492	1.7816	1.9307	0.0000	9,904.7466	9,904.7466	1.4038	0.0000	9,939.8421
Maximum	**18.1433**	**46.9057**	**54.9328**	**0.1376**	**1.3330**	**2.0648**	**2.7302**	**0.3581**	**2.0117**	**2.2033**	**0.0000**	**9,904.7466**	**9,904.7466**	**1.8510**	**0.0000**	**9,939.8421**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**21.88**	**29.53**	**25.07**	**0.00**	**2.20**	**29.60**	**24.60**	**1.10**	**29.58**	**27.92**	**0.00**	**20.87**	**20.87**	**14.21**	**0.00**	**20.83**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/4/2021	2/1/2021	6	25	
2	Site Preparation	Site Preparation	2/2/2021	2/8/2021	6	6	
3	Grading	Grading	2/9/2021	3/11/2021	6	27	
4	Drainage/Utilities/Sub-Grade	Trenching	3/12/2021	4/2/2021	6	19	
5	Building Construction	Building Construction	4/4/2021	10/3/2023	6	782	
6	Foundations	Building Construction	4/4/2021	10/3/2021	6	156	
7	Architectural Coating	Architectural Coating	7/5/2023	10/31/2023	6	102	
8	Paving	Paving	9/4/2023	10/31/2023	6	50	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.76

Acres of Paving: 0.27

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 217,965; Non-Residential Outdoor: 72,655; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	8.00	78	0.48
Paving	Cement and Mortar Mixers	0	0.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	0	0.00	81	0.73
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	3	6.00	89	0.20
Site Preparation	Graders	0	0.00	174	0.41
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	0	0.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Demolition	Crawler Tractors	1	8.00	212	0.43
Demolition	Excavators	2	8.00	158	0.38
Demolition	Rough Terrain Forklifts	1	8.00	100	0.40
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Site Preparation	Rough Terrain Forklifts	1	8.00	100	0.40
Site Preparation	Skid Steer Loaders	1	8.00	65	0.37
Grading	Bore/Drill Rigs	2	8.00	221	0.50

Grading	Excavators	2	8.00	158	0.38
Grading	Plate Compactors	1	8.00	8	0.43
Grading	Rough Terrain Forklifts	1	8.00	100	0.40
Grading	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Skid Steer Loaders	1	8.00	65	0.37
Building Construction	Aerial Lifts	1	8.00	63	0.31
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Concrete/Industrial Saws	4	8.00	81	0.73
Building Construction	Generator Sets	3	8.00	84	0.74
Building Construction	Rough Terrain Forklifts	1	8.00	100	0.40
Building Construction	Welders	6	8.00	46	0.45
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rough Terrain Forklifts	1	8.00	100	0.40
Drainage/Utilities/Sub-Grade	Excavators	1	8.00	158	0.38
Drainage/Utilities/Sub-Grade	Rough Terrain Forklifts	1	8.00	100	0.40
Drainage/Utilities/Sub-Grade	Skid Steer Loaders	1	8.00	65	0.37
Drainage/Utilities/Sub-Grade	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Drainage/Utilities/Sub-Grade	Other Construction Equipment	1	8.00	172	0.42
Foundations	Cement and Mortar Mixers	4	8.00	9	0.56
Foundations	Cranes	1	8.00	231	0.29
Foundations	Forklifts	2	6.00	89	0.20
Foundations	Pumps	2	8.00	84	0.74
Foundations	Skid Steer Loaders	1	8.00	65	0.37
Foundations	Tractors/Loaders/Backhoes	2	8.00	97	0.37

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6694	0.0000	0.6694	0.1014	0.0000	0.1014			0.0000			0.0000
Off-Road	3.5512	37.1055	33.1366	0.0508		1.6942	1.6942		1.5725	1.5725		4,911.6461	4,911.6461	1.4313		4,947.4276
Total	**3.5512**	**37.1055**	**33.1366**	**0.0508**	**0.6694**	**1.6942**	**2.3636**	**0.1014**	**1.5725**	**1.6739**		**4,911.6461**	**4,911.6461**	**1.4313**		**4,947.4276**

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					0.2611	0.0000	0.2611	0.0395	0.0000	0.0395			0.0000			0.0000
Off-Road	3.5512	37.1055	33.1366	0.0508		1.6942	1.6942		1.5725	1.5725	0.0000	4,911.6461	4,911.6461	1.4313		4,947.4276
Total	**3.5512**	**37.1055**	**33.1366**	**0.0508**	**0.2611**	**1.6942**	**1.9552**	**0.0395**	**1.5725**	**1.6120**	**0.0000**	**4,911.6461**	**4,911.6461**	**1.4313**		**4,947.4276**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.7605	8.3032	10.4648	0.0148		0.4386	0.4386		0.4035	0.4035		1,436.6679	1,436.6679	0.4647		1,448.2841
Total	**0.7605**	**8.3032**	**10.4648**	**0.0148**	**0.0000**	**0.4386**	**0.4386**	**0.0000**	**0.4035**	**0.4035**		**1,436.6679**	**1,436.6679**	**0.4647**		**1,448.2841**

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	0.7605	8.3032	10.4648	0.0148		0.4386	0.4386		0.4035	0.4035	0.0000	1,436.6679	1,436.6679	0.4647		1,448.2841
Total	**0.7605**	**8.3032**	**10.4648**	**0.0148**	**0.0000**	**0.4386**	**0.4386**	**0.0000**	**0.4035**	**0.4035**	**0.0000**	**1,436.6679**	**1,436.6679**	**0.4647**		**1,448.2841**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0810	0.0000	0.0810	0.0110	0.0000	0.0110			0.0000			0.0000
Off-Road	1.9848	21.4238	21.3376	0.0486		0.8883	0.8883		0.8180	0.8180		4,693.2131	4,693.2131	1.5103		4,730.9708
Total	**1.9848**	**21.4238**	**21.3376**	**0.0486**	**0.0810**	**0.8883**	**0.9693**	**0.0110**	**0.8180**	**0.8290**		**4,693.2131**	**4,693.2131**	**1.5103**		**4,730.9708**

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					0.0316	0.0000	0.0316	4.2800e-003	0.0000	4.2800e-003			0.0000			0.0000
Off-Road	1.9848	21.4238	21.3376	0.0486		0.8883	0.8883		0.8180	0.8180	0.0000	4,693.2131	4,693.2131	1.5103		4,730.9708
Total	**1.9848**	**21.4238**	**21.3376**	**0.0486**	**0.0316**	**0.8883**	**0.9199**	**4.2800e-003**	**0.8180**	**0.8223**	**0.0000**	**4,693.2131**	**4,693.2131**	**1.5103**		**4,730.9708**

3.5 Drainage/Utilities/Sub-Grade - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2176	12.8932	15.4910	0.0230		0.6576	0.6576		0.6050	0.6050		2,228.8474	2,228.8474	0.7209		2,246.8688
Total	**1.2176**	**12.8932**	**15.4910**	**0.0230**		**0.6576**	**0.6576**		**0.6050**	**0.6050**		**2,228.8474**	**2,228.8474**	**0.7209**		**2,246.8688**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2176	12.8932	15.4910	0.0230		0.6576	0.6576		0.6050	0.6050	0.0000	2,228.8474	2,228.8474	0.7209		2,246.8688
Total	**1.2176**	**12.8932**	**15.4910**	**0.0230**		**0.6576**	**0.6576**		**0.6050**	**0.6050**	**0.0000**	**2,228.8474**	**2,228.8474**	**0.7209**		**2,246.8688**

3.6 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.6337	42.7177	46.7508	0.0790		2.2350	2.2350		2.1986	2.1986		7,286.5124	7,286.5124	0.8712		7,308.2922
Total	**5.6337**	**42.7177**	**46.7508**	**0.0790**		**2.2350**	**2.2350**		**2.1986**	**2.1986**		**7,286.5124**	**7,286.5124**	**0.8712**		**7,308.2922**

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	3.4138	28.9199	34.4980	0.0790		1.5977	1.5977		1.5767	1.5767	0.0000	5,495.0011	5,495.0011	0.5323		5,508.3086
Total	**3.4138**	**28.9199**	**34.4980**	**0.0790**		**1.5977**	**1.5977**		**1.5767**	**1.5767**	**0.0000**	**5,495.0011**	**5,495.0011**	**0.5323**		**5,508.3086**

3.6 Building Construction - 2022

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	5.1811	39.5208	46.4177	0.0790		1.9372	1.9372		1.9061	1.9061		7,286.5872	7,286.5872	0.8418		7,307.6330
Total	**5.1811**	**39.5208**	**46.4177**	**0.0790**		**1.9372**	**1.9372**		**1.9061**	**1.9061**		**7,286.5872**	**7,286.5872**	**0.8418**		**7,307.6330**

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	3.1558	26.6497	34.3914	0.0790		1.3839	1.3839		1.3664	1.3664	0.0000	5,494.9863	5,494.9863	0.5161		5,507.8877
Total	**3.1558**	**26.6497**	**34.3914**	**0.0790**		**1.3839**	**1.3839**		**1.3664**	**1.3664**	**0.0000**	**5,494.9863**	**5,494.9863**	**0.5161**		**5,507.8877**

3.6 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	4.8085	36.9373	46.1781	0.0790		1.6809	1.6809		1.6534	1.6534		7,286.6295	7,286.6295	0.8076		7,306.8202
Total	**4.8085**	**36.9373**	**46.1781**	**0.0790**		**1.6809**	**1.6809**		**1.6534**	**1.6534**		**7,286.6295**	**7,286.6295**	**0.8076**		**7,306.8202**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9379	24.6811	34.3158	0.0790		1.1942	1.1942		1.1792	1.1792	0.0000	5,495.0395	5,495.0395	0.4950		5,507.4144
Total	**2.9379**	**24.6811**	**34.3158**	**0.0790**		**1.1942**	**1.1942**		**1.1792**	**1.1792**	**0.0000**	**5,495.0395**	**5,495.0395**	**0.4950**		**5,507.4144**

3.7 Foundations - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0493	19.2636	18.3315	0.0323		0.9975	0.9975		0.9507	0.9507		3,025.1183	3,025.1183	0.5990		3,040.0928
Total	**2.0493**	**19.2636**	**18.3315**	**0.0323**		**0.9975**	**0.9975**		**0.9507**	**0.9507**		**3,025.1183**	**3,025.1183**	**0.5990**		**3,040.0928**

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	0.8782	8.0260	8.8804	0.0323		0.4467	0.4467		0.4156	0.4156	0.0000	1,223.9689	1,223.9689	0.3515		1,232.7560
Total	**0.8782**	**8.0260**	**8.8804**	**0.0323**		**0.4467**	**0.4467**		**0.4156**	**0.4156**	**0.0000**	**1,223.9689**	**1,223.9689**	**0.3515**		**1,232.7560**

3.8 Architectural Coating - 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					
Archit. Coating	13.6620					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2556	1.7373	2.4148	3.9600e-003		0.0944	0.0944		0.0944	0.0944		375.2641	375.2641	0.0225		375.8253
Total	**13.9175**	**1.7373**	**2.4148**	**3.9600e-003**		**0.0944**	**0.0944**		**0.0944**	**0.0944**		**375.2641**	**375.2641**	**0.0225**		**375.8253**

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	13.6620					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2556	1.7373	2.4148	3.9600e-003		0.0944	0.0944		0.0944	0.0944	0.0000	375.2641	375.2641	0.0225		375.8253
Total	**13.9175**	**1.7373**	**2.4148**	**3.9600e-003**		**0.0944**	**0.0944**		**0.0944**	**0.0944**	**0.0000**	**375.2641**	**375.2641**	**0.0225**		**375.8253**

3.9 Paving - 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	1.1196	11.4096	16.5916	0.0258		0.5464	0.5464		0.5027	0.5027		2,497.3016	2,497.3016	0.8077		2,517.4936
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1196**	**11.4096**	**16.5916**	**0.0258**		**0.5464**	**0.5464**		**0.5027**	**0.5027**		**2,497.3016**	**2,497.3016**	**0.8077**		**2,517.4936**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1196	11.4096	16.5916	0.0258		0.5464	0.5464		0.5027	0.5027	0.0000	2,497.3016	2,497.3016	0.8077		2,517.4936
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1196**	**11.4096**	**16.5916**	**0.0258**		**0.5464**	**0.5464**		**0.5027**	**0.5027**	**0.0000**	**2,497.3016**	**2,497.3016**	**0.8077**		**2,517.4936**

656 San Vicente - Construction

South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	140.31	1000sqft	0.27	140,305.00	0
Unenclosed Parking with Elevator	418.00	Space	0.27	129,640.00	0
City Park	0.11	Acre	0.11	4,791.60	0
High Turnover (Sit Down Restaurant)	4.00	1000sqft	0.09	4,000.00	0
Strip Mall	1.00	1000sqft	0.02	1,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Construction Phase - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Grading - See construction assumptions

Demolition -

Construction Off-road Equipment Mitigation - See construction assumptions

Land Use - See construction assumptions

Architectural Coating -

Table Name	Column Name	Default Value	New Value
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tblAreaMitigation	UseLowVOCPaintNonresidentialInterior Value	100	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorVal ue	50	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorVal ue	50	0
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
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tblConstructionPhase	PhaseStartDate	1/1/2021	2/9/2021
tblConstructionPhase	PhaseStartDate	1/1/2021	9/4/2023
tblConstructionPhase	PhaseStartDate	1/1/2021	2/2/2021

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tblLandUse	LotAcreage	3.76	0.27
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2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	7.9903	71.9176	67.7706	0.1369	1.3825	3.2535	3.9190	0.3648	3.1694	3.3610	0.0000	13,050.7180	13,050.7180	1.8629	0.0000	13,092.1243
2022	5.3254	44.2363	47.6907	0.0917	0.3327	1.9464	2.2791	0.0958	1.9148	2.0106	0.0000	8,643.9021	8,643.9021	0.9316	0.0000	8,667.1924
2023	20.0264	53.6750	66.8340	0.1228	0.5339	2.3275	2.8614	0.1492	2.2560	2.4051	0.0000	11,648.4164	11,648.4164	1.7207	0.0000	11,691.4333

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					
2021	4.5994	46.8822	46.0667	0.1369	1.3330	2.0654	2.7309	0.3581	2.0123	2.2039	0.0000	9,618.5825	9,618.5825	1.8629	0.0000	9,665.1551
2022	3.3001	31.3653	35.6644	0.0917	0.3327	1.3931	1.7258	0.0958	1.3751	1.4709	0.0000	6,852.3013	6,852.3013	0.6058	0.0000	6,867.4470
2023	18.1558	41.4188	54.9717	0.1228	0.5339	1.8408	2.3747	0.1492	1.7818	1.9309	0.0000	9,856.8264	9,856.8264	1.4081	0.0000	9,892.0275

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**21.85**	**29.54**	**25.01**	**0.00**	**2.20**	**29.60**	**24.59**	**1.10**	**29.58**	**27.92**	**0.00**	**21.04**	**21.04**	**14.14**	**0.00**	**21.00**

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	1/4/2021	2/1/2021	6	25	
2	Site Preparation	Site Preparation	2/2/2021	2/8/2021	6	6	
3	Grading	Grading	2/9/2021	3/11/2021	6	27	
4	Drainage/Utilities/Sub-Grade	Trenching	3/12/2021	4/2/2021	6	19	
5	Building Construction	Building Construction	4/4/2021	10/3/2023	6	782	
6	Foundations	Building Construction	4/4/2021	10/3/2021	6	156	
7	Architectural Coating	Architectural Coating	7/5/2023	10/31/2023	6	102	
8	Paving	Paving	9/4/2023	10/31/2023	6	50	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.76

Acres of Paving: 0.27

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 217,965; Non-Residential Outdoor: 72,655; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	8.00	78	0.48
Paving	Cement and Mortar Mixers	0	0.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	0	0.00	81	0.73
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	3	6.00	89	0.20
Site Preparation	Graders	0	0.00	174	0.41
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	0	0.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Demolition	Crawler Tractors	1	8.00	212	0.43
Demolition	Excavators	2	8.00	158	0.38
Demolition	Rough Terrain Forklifts	1	8.00	100	0.40
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Site Preparation	Rough Terrain Forklifts	1	8.00	100	0.40
Site Preparation	Skid Steer Loaders	1	8.00	65	0.37
Grading	Bore/Drill Rigs	2	8.00	221	0.50
Grading	Excavators	2	8.00	158	0.38
Grading	Plate Compactors	1	8.00	8	0.43
Grading	Rough Terrain Forklifts	1	8.00	100	0.40
Grading	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Skid Steer Loaders	1	8.00	65	0.37

Building Construction	Aerial Lifts	1	8.00	63	0.31
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Concrete/Industrial Saws	4	8.00	81	0.73
Building Construction	Generator Sets	3	8.00	84	0.74
Building Construction	Rough Terrain Forklifts	1	8.00	100	0.40
Building Construction	Welders	6	8.00	46	0.45
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rough Terrain Forklifts	1	8.00	100	0.40
Drainage/Utilities/Sub-Grade	Excavators	1	8.00	158	0.38
Drainage/Utilities/Sub-Grade	Rough Terrain Forklifts	1	8.00	100	0.40
Drainage/Utilities/Sub-Grade	Skid Steer Loaders	1	8.00	65	0.37
Drainage/Utilities/Sub-Grade	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Drainage/Utilities/Sub-Grade	Other Construction Equipment	1	8.00	172	0.42
Foundations	Cement and Mortar Mixers	4	8.00	9	0.56
Foundations	Cranes	1	8.00	231	0.29
Foundations	Forklifts	2	6.00	89	0.20
Foundations	Pumps	2	8.00	84	0.74
Foundations	Skid Steer Loaders	1	8.00	65	0.37
Foundations	Tractors/Loaders/Backhoes	2	8.00	97	0.37

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6694	0.0000	0.6694	0.1014	0.0000	0.1014			0.0000			0.0000
Off-Road	3.5512	37.1055	33.1366	0.0508		1.6942	1.6942		1.5725	1.5725		4,911.6461	4,911.6461	1.4313		4,947.4276
Total	**3.5512**	**37.1055**	**33.1366**	**0.0508**	**0.6694**	**1.6942**	**2.3636**	**0.1014**	**1.5725**	**1.6739**		**4,911.6461**	**4,911.6461**	**1.4313**		**4,947.4276**

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					0.2611	0.0000	0.2611	0.0395	0.0000	0.0395			0.0000			0.0000
Off-Road	3.5512	37.1055	33.1366	0.0508		1.6942	1.6942		1.5725	1.5725	0.0000	4,911.6461	4,911.6461	1.4313		4,947.4276
Total	**3.5512**	**37.1055**	**33.1366**	**0.0508**	**0.2611**	**1.6942**	**1.9552**	**0.0395**	**1.5725**	**1.6120**	**0.0000**	**4,911.6461**	**4,911.6461**	**1.4313**		**4,947.4276**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.7605	8.3032	10.4648	0.0148		0.4386	0.4386		0.4035	0.4035		1,436.6679	1,436.6679	0.4647		1,448.2841
Total	**0.7605**	**8.3032**	**10.4648**	**0.0148**	**0.0000**	**0.4386**	**0.4386**	**0.0000**	**0.4035**	**0.4035**		**1,436.6679**	**1,436.6679**	**0.4647**		**1,448.2841**

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	0.7605	8.3032	10.4648	0.0148		0.4386	0.4386		0.4035	0.4035	0.0000	1,436.6679	1,436.6679	0.4647		1,448.2841
Total	**0.7605**	**8.3032**	**10.4648**	**0.0148**	**0.0000**	**0.4386**	**0.4386**	**0.0000**	**0.4035**	**0.4035**	**0.0000**	**1,436.6679**	**1,436.6679**	**0.4647**		**1,448.2841**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0810	0.0000	0.0810	0.0110	0.0000	0.0110			0.0000			0.0000
Off-Road	1.9848	21.4238	21.3376	0.0486		0.8883	0.8883		0.8180	0.8180		4,693.2131	4,693.2131	1.5103		4,730.9708
Total	**1.9848**	**21.4238**	**21.3376**	**0.0486**	**0.0810**	**0.8883**	**0.9693**	**0.0110**	**0.8180**	**0.8290**		**4,693.2131**	**4,693.2131**	**1.5103**		**4,730.9708**

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					0.0316	0.0000	0.0316	4.2800e-003	0.0000	4.2800e-003			0.0000			0.0000
Off-Road	1.9848	21.4238	21.3376	0.0486		0.8883	0.8883		0.8180	0.8180	0.0000	4,693.2131	4,693.2131	1.5103		4,730.9708
Total	**1.9848**	**21.4238**	**21.3376**	**0.0486**	**0.0316**	**0.8883**	**0.9199**	**4.2800e-003**	**0.8180**	**0.8223**	**0.0000**	**4,693.2131**	**4,693.2131**	**1.5103**		**4,730.9708**

3.5 Drainage/Utilities/Sub-Grade - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2176	12.8932	15.4910	0.0230		0.6576	0.6576		0.6050	0.6050		2,228.8474	2,228.8474	0.7209		2,246.8688
Total	**1.2176**	**12.8932**	**15.4910**	**0.0230**		**0.6576**	**0.6576**		**0.6050**	**0.6050**		**2,228.8474**	**2,228.8474**	**0.7209**		**2,246.8688**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2176	12.8932	15.4910	0.0230		0.6576	0.6576		0.6050	0.6050	0.0000	2,228.8474	2,228.8474	0.7209		2,246.8688
Total	**1.2176**	**12.8932**	**15.4910**	**0.0230**		**0.6576**	**0.6576**		**0.6050**	**0.6050**	**0.0000**	**2,228.8474**	**2,228.8474**	**0.7209**		**2,246.8688**

3.6 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.6337	42.7177	46.7508	0.0790		2.2350	2.2350		2.1986	2.1986		7,286.5124	7,286.5124	0.8712		7,308.2922
Total	**5.6337**	**42.7177**	**46.7508**	**0.0790**		**2.2350**	**2.2350**		**2.1986**	**2.1986**		**7,286.5124**	**7,286.5124**	**0.8712**		**7,308.2922**

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	3.4138	28.9199	34.4980	0.0790		1.5977	1.5977		1.5767	1.5767	0.0000	5,495.0011	5,495.0011	0.5323		5,508.3086
Total	**3.4138**	**28.9199**	**34.4980**	**0.0790**		**1.5977**	**1.5977**		**1.5767**	**1.5767**	**0.0000**	**5,495.0011**	**5,495.0011**	**0.5323**		**5,508.3086**

3.6 Building Construction - 2022

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	5.1811	39.5208	46.4177	0.0790		1.9372	1.9372		1.9061	1.9061		7,286.5872	7,286.5872	0.8418		7,307.6330
Total	**5.1811**	**39.5208**	**46.4177**	**0.0790**		**1.9372**	**1.9372**		**1.9061**	**1.9061**		**7,286.5872**	**7,286.5872**	**0.8418**		**7,307.6330**

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	3.1558	26.6497	34.3914	0.0790		1.3839	1.3839		1.3664	1.3664	0.0000	5,494.9863	5,494.9863	0.5161		5,507.8877
Total	**3.1558**	**26.6497**	**34.3914**	**0.0790**		**1.3839**	**1.3839**		**1.3664**	**1.3664**	**0.0000**	**5,494.9863**	**5,494.9863**	**0.5161**		**5,507.8877**

3.6 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	4.8085	36.9373	46.1781	0.0790		1.6809	1.6809		1.6534	1.6534		7,286.6295	7,286.6295	0.8076		7,306.8202
Total	**4.8085**	**36.9373**	**46.1781**	**0.0790**		**1.6809**	**1.6809**		**1.6534**	**1.6534**		**7,286.6295**	**7,286.6295**	**0.8076**		**7,306.8202**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9379	24.6811	34.3158	0.0790		1.1942	1.1942		1.1792	1.1792	0.0000	5,495.0395	5,495.0395	0.4950		5,507.4144
Total	**2.9379**	**24.6811**	**34.3158**	**0.0790**		**1.1942**	**1.1942**		**1.1792**	**1.1792**	**0.0000**	**5,495.0395**	**5,495.0395**	**0.4950**		**5,507.4144**

3.7 Foundations - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0493	19.2636	18.3315	0.0323		0.9975	0.9975		0.9507	0.9507		3,025.1183	3,025.1183	0.5990		3,040.0928
Total	**2.0493**	**19.2636**	**18.3315**	**0.0323**		**0.9975**	**0.9975**		**0.9507**	**0.9507**		**3,025.1183**	**3,025.1183**	**0.5990**		**3,040.0928**

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	0.8782	8.0260	8.8804	0.0323		0.4467	0.4467		0.4156	0.4156	0.0000	1,223.9689	1,223.9689	0.3515		1,232.7560
Total	**0.8782**	**8.0260**	**8.8804**	**0.0323**		**0.4467**	**0.4467**		**0.4156**	**0.4156**	**0.0000**	**1,223.9689**	**1,223.9689**	**0.3515**		**1,232.7560**

3.8 Architectural Coating - 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					
Archit. Coating	13.6620					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2556	1.7373	2.4148	3.9600e-003		0.0944	0.0944		0.0944	0.0944		375.2641	375.2641	0.0225		375.8253
Total	**13.9175**	**1.7373**	**2.4148**	**3.9600e-003**		**0.0944**	**0.0944**		**0.0944**	**0.0944**		**375.2641**	**375.2641**	**0.0225**		**375.8253**

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	13.6620					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2556	1.7373	2.4148	3.9600e-003		0.0944	0.0944		0.0944	0.0944	0.0000	375.2641	375.2641	0.0225		375.8253
Total	**13.9175**	**1.7373**	**2.4148**	**3.9600e-003**		**0.0944**	**0.0944**		**0.0944**	**0.0944**	**0.0000**	**375.2641**	**375.2641**	**0.0225**		**375.8253**

3.9 Paving - 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	1.1196	11.4096	16.5916	0.0258		0.5464	0.5464		0.5027	0.5027		2,497.3016	2,497.3016	0.8077		2,517.4936
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1196**	**11.4096**	**16.5916**	**0.0258**		**0.5464**	**0.5464**		**0.5027**	**0.5027**		**2,497.3016**	**2,497.3016**	**0.8077**		**2,517.4936**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1196	11.4096	16.5916	0.0258		0.5464	0.5464		0.5027	0.5027	0.0000	2,497.3016	2,497.3016	0.8077		2,517.4936
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1196**	**11.4096**	**16.5916**	**0.0258**		**0.5464**	**0.5464**		**0.5027**	**0.5027**	**0.0000**	**2,497.3016**	**2,497.3016**	**0.8077**		**2,517.4936**

656 San Vicente Project - Tier 4 Equipment

Phase 1

Air Quality Construction Analysis

Regional Maximums Source	ROG	NOX	CO	SO2 lb/day	Total PM10	Total PM2.5
3.2 Demolition - 2021	0.7	6.3	30.9	0.1	0.8	0.3
3.3 Site Preparation - 2021	0.2	2.2	11.6	0.0	0.2	0.1
3.4 Grading - 2021	1.2	21.8	33.4	0.1	2.2	0.8
3.5 Drainage/Utilities/Sub-Grade - 2021	0.3	2.6	17.9	0.0	0.2	0.1
3.6 Building Construction - 2021	1.0	6.3	51.3	0.1	4.8	1.4
3.6 Building Construction - 2022	1.0	5.9	49.9	0.1	4.8	1.4
3.6 Building Construction - 2023	0.9	5.5	48.7	0.1	4.8	1.4
3.7 Foundations - 2021	0.5	4.5	10.5	0.0	0.5	0.2
3.8 Architectural Coating - 2023	13.7	0.2	3.1	0.0	0.3	0.1
3.9 Paving - 2023	0.3	1.4	20.1	0.0	0.3	0.1

Overlapping Phases

	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
2021						
Building Construction + Foundations	1.5	10.8	61.8	0.2	5.3	1.6
2023						
Building Construction + Architectural Coating + Paving	15.0	7.1	72.0	0.2	5.3	1.5
Project Daily Maximum Emissions	**14.95**	**21.77**	**72.01**	**0.16**	**5.33**	**1.58**
SCAQMD Regional Significance Threshold	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

656 San Vicente Project - Tier 4 Equipment

Phase 1 - Summer

Air Quality Construction Analysis

Summer	Onsite Emissions						Offsite Emissions					
Source	ROG	NOX	CO	SO2	Total PM10	Total PM2.5	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
	lb/day						lb/day					
3.2 Demolition - 2021	0.63	3.69	29.67	0.05	0.34	0.12	0.10	2.66	1.26	0.01	0.50	0.15
3.3 Site Preparation - 2021	0.21	1.84	11.21	0.01	0.02	0.02	0.02	0.35	0.44	0.00	0.16	0.05
3.4 Grading - 2021	0.66	3.87	29.01	0.05	0.12	0.09	0.59	17.90	4.37	0.06	2.08	0.68
3.5 Drainage/Utilities/Sub-Grade - 2021	0.31	2.27	17.45	0.02	0.04	0.04	0.02	0.35	0.44	0.00	0.16	0.05
3.6 Building Construction - 2021	0.67	3.79	36.85	0.08	0.09	0.09	0.35	2.47	14.44	0.04	4.68	1.28
3.6 Building Construction - 2022	0.67	3.79	36.85	0.08	0.09	0.09	0.29	2.08	13.05	0.04	4.67	1.27
3.6 Building Construction - 2023	0.67	3.79	36.85	0.08	0.09	0.09	0.24	1.67	11.88	0.04	4.66	1.26
3.7 Foundations - 2021	0.39	3.08	9.21	0.03	0.07	0.07	0.07	1.41	1.33	0.01	0.47	0.14
3.8 Architectural Coating - 2023	13.70	0.17	2.44	0.00	0.01	0.01	0.01	0.05	0.70	0.00	0.27	0.07
3.9 Paving - 2023	0.32	1.37	19.56	0.03	0.04	0.04	0.01	0.04	0.58	0.00	0.22	0.06

Regional Emissions	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
3.2 Demolition - 2021	0.7	6.3	30.9	0.1	0.8	0.3
3.3 Site Preparation - 2021	0.2	2.2	11.6	0.0	0.2	0.1
3.4 Grading - 2021	1.2	21.8	33.4	0.1	2.2	0.8
3.5 Drainage/Utilities/Sub-Grade - 2021	0.3	2.6	17.9	0.0	0.2	0.1
3.6 Building Construction - 2021	1.0	6.3	51.3	0.1	4.8	1.4
3.6 Building Construction - 2022	1.0	5.9	49.9	0.1	4.8	1.4
3.6 Building Construction - 2023	0.9	5.5	48.7	0.1	4.8	1.4
3.7 Foundations - 2021	0.5	4.5	10.5	0.0	0.5	0.2
3.8 Architectural Coating - 2023	13.7	0.2	3.1	0.0	0.3	0.1
3.9 Paving - 2023	0.3	1.4	20.1	0.0	0.3	0.1

Overlapping Phases

	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
2021						
Building Construction + Foundations	1.5	10.8	61.8	0.2	5.3	1.6
2023						
Building Construction + Architectural Coating + Paving	15.0	7.1	72.0	0.2	5.3	1.5
Project Daily Maximum Emissions	**14.95**	**21.77**	**72.01**	**0.16**	**5.33**	**1.58**

656 San Vicente Project - Tier 4 Equipment
Phase 1 - Winter
Air Quality Construction Analysis

Winter	Onsite Emissions						Offsite Emissions					
Source	ROG	NOX	CO	SO2	Total PM10	Total PM2.5	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
	lb/day						lb/day					
3.2 Demolition - 2021	0.63	3.69	29.67	0.05	0.34	0.12	0.10	2.66	1.26	0.01	0.50	0.15
3.3 Site Preparation - 2021	0.21	1.84	11.21	0.01	0.02	0.02	0.02	0.35	0.44	0.00	0.16	0.05
3.4 Grading - 2021	0.66	3.87	29.01	0.05	0.12	0.09	0.59	17.90	4.37	0.06	2.08	0.68
3.5 Drainage/Utilities/Sub-Grade - 2021	0.31	2.27	17.45	0.02	0.04	0.04	0.02	0.35	0.44	0.00	0.16	0.05
3.6 Building Construction - 2021	0.67	3.79	36.85	0.08	0.09	0.09	0.35	2.47	14.44	0.04	4.68	1.28
3.6 Building Construction - 2022	0.67	3.79	36.85	0.08	0.09	0.09	0.29	2.08	13.05	0.04	4.67	1.27
3.6 Building Construction - 2023	0.67	3.79	36.85	0.08	0.09	0.09	0.24	1.67	11.88	0.04	4.66	1.26
3.7 Foundations - 2021	0.39	3.08	9.21	0.03	0.07	0.07	0.07	1.41	1.33	0.01	0.47	0.14
3.8 Architectural Coating - 2023	13.70	0.17	2.44	0.00	0.01	0.01	0.01	0.05	0.70	0.00	0.27	0.07
3.9 Paving - 2023	0.32	1.37	19.56	0.03	0.04	0.04	0.01	0.04	0.58	0.00	0.22	0.06

Regional Emissions	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
3.2 Demolition - 2021	0.7	6.3	30.9	0.1	0.8	0.3
3.3 Site Preparation - 2021	0.2	2.2	11.6	0.0	0.2	0.1
3.4 Grading - 2021	1.2	21.8	33.4	0.1	2.2	0.8
3.5 Drainage/Utilities/Sub-Grade - 2021	0.3	2.6	17.9	0.0	0.2	0.1
3.6 Building Construction - 2021	1.0	6.3	51.3	0.1	4.8	1.4
3.6 Building Construction - 2022	1.0	5.9	49.9	0.1	4.8	1.4
3.6 Building Construction - 2023	0.9	5.5	48.7	0.1	4.8	1.4
3.7 Foundations - 2021	0.5	4.5	10.5	0.0	0.5	0.2
3.8 Architectural Coating - 2023	13.7	0.2	3.1	0.0	0.3	0.1
3.9 Paving - 2023	0.3	1.4	20.1	0.0	0.3	0.1

Overlapping Phases

	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
2021						
Building Construction + Foundations	1.5	10.8	61.8	0.2	5.3	1.6
2023						
Building Construction + Architectural Coating + Paving	15.0	7.1	72.0	0.2	5.3	1.5
Project Daily Maximum Emissions	**14.95**	**21.77**	**72.01**	**0.16**	**5.33**	**1.58**

656 San Vicente Project - Tier 4 Equipment

Phase 1

Air Quality Construction Analysis

Localized Emissions	Onsite Emissions			
	NOX	CO	Total PM10	Total PM2.5
Source	lb/day			
3.2 Demolition - 2021	3.69	29.67	0.34	0.12
3.3 Site Preparation - 2021	1.84	11.21	0.02	0.02
3.4 Grading - 2021	3.87	29.01	0.12	0.09
3.5 Drainage/Utilities/Sub-Grade - 2021	2.27	17.45	0.04	0.04
3.6 Building Construction - 2021	3.79	36.85	0.09	0.09
3.6 Building Construction - 2022	3.79	36.85	0.09	0.09
3.6 Building Construction - 2023	3.79	36.85	0.09	0.09
3.7 Foundations - 2021	3.08	9.21	0.07	0.07
3.8 Architectural Coating - 2023	0.17	2.44	0.01	0.01
3.9 Paving - 2023	1.37	19.56	0.04	0.04

Localized Emissions	NOX	CO	Total PM10	Total PM2.5
3.2 Demolition - 2021	3.69	29.67	0.34	0.12
3.3 Site Preparation - 2021	1.84	11.21	0.02	0.02
3.4 Grading - 2021	3.87	29.01	0.12	0.09
3.5 Drainage/Utilities/Sub-Grade - 2021	2.27	17.45	0.04	0.04
3.6 Building Construction - 2021	3.79	36.85	0.09	0.09
3.6 Building Construction - 2022	3.79	36.85	0.09	0.09
3.6 Building Construction - 2023	3.79	36.85	0.09	0.09
3.7 Foundations - 2021	3.08	9.21	0.07	0.07
3.8 Architectural Coating - 2023	0.17	2.44	0.01	0.01
3.9 Paving - 2023	1.37	19.56	0.04	0.04

Overlapping Phases				
	NOX	CO	Total PM10	Total PM2.5
2021				
Building Construction + Foundations	6.9	46.1	0.2	0.2
2023				
Building Construction + Architectural Coating + Paving	5.3	58.9	0.1	0.1
Project Daily Maximum Emissions	**6.87**	**58.86**	**0.34**	**0.17**

656 San Vicente - Construction - South Coast Air Basin, Summer

656 San Vicente - Construction

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	140.31	1000sqft	0.27	140,305.00	0
Unenclosed Parking with Elevator	418.00	Space	0.27	129,640.00	0
City Park	0.11	Acre	0.11	4,791.60	0
High Turnover (Sit Down Restaurant)	4.00	1000sqft	0.09	4,000.00	0
Strip Mall	1.00	1000sqft	0.02	1,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Construction Phase - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Grading - See construction assumptions

Demolition -

Construction Off-road Equipment Mitigation - See construction assumptions

Land Use - See construction assumptions

Architectural Coating -

Table Name	Column Name	Default Value	New Value
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tblAreaCoating	Area_Nonresidential_Exterior	72655	0
tblAreaCoating	Area_Nonresidential_Interior	217965	0
tblAreaCoating	Area_Parking	10032	0
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tblAreaMitigation	UseLowVOCPaintNonresidentialInterior Value	100	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorVal ue	50	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorVal ue	50	0
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	FuelType	Diesel	Electrical
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tblConstructionPhase	PhaseStartDate	1/1/2021	4/4/2021
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tblConstructionPhase	PhaseStartDate	1/1/2021	2/9/2021

tblConstructionPhase	PhaseStartDate	1/1/2021	9/4/2023
tblConstructionPhase	PhaseStartDate	1/1/2021	2/2/2021
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2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	7.9755	71.9411	67.5008	0.1376	1.3825	3.2529	3.9183	0.3648	3.1688	3.3603	0.0000	13,127.3656	13,127.3656	1.8510	0.0000	13,168.4729
2022	5.3184	44.2509	47.5626	0.0920	0.3327	1.9461	2.2788	0.0958	1.9146	2.0104	0.0000	8,682.1124	8,682.1124	0.9259	0.0000	8,705.2599
2023	20.0139	53.6903	66.7951	0.1232	0.5339	2.3272	2.8612	0.1492	2.2558	2.4049	0.0000	11,696.3366	11,696.3366	1.7165	0.0000	11,739.2479

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					
2021	1.3544	18.6220	48.4846	0.1376	1.3330	0.1882	1.4700	0.3581	0.1873	0.4930	0.0000	9,718.7991	9,718.7991	1.8510	0.0000	9,765.0742
2022	0.8093	8.5206	37.9985	0.0920	0.3327	0.1022	0.4349	0.0958	0.1018	0.1976	0.0000	6,890.5115	6,890.5115	0.6001	0.0000	6,905.5146
2023	14.8591	8.9427	60.4678	0.1232	0.5339	0.1464	0.6803	0.1492	0.1461	0.2953	0.0000	9,904.7466	9,904.7466	1.4038	0.0000	9,939.8421

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**48.89**	**78.76**	**19.19**	**0.00**	**2.20**	**94.20**	**71.46**	**1.10**	**94.07**	**87.32**	**0.00**	**20.87**	**20.87**	**14.21**	**0.00**	**20.83**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/4/2021	2/1/2021	6	25	
2	Site Preparation	Site Preparation	2/2/2021	2/8/2021	6	6	
3	Grading	Grading	2/9/2021	3/11/2021	6	27	
4	Drainage/Utilities/Sub-Grade	Trenching	3/12/2021	4/2/2021	6	19	
5	Building Construction	Building Construction	4/4/2021	10/3/2023	6	782	
6	Foundations	Building Construction	4/4/2021	10/3/2021	6	156	
7	Architectural Coating	Architectural Coating	7/5/2023	10/31/2023	6	102	
8	Paving	Paving	9/4/2023	10/31/2023	6	50	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.76

Acres of Paving: 0.27

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 217,965; Non-Residential Outdoor: 72,655; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	8.00	78	0.48
Paving	Cement and Mortar Mixers	0	0.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	0	0.00	81	0.73
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	3	6.00	89	0.20
Site Preparation	Graders	0	0.00	174	0.41
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	0	0.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Demolition	Crawler Tractors	1	8.00	212	0.43
Demolition	Excavators	2	8.00	158	0.38
Demolition	Rough Terrain Forklifts	1	8.00	100	0.40
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Site Preparation	Rough Terrain Forklifts	1	8.00	100	0.40
Site Preparation	Skid Steer Loaders	1	8.00	65	0.37
Grading	Bore/Drill Rigs	2	8.00	221	0.50
Grading	Excavators	2	8.00	158	0.38
Grading	Plate Compactors	1	8.00	8	0.43
Grading	Rough Terrain Forklifts	1	8.00	100	0.40
Grading	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Skid Steer Loaders	1	8.00	65	0.37
Building Construction	Aerial Lifts	1	8.00	63	0.31

Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Concrete/Industrial Saws	4	8.00	81	0.73
Building Construction	Generator Sets	3	8.00	84	0.74
Building Construction	Rough Terrain Forklifts	1	8.00	100	0.40
Building Construction	Welders	6	8.00	46	0.45
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rough Terrain Forklifts	1	8.00	100	0.40
Drainage/Utilities/Sub-Grade	Excavators	1	8.00	158	0.38
Drainage/Utilities/Sub-Grade	Rough Terrain Forklifts	1	8.00	100	0.40
Drainage/Utilities/Sub-Grade	Skid Steer Loaders	1	8.00	65	0.37
Drainage/Utilities/Sub-Grade	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Drainage/Utilities/Sub-Grade	Other Construction Equipment	1	8.00	172	0.42
Foundations	Cement and Mortar Mixers	4	8.00	9	0.56
Foundations	Cranes	1	8.00	231	0.29
Foundations	Forklifts	2	6.00	89	0.20
Foundations	Pumps	2	8.00	84	0.74
Foundations	Skid Steer Loaders	1	8.00	65	0.37
Foundations	Tractors/Loaders/Backhoes	2	8.00	97	0.37

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6694	0.0000	0.6694	0.1014	0.0000	0.1014			0.0000			0.0000
Off-Road	3.5512	37.1055	33.1366	0.0508		1.6942	1.6942		1.5725	1.5725		4,911.6461	4,911.6461	1.4313		4,947.4276
Total	**3.5512**	**37.1055**	**33.1366**	**0.0508**	**0.6694**	**1.6942**	**2.3636**	**0.1014**	**1.5725**	**1.6739**		**4,911.6461**	**4,911.6461**	**1.4313**		**4,947.4276**

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					0.2611	0.0000	0.2611	0.0395	0.0000	0.0395			0.0000			0.0000
Off-Road	0.6332	3.6855	29.6691	0.0508		0.0810	0.0810		0.0810	0.0810	0.0000	4,911.6461	4,911.6461	1.4313		4,947.4276
Total	**0.6332**	**3.6855**	**29.6691**	**0.0508**	**0.2611**	**0.0810**	**0.3421**	**0.0395**	**0.0810**	**0.1206**	**0.0000**	**4,911.6461**	**4,911.6461**	**1.4313**		**4,947.4276**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.7605	8.3032	10.4648	0.0148		0.4386	0.4386		0.4035	0.4035		1,436.6679	1,436.6679	0.4647		1,448.2841
Total	**0.7605**	**8.3032**	**10.4648**	**0.0148**	**0.0000**	**0.4386**	**0.4386**	**0.0000**	**0.4035**	**0.4035**		**1,436.6679**	**1,436.6679**	**0.4647**		**1,448.2841**

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	0.2072	1.8394	11.2059	0.0148		0.0242	0.0242		0.0242	0.0242	0.0000	1,436.6679	1,436.6679	0.4647		1,448.2841
Total	**0.2072**	**1.8394**	**11.2059**	**0.0148**	**0.0000**	**0.0242**	**0.0242**	**0.0000**	**0.0242**	**0.0242**	**0.0000**	**1,436.6679**	**1,436.6679**	**0.4647**		**1,448.2841**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0810	0.0000	0.0810	0.0110	0.0000	0.0110			0.0000			0.0000
Off-Road	1.9848	21.4238	21.3376	0.0486		0.8883	0.8883		0.8180	0.8180		4,693.2131	4,693.2131	1.5103		4,730.9708
Total	**1.9848**	**21.4238**	**21.3376**	**0.0486**	**0.0810**	**0.8883**	**0.9693**	**0.0110**	**0.8180**	**0.8290**		**4,693.2131**	**4,693.2131**	**1.5103**		**4,730.9708**

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					0.0316	0.0000	0.0316	4.2800e-003	0.0000	4.2800e-003			0.0000			0.0000
Off-Road	0.6593	3.8721	29.0095	0.0486		0.0889	0.0889		0.0889	0.0889	0.0000	4,693.2131	4,693.2131	1.5103		4,730.9708
Total	**0.6593**	**3.8721**	**29.0095**	**0.0486**	**0.0316**	**0.0889**	**0.1206**	**4.2800e-003**	**0.0889**	**0.0932**	**0.0000**	**4,693.2131**	**4,693.2131**	**1.5103**		**4,730.9708**

3.5 Drainage/Utilities/Sub-Grade - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2176	12.8932	15.4910	0.0230		0.6576	0.6576		0.6050	0.6050		2,228.8474	2,228.8474	0.7209		2,246.8688
Total	**1.2176**	**12.8932**	**15.4910**	**0.0230**		**0.6576**	**0.6576**		**0.6050**	**0.6050**		**2,228.8474**	**2,228.8474**	**0.7209**		**2,246.8688**

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	0.3084	2.2740	17.4517	0.0230		0.0377	0.0377		0.0377	0.0377	0.0000	2,228.8474	2,228.8474	0.7209		2,246.8688
Total	**0.3084**	**2.2740**	**17.4517**	**0.0230**		**0.0377**	**0.0377**		**0.0377**	**0.0377**	**0.0000**	**2,228.8474**	**2,228.8474**	**0.7209**		**2,246.8688**

3.6 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.6337	42.7177	46.7508	0.0790		2.2350	2.2350		2.1986	2.1986		7,286.5124	7,286.5124	0.8712		7,308.2922
Total	**5.6337**	**42.7177**	**46.7508**	**0.0790**		**2.2350**	**2.2350**		**2.1986**	**2.1986**		**7,286.5124**	**7,286.5124**	**0.8712**		**7,308.2922**

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	0.6721	3.7905	36.8535	0.0790		0.0933	0.0933		0.0933	0.0933	0.0000	5,495.0011	5,495.0011	0.5323		5,508.3086
Total	**0.6721**	**3.7905**	**36.8535**	**0.0790**		**0.0933**	**0.0933**		**0.0933**	**0.0933**	**0.0000**	**5,495.0011**	**5,495.0011**	**0.5323**		**5,508.3086**

3.6 Building Construction - 2022

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	5.1811	39.5208	46.4177	0.0790		1.9372	1.9372		1.9061	1.9061		7,286.5872	7,286.5872	0.8418		7,307.6330
Total	**5.1811**	**39.5208**	**46.4177**	**0.0790**		**1.9372**	**1.9372**		**1.9061**	**1.9061**		**7,286.5872**	**7,286.5872**	**0.8418**		**7,307.6330**

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	0.6721	3.7905	36.8536	0.0790		0.0933	0.0933		0.0933	0.0933	0.0000	5,494.9863	5,494.9863	0.5161		5,507.8877
Total	**0.6721**	**3.7905**	**36.8536**	**0.0790**		**0.0933**	**0.0933**		**0.0933**	**0.0933**	**0.0000**	**5,494.9863**	**5,494.9863**	**0.5161**		**5,507.8877**

3.6 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	4.8085	36.9373	46.1781	0.0790		1.6809	1.6809		1.6534	1.6534		7,286.6295	7,286.6295	0.8076		7,306.8202
Total	**4.8085**	**36.9373**	**46.1781**	**0.0790**		**1.6809**	**1.6809**		**1.6534**	**1.6534**		**7,286.6295**	**7,286.6295**	**0.8076**		**7,306.8202**

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	0.6721	3.7905	36.8535	0.0790		0.0933	0.0933		0.0933	0.0933	0.0000	5,495.0395	5,495.0395	0.4950		5,507.4144
Total	**0.6721**	**3.7905**	**36.8535**	**0.0790**		**0.0933**	**0.0933**		**0.0933**	**0.0933**	**0.0000**	**5,495.0395**	**5,495.0395**	**0.4950**		**5,507.4144**

3.7 Foundations - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0493	19.2636	18.3315	0.0323		0.9975	0.9975		0.9507	0.9507		3,025.1183	3,025.1183	0.5990		3,040.0928
Total	**2.0493**	**19.2636**	**18.3315**	**0.0323**		**0.9975**	**0.9975**		**0.9507**	**0.9507**		**3,025.1183**	**3,025.1183**	**0.5990**		**3,040.0928**

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	0.3898	3.0811	9.2127	0.0323		0.0745	0.0745		0.0745	0.0745	0.0000	1,223.9689	1,223.9689	0.3515		1,232.7560
Total	**0.3898**	**3.0811**	**9.2127**	**0.0323**		**0.0745**	**0.0745**		**0.0745**	**0.0745**	**0.0000**	**1,223.9689**	**1,223.9689**	**0.3515**		**1,232.7560**

3.8 Architectural Coating - 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					
Archit. Coating	13.6620					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2556	1.7373	2.4148	3.9600e-003		0.0944	0.0944		0.0944	0.0944		375.2641	375.2641	0.0225		375.8253
Total	**13.9175**	**1.7373**	**2.4148**	**3.9600e-003**		**0.0944**	**0.0944**		**0.0944**	**0.0944**		**375.2641**	**375.2641**	**0.0225**		**375.8253**

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	13.6620					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0396	0.1717	2.4432	3.9600e-003		5.2800e-003	5.2800e-003		5.2800e-003	5.2800e-003	0.0000	375.2641	375.2641	0.0225		375.8253
Total	**13.7016**	**0.1717**	**2.4432**	**3.9600e-003**		**5.2800e-003**	**5.2800e-003**		**5.2800e-003**	**5.2800e-003**	**0.0000**	**375.2641**	**375.2641**	**0.0225**		**375.8253**

3.9 Paving - 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	1.1196	11.4096	16.5916	0.0258		0.5464	0.5464		0.5027	0.5027		2,497.3016	2,497.3016	0.8077		2,517.4936
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1196**	**11.4096**	**16.5916**	**0.0258**		**0.5464**	**0.5464**		**0.5027**	**0.5027**		**2,497.3016**	**2,497.3016**	**0.8077**		**2,517.4936**

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	0.3172	1.3745	19.5605	0.0258		0.0423	0.0423		0.0423	0.0423	0.0000	2,497.3016	2,497.3016	0.8077		2,517.4936
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.3172**	**1.3745**	**19.5605**	**0.0258**		**0.0423**	**0.0423**		**0.0423**	**0.0423**	**0.0000**	**2,497.3016**	**2,497.3016**	**0.8077**		**2,517.4936**

656 San Vicente - Construction

South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	140.31	1000sqft	0.27	140,305.00	0
Unenclosed Parking with Elevator	418.00	Space	0.27	129,640.00	0
City Park	0.11	Acre	0.11	4,791.60	0
High Turnover (Sit Down Restaurant)	4.00	1000sqft	0.09	4,000.00	0
Strip Mall	1.00	1000sqft	0.02	1,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Construction Phase - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Grading - See construction assumptions

Demolition -

Construction Off-road Equipment Mitigation - See construction assumptions

Land Use - See construction assumptions

Architectural Coating -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_EF_Parking	100	0
tblAreaCoating	Area_Nonresidential_Exterior	72655	0
tblAreaCoating	Area_Nonresidential_Interior	217965	0
tblAreaCoating	Area_Parking	10032	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExterior Value	100	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInterior Value	100	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorVal ue	50	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorVal ue	50	0
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	FuelType	Diesel	Electrical

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
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tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
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tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
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tblConstEquipMitigation	Tier	No Change	Tier 4 Final
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tblConstructionPhase	NumDaysWeek	5.00	6.00
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tblConstructionPhase	PhaseEndDate	12/31/2020	10/3/2023
tblConstructionPhase	PhaseEndDate	12/31/2020	2/1/2021
tblConstructionPhase	PhaseEndDate	12/31/2020	3/11/2021
tblConstructionPhase	PhaseEndDate	12/31/2020	10/31/2023
tblConstructionPhase	PhaseEndDate	12/31/2020	2/8/2021
tblConstructionPhase	PhaseStartDate	1/1/2021	7/5/2023

tblConstructionPhase	PhaseStartDate	1/1/2021	4/4/2021
tblConstructionPhase	PhaseStartDate	1/1/2021	1/4/2021
tblConstructionPhase	PhaseStartDate	1/1/2021	2/9/2021
tblConstructionPhase	PhaseStartDate	1/1/2021	9/4/2023
tblConstructionPhase	PhaseStartDate	1/1/2021	2/2/2021
tblConsumerProducts	ROG_EF	1.98E-05	2.14E-05
tblFleetMix	HHD	0.03	0.00
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tblFleetMix	LDT1	0.04	0.00
tblFleetMix	LDT1	0.04	0.00
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tblFleetMix	UBUS	1.7690e-003	0.00
tblFleetMix	UBUS	1.7690e-003	0.00
tblFleetMix	UBUS	1.7690e-003	0.00
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tblLandUse	LandUseSquareFeet	140,310.00	140,305.00
tblLandUse	LandUseSquareFeet	167,200.00	129,640.00
tblLandUse	LotAcreage	3.22	0.27
tblLandUse	LotAcreage	3.76	0.27
tblOffRoadEquipment	HorsePower	231.00	226.00
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tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
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tblOffRoadEquipment	OffRoadEquipmentType		Concrete/Industrial Saws
tblOffRoadEquipment	OffRoadEquipmentType		Generator Sets
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tblOffRoadEquipment	OffRoadEquipmentType		Excavators

tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
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tblOffRoadEquipment	UsageHours	4.00	8.00
tblTripsAndVMT	WorkerTripNumber	119.00	0.00
tblTripsAndVMT	WorkerTripNumber	24.00	0.00
tblTripsAndVMT	WorkerTripNumber	119.00	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					

2021	7.9903	71.9176	67.7706	0.1369	1.3825	3.2535	3.9190	0.3648	3.1694	3.3610	0.0000	13,050.7180	13,050.7180	1.8629	0.0000	13,092.1243
2022	5.3254	44.2363	47.6907	0.0917	0.3327	1.9464	2.2791	0.0958	1.9148	2.0106	0.0000	8,643.9021	8,643.9021	0.9316	0.0000	8,667.1924
2023	20.0264	53.6750	66.8340	0.1228	0.5339	2.3275	2.8614	0.1492	2.2560	2.4051	0.0000	11,648.4164	11,648.4164	1.7207	0.0000	11,691.4333

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					
2021	1.3692	18.8104	48.7545	0.1369	1.3330	0.1888	1.4707	0.3581	0.1879	0.4936	0.0000	9,618.5825	9,618.5825	1.8629	0.0000	9,665.1551
2022	0.8163	8.5060	38.1267	0.0917	0.3327	0.1025	0.4352	0.0958	0.1021	0.1979	0.0000	6,852.3013	6,852.3013	0.6058	0.0000	6,867.4470
2023	14.8716	8.9274	60.5067	0.1228	0.5339	0.1466	0.6805	0.1492	0.1463	0.2955	0.0000	9,856.8264	9,856.8264	1.4081	0.0000	9,892.0275

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**48.84**	**78.66**	**19.15**	**0.00**	**2.20**	**94.18**	**71.45**	**1.10**	**94.06**	**87.31**	**0.00**	**21.04**	**21.04**	**14.14**	**0.00**	**21.00**

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	1/4/2021	2/1/2021	6	25	
2	Site Preparation	Site Preparation	2/2/2021	2/8/2021	6	6	
3	Grading	Grading	2/9/2021	3/11/2021	6	27	
4	Drainage/Utilities/Sub-Grade	Trenching	3/12/2021	4/2/2021	6	19	
5	Building Construction	Building Construction	4/4/2021	10/3/2023	6	782	
6	Foundations	Building Construction	4/4/2021	10/3/2021	6	156	
7	Architectural Coating	Architectural Coating	7/5/2023	10/31/2023	6	102	
8	Paving	Paving	9/4/2023	10/31/2023	6	50	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.76

Acres of Paving: 0.27

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 217,965; Non-Residential Outdoor: 72,655; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	8.00	78	0.48
Paving	Cement and Mortar Mixers	0	0.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	0	0.00	81	0.73
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	3	6.00	89	0.20
Site Preparation	Graders	0	0.00	174	0.41
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	0	0.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Demolition	Crawler Tractors	1	8.00	212	0.43
Demolition	Excavators	2	8.00	158	0.38
Demolition	Rough Terrain Forklifts	1	8.00	100	0.40
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Site Preparation	Rough Terrain Forklifts	1	8.00	100	0.40
Site Preparation	Skid Steer Loaders	1	8.00	65	0.37
Grading	Bore/Drill Rigs	2	8.00	221	0.50
Grading	Excavators	2	8.00	158	0.38
Grading	Plate Compactors	1	8.00	8	0.43
Grading	Rough Terrain Forklifts	1	8.00	100	0.40
Grading	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Skid Steer Loaders	1	8.00	65	0.37

Building Construction	Aerial Lifts	1	8.00	63	0.31
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Concrete/Industrial Saws	4	8.00	81	0.73
Building Construction	Generator Sets	3	8.00	84	0.74
Building Construction	Rough Terrain Forklifts	1	8.00	100	0.40
Building Construction	Welders	6	8.00	46	0.45
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rough Terrain Forklifts	1	8.00	100	0.40
Drainage/Utilities/Sub-Grade	Excavators	1	8.00	158	0.38
Drainage/Utilities/Sub-Grade	Rough Terrain Forklifts	1	8.00	100	0.40
Drainage/Utilities/Sub-Grade	Skid Steer Loaders	1	8.00	65	0.37
Drainage/Utilities/Sub-Grade	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Drainage/Utilities/Sub-Grade	Other Construction Equipment	1	8.00	172	0.42
Foundations	Cement and Mortar Mixers	4	8.00	9	0.56
Foundations	Cranes	1	8.00	231	0.29
Foundations	Forklifts	2	6.00	89	0.20
Foundations	Pumps	2	8.00	84	0.74
Foundations	Skid Steer Loaders	1	8.00	65	0.37
Foundations	Tractors/Loaders/Backhoes	2	8.00	97	0.37

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6694	0.0000	0.6694	0.1014	0.0000	0.1014			0.0000			0.0000
Off-Road	3.5512	37.1055	33.1366	0.0508		1.6942	1.6942		1.5725	1.5725		4,911.6461	4,911.6461	1.4313		4,947.4276
Total	**3.5512**	**37.1055**	**33.1366**	**0.0508**	**0.6694**	**1.6942**	**2.3636**	**0.1014**	**1.5725**	**1.6739**		**4,911.6461**	**4,911.6461**	**1.4313**		**4,947.4276**

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					0.2611	0.0000	0.2611	0.0395	0.0000	0.0395			0.0000			0.0000
Off-Road	0.6332	3.6855	29.6691	0.0508		0.0810	0.0810		0.0810	0.0810	0.0000	4,911.6461	4,911.6461	1.4313		4,947.4276
Total	**0.6332**	**3.6855**	**29.6691**	**0.0508**	**0.2611**	**0.0810**	**0.3421**	**0.0395**	**0.0810**	**0.1206**	**0.0000**	**4,911.6461**	**4,911.6461**	**1.4313**		**4,947.4276**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.7605	8.3032	10.4648	0.0148		0.4386	0.4386		0.4035	0.4035		1,436.6679	1,436.6679	0.4647		1,448.2841
Total	**0.7605**	**8.3032**	**10.4648**	**0.0148**	**0.0000**	**0.4386**	**0.4386**	**0.0000**	**0.4035**	**0.4035**		**1,436.6679**	**1,436.6679**	**0.4647**		**1,448.2841**

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	0.2072	1.8394	11.2059	0.0148		0.0242	0.0242		0.0242	0.0242	0.0000	1,436.6679	1,436.6679	0.4647		1,448.2841
Total	**0.2072**	**1.8394**	**11.2059**	**0.0148**	**0.0000**	**0.0242**	**0.0242**	**0.0000**	**0.0242**	**0.0242**	**0.0000**	**1,436.6679**	**1,436.6679**	**0.4647**		**1,448.2841**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0810	0.0000	0.0810	0.0110	0.0000	0.0110			0.0000			0.0000
Off-Road	1.9848	21.4238	21.3376	0.0486		0.8883	0.8883		0.8180	0.8180		4,693.2131	4,693.2131	1.5103		4,730.9708
Total	**1.9848**	**21.4238**	**21.3376**	**0.0486**	**0.0810**	**0.8883**	**0.9693**	**0.0110**	**0.8180**	**0.8290**		**4,693.2131**	**4,693.2131**	**1.5103**		**4,730.9708**

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					0.0316	0.0000	0.0316	4.2800e-003	0.0000	4.2800e-003			0.0000			0.0000
Off-Road	0.6593	3.8721	29.0095	0.0486		0.0889	0.0889		0.0889	0.0889	0.0000	4,693.2131	4,693.2131	1.5103		4,730.9708
Total	**0.6593**	**3.8721**	**29.0095**	**0.0486**	**0.0316**	**0.0889**	**0.1206**	**4.2800e-003**	**0.0889**	**0.0932**	**0.0000**	**4,693.2131**	**4,693.2131**	**1.5103**		**4,730.9708**

3.5 Drainage/Utilities/Sub-Grade - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2176	12.8932	15.4910	0.0230		0.6576	0.6576		0.6050	0.6050		2,228.8474	2,228.8474	0.7209		2,246.8688
Total	**1.2176**	**12.8932**	**15.4910**	**0.0230**		**0.6576**	**0.6576**		**0.6050**	**0.6050**		**2,228.8474**	**2,228.8474**	**0.7209**		**2,246.8688**

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	0.3084	2.2740	17.4517	0.0230		0.0377	0.0377		0.0377	0.0377	0.0000	2,228.8474	2,228.8474	0.7209		2,246.8688
Total	**0.3084**	**2.2740**	**17.4517**	**0.0230**		**0.0377**	**0.0377**		**0.0377**	**0.0377**	**0.0000**	**2,228.8474**	**2,228.8474**	**0.7209**		**2,246.8688**

3.6 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.6337	42.7177	46.7508	0.0790		2.2350	2.2350		2.1986	2.1986		7,286.5124	7,286.5124	0.8712		7,308.2922
Total	**5.6337**	**42.7177**	**46.7508**	**0.0790**		**2.2350**	**2.2350**		**2.1986**	**2.1986**		**7,286.5124**	**7,286.5124**	**0.8712**		**7,308.2922**

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	0.6721	3.7905	36.8535	0.0790		0.0933	0.0933		0.0933	0.0933	0.0000	5,495.0011	5,495.0011	0.5323		5,508.3086
Total	**0.6721**	**3.7905**	**36.8535**	**0.0790**		**0.0933**	**0.0933**		**0.0933**	**0.0933**	**0.0000**	**5,495.0011**	**5,495.0011**	**0.5323**		**5,508.3086**

3.6 Building Construction - 2022

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	5.1811	39.5208	46.4177	0.0790		1.9372	1.9372		1.9061	1.9061		7,286.5872	7,286.5872	0.8418		7,307.6330
Total	**5.1811**	**39.5208**	**46.4177**	**0.0790**		**1.9372**	**1.9372**		**1.9061**	**1.9061**		**7,286.5872**	**7,286.5872**	**0.8418**		**7,307.6330**

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	0.6721	3.7905	36.8536	0.0790		0.0933	0.0933		0.0933	0.0933	0.0000	5,494.9863	5,494.9863	0.5161		5,507.8877
Total	**0.6721**	**3.7905**	**36.8536**	**0.0790**		**0.0933**	**0.0933**		**0.0933**	**0.0933**	**0.0000**	**5,494.9863**	**5,494.9863**	**0.5161**		**5,507.8877**

3.6 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	4.8085	36.9373	46.1781	0.0790		1.6809	1.6809		1.6534	1.6534		7,286.6295	7,286.6295	0.8076		7,306.8202

Total	**4.8085**	**36.9373**	**46.1781**	**0.0790**		**1.6809**	**1.6809**		**1.6534**	**1.6534**		**7,286.6295**	**7,286.6295**	**0.8076**		**7,306.8202**

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	0.6721	3.7905	36.8535	0.0790		0.0933	0.0933		0.0933	0.0933	0.0000	5,495.0395	5,495.0395	0.4950		5,507.4144
Total	**0.6721**	**3.7905**	**36.8535**	**0.0790**		**0.0933**	**0.0933**		**0.0933**	**0.0933**	**0.0000**	**5,495.0395**	**5,495.0395**	**0.4950**		**5,507.4144**

3.7 Foundations - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0493	19.2636	18.3315	0.0323		0.9975	0.9975		0.9507	0.9507		3,025.1183	3,025.1183	0.5990		3,040.0928
Total	**2.0493**	**19.2636**	**18.3315**	**0.0323**		**0.9975**	**0.9975**		**0.9507**	**0.9507**		**3,025.1183**	**3,025.1183**	**0.5990**		**3,040.0928**

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	0.3898	3.0811	9.2127	0.0323		0.0745	0.0745		0.0745	0.0745	0.0000	1,223.9689	1,223.9689	0.3515		1,232.7560
Total	**0.3898**	**3.0811**	**9.2127**	**0.0323**		**0.0745**	**0.0745**		**0.0745**	**0.0745**	**0.0000**	**1,223.9689**	**1,223.9689**	**0.3515**		**1,232.7560**

3.8 Architectural Coating - 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					
Archit. Coating	13.6620					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2556	1.7373	2.4148	3.9600e-003		0.0944	0.0944		0.0944	0.0944		375.2641	375.2641	0.0225		375.8253
Total	**13.9175**	**1.7373**	**2.4148**	**3.9600e-003**		**0.0944**	**0.0944**		**0.0944**	**0.0944**		**375.2641**	**375.2641**	**0.0225**		**375.8253**

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	13.6620					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0396	0.1717	2.4432	3.9600e-003		5.2800e-003	5.2800e-003		5.2800e-003	5.2800e-003	0.0000	375.2641	375.2641	0.0225		375.8253
Total	**13.7016**	**0.1717**	**2.4432**	**3.9600e-003**		**5.2800e-003**	**5.2800e-003**		**5.2800e-003**	**5.2800e-003**	**0.0000**	**375.2641**	**375.2641**	**0.0225**		**375.8253**

3.9 Paving - 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	1.1196	11.4096	16.5916	0.0258		0.5464	0.5464		0.5027	0.5027		2,497.3016	2,497.3016	0.8077		2,517.4936
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1196**	**11.4096**	**16.5916**	**0.0258**		**0.5464**	**0.5464**		**0.5027**	**0.5027**		**2,497.3016**	**2,497.3016**	**0.8077**		**2,517.4936**

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	0.3172	1.3745	19.5605	0.0258		0.0423	0.0423		0.0423	0.0423	0.0000	2,497.3016	2,497.3016	0.8077		2,517.4936
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.3172**	**1.3745**	**19.5605**	**0.0258**		**0.0423**	**0.0423**		**0.0423**	**0.0423**	**0.0000**	**2,497.3016**	**2,497.3016**	**0.8077**		**2,517.4936**

Existing Site Operational Emissions

656 San Vicente

Existing Regional Emissions

SUMMER Category	ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
	lb/day					
Area	0.312	1.00E-05	0.001	0.00E+00	1.00E-05	1.00E-05
Energy	0.002	0.022	0.019	1.30E-04	0.002	0.002
Mobile	0.763	1.610	6.926	0.018	1.670	0.463
Total	1.077	1.632	6.946	0.018	1.671	0.465

WINTER Category	ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
	lb/day					
Area	0.312	1.00E-05	0.001	0.00E+00	1.00E-05	1.00E-05
Energy	0.002	0.022	0.019	1.30E-04	0.002	0.002
Mobile	0.763	1.610	6.926	0.018	1.670	0.463
Total	1.077	1.632	6.946	0.018	1.671	0.465

DAILY MAXIMUM Category	ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
	lb/day					
Area	0.312	1.00E-05	0.001	0.00E+00	1.00E-05	1.00E-05
Energy	0.002	0.022	0.019	1.30E-04	0.002	0.002
Mobile	0.763	1.610	6.926	0.018	1.670	0.463
Existing Site Total	1.077	1.632	6.946	0.018	1.671	0.465

656 San Vicente

Existing Localized Emissions

SUMMER	NOx	CO	PM10 Total	PM2.5 Total
Category	lb/day			
Area	1.00E-05	0.001	1.00E-05	1.00E-05
Energy	0.022	0.019	0.002	0.002
Total	0.022	0.020	0.002	0.002

WINTER	NOx	CO	PM10 Total	PM2.5 Total
Category	lb/day			
Area	1.00E-05	0.001	1.00E-05	1.00E-05
Energy	0.022	0.019	0.002	0.002
Total	0.022	0.020	0.002	0.002

DAILY MAXIMUM	NOx	CO	PM10 Total	PM2.5 Total
Category	lb/day			
Area	1.00E-05	0.001	1.00E-05	1.00E-05
Energy	0.022	0.019	0.002	0.002
Total	0.022	0.020	0.002	0.002

656 San Vicente - Existing

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Elementary School	5.74	1000sqft	0.13	5,738.00	0
Strip Mall	8.23	1000sqft	0.19	8,225.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	754.71	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Year 2020 CO2 intensity factor adjusted to account for year 2020 RPS.

Land Use -

Construction Phase - Operational run for existing uses only.

Vehicle Trips - Mobile emissions for existing uses calculated outside of CalEEMod.

Energy Use - Historical energy used.

Water And Wastewater - Water usage values from Utilities and Service Systems section of Project's Initial Study.

Solid Waste - Solid waste generation rate from Utilities and Service Systems section of the Project's Initial Study.

Waste Mitigation - City of LA, Dept of Public Works, LA Sanitation, Zero Waste Progress Report, March 2013.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	2.00
tblConstructionPhase	PhaseEndDate	1/14/2019	1/2/2019
tblProjectCharacteristics	CO2IntensityFactor	1227.89	754.71
tblSolidWaste	SolidWasteGenerationRate	7.46	21.00
tblSolidWaste	SolidWasteGenerationRate	8.63	4.00
tblVehicleTrips	ST_TR	42.04	0.00
tblVehicleTrips	SU_TR	20.43	0.00
tblVehicleTrips	WD_TR	15.43	0.00
tblVehicleTrips	WD_TR	44.32	0.00
tblWater	IndoorWaterUseRate	166,442.30	65,700.00
tblWater	IndoorWaterUseRate	608,876.13	75,190.00
tblWater	OutdoorWaterUseRate	427,994.50	0.00
tblWater	OutdoorWaterUseRate	373,182.14	0.00

2.0 Emissions Summary

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	0.3121	1.0000e-005	1.4300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.0600e-003	3.0600e-003	1.0000e-005		3.2600e-003
Energy	2.4400e-003	0.0222	0.0186	1.3000e-004		1.6900e-003	1.6900e-003		1.6900e-003	1.6900e-003		26.6303	26.6303	5.1000e-004	4.9000e-004	26.7886
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.3145**	**0.0222**	**0.0201**	**1.3000e-004**	**0.0000**	**1.7000e-003**	**1.7000e-003**	**0.0000**	**1.7000e-003**	**1.7000e-003**		**26.6334**	**26.6334**	**5.2000e-004**	**4.9000e-004**	**26.7918**

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	0.3121	1.0000e-005	1.4300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.0600e-003	3.0600e-003	1.0000e-005		3.2600e-003
Energy	2.4400e-003	0.0222	0.0186	1.3000e-004		1.6900e-003	1.6900e-003		1.6900e-003	1.6900e-003		26.6303	26.6303	5.1000e-004	4.9000e-004	26.7886
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.3145**	**0.0222**	**0.0201**	**1.3000e-004**	**0.0000**	**1.7000e-003**	**1.7000e-003**	**0.0000**	**1.7000e-003**	**1.7000e-003**		**26.6334**	**26.6334**	**5.2000e-004**	**4.9000e-004**	**26.7918**

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

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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Elementary School	0.00	0.00	0.00		
Strip Mall	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

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
Elementary School	16.60	8.40	6.90	65.00	30.00	5.00	63	25	12
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Elementary School	0.550339	0.043800	0.200255	0.122233	0.016799	0.005871	0.020633	0.029727	0.002027	0.001932	0.004726	0.000704	0.000955
Strip Mall	0.550339	0.043800	0.200255	0.122233	0.016799	0.005871	0.020633	0.029727	0.002027	0.001932	0.004726	0.000704	0.000955

5.0 Energy Detail

Historical Energy Use: Y

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	2.4400e-003	0.0222	0.0186	1.3000e-004		1.6900e-003	1.6900e-003		1.6900e-003	1.6900e-003		26.6303	26.6303	5.1000e-004	4.9000e-004	26.7886
NaturalGas Unmitigated	2.4400e-003	0.0222	0.0186	1.3000e-004		1.6900e-003	1.6900e-003		1.6900e-003	1.6900e-003		26.6303	26.6303	5.1000e-004	4.9000e-004	26.7886

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					
Elementary School	185.345	2.0000e-003	0.0182	0.0153	1.1000e-004		1.3800e-003	1.3800e-003		1.3800e-003	1.3800e-003		21.8053	21.8053	4.2000e-004	4.0000e-004	21.9349
Strip Mall	41.0123	4.4000e-004	4.0200e-003	3.3800e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004		4.8250	4.8250	9.0000e-005	9.0000e-005	4.8537
Total		**2.4400e-003**	**0.0222**	**0.0186**	**1.3000e-004**		**1.6900e-003**	**1.6900e-003**		**1.6900e-003**	**1.6900e-003**		**26.6303**	**26.6303**	**5.1000e-004**	**4.9000e-004**	**26.7886**

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					
Elementary School	0.185345	2.0000e-003	0.0182	0.0153	1.1000e-004		1.3800e-003	1.3800e-003		1.3800e-003	1.3800e-003		21.8053	21.8053	4.2000e-004	4.0000e-004	21.9349
Strip Mall	0.0410123	4.4000e-004	4.0200e-003	3.3800e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004		4.8250	4.8250	9.0000e-005	9.0000e-005	4.8537
Total		**2.4400e-003**	**0.0222**	**0.0186**	**1.3000e-004**		**1.6900e-003**	**1.6900e-003**		**1.6900e-003**	**1.6900e-003**		**26.6303**	**26.6303**	**5.1000e-004**	**4.9000e-004**	**26.7886**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive 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	0.3121	1.0000e-005	1.4300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.0600e-003	3.0600e-003	1.0000e-005		3.2600e-003
Unmitigated	0.3121	1.0000e-005	1.4300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.0600e-003	3.0600e-003	1.0000e-005		3.2600e-003

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	0.0355					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2765					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.3000e-004	1.0000e-005	1.4300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.0600e-003	3.0600e-003	1.0000e-005		3.2600e-003
Total	**0.3121**	**1.0000e-005**	**1.4300e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**3.0600e-003**	**3.0600e-003**	**1.0000e-005**		**3.2600e-003**

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	0.0355					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2765					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.3000e-004	1.0000e-005	1.4300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.0600e-003	3.0600e-003	1.0000e-005		3.2600e-003
Total	**0.3121**	**1.0000e-005**	**1.4300e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**3.0600e-003**	**3.0600e-003**	**1.0000e-005**		**3.2600e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

656 San Vicente - Existing

South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Elementary School	5.74	1000sqft	0.13	5,738.00	0
Strip Mall	8.23	1000sqft	0.19	8,225.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	754.71	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Year 2020 CO2 intensity factor adjusted to account for year 2020 RPS.

Land Use -

Construction Phase - Operational run for existing uses only.

Vehicle Trips - Mobile emissions for existing uses calculated outside of CalEEMod.

Energy Use - Historical energy used.

Water And Wastewater - Water usage values from Utilities and Service Systems section of Project's Initial Study.

Solid Waste - Solid waste generation rate from Utilities and Service Systems section of the Project's Initial Study.

Waste Mitigation - City of LA, Dept of Public Works, LA Sanitation, Zero Waste Progress Report, March 2013.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	2.00
tblConstructionPhase	PhaseEndDate	1/14/2019	1/2/2019
tblProjectCharacteristics	CO2IntensityFactor	1227.89	754.71
tblSolidWaste	SolidWasteGenerationRate	7.46	21.00
tblSolidWaste	SolidWasteGenerationRate	8.63	4.00
tblVehicleTrips	ST_TR	42.04	0.00
tblVehicleTrips	SU_TR	20.43	0.00
tblVehicleTrips	WD_TR	15.43	0.00
tblVehicleTrips	WD_TR	44.32	0.00
tblWater	IndoorWaterUseRate	166,442.30	65,700.00
tblWater	IndoorWaterUseRate	608,876.13	75,190.00
tblWater	OutdoorWaterUseRate	427,994.50	0.00
tblWater	OutdoorWaterUseRate	373,182.14	0.00

2.0 Emissions Summary

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	0.3121	1.0000e-005	1.4300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.0600e-003	3.0600e-003	1.0000e-005		3.2600e-003
Energy	2.4400e-003	0.0222	0.0186	1.3000e-004		1.6900e-003	1.6900e-003		1.6900e-003	1.6900e-003		26.6303	26.6303	5.1000e-004	4.9000e-004	26.7886
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.3145**	**0.0222**	**0.0201**	**1.3000e-004**	**0.0000**	**1.7000e-003**	**1.7000e-003**	**0.0000**	**1.7000e-003**	**1.7000e-003**		**26.6334**	**26.6334**	**5.2000e-004**	**4.9000e-004**	**26.7918**

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	0.3121	1.0000e-005	1.4300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.0600e-003	3.0600e-003	1.0000e-005		3.2600e-003
Energy	2.4400e-003	0.0222	0.0186	1.3000e-004		1.6900e-003	1.6900e-003		1.6900e-003	1.6900e-003		26.6303	26.6303	5.1000e-004	4.9000e-004	26.7886
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.3145**	**0.0222**	**0.0201**	**1.3000e-004**	**0.0000**	**1.7000e-003**	**1.7000e-003**	**0.0000**	**1.7000e-003**	**1.7000e-003**		**26.6334**	**26.6334**	**5.2000e-004**	**4.9000e-004**	**26.7918**

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

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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Elementary School	0.00	0.00	0.00		
Strip Mall	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

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
Elementary School	16.60	8.40	6.90	65.00	30.00	5.00	63	25	12
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Elementary School	0.550339	0.043800	0.200255	0.122233	0.016799	0.005871	0.020633	0.029727	0.002027	0.001932	0.004726	0.000704	0.000955
Strip Mall	0.550339	0.043800	0.200255	0.122233	0.016799	0.005871	0.020633	0.029727	0.002027	0.001932	0.004726	0.000704	0.000955

5.0 Energy Detail

Historical Energy Use: Y

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	2.4400e-003	0.0222	0.0186	1.3000e-004		1.6900e-003	1.6900e-003		1.6900e-003	1.6900e-003		26.6303	26.6303	5.1000e-004	4.9000e-004	26.7886
NaturalGas Unmitigated	2.4400e-003	0.0222	0.0186	1.3000e-004		1.6900e-003	1.6900e-003		1.6900e-003	1.6900e-003		26.6303	26.6303	5.1000e-004	4.9000e-004	26.7886

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					
Elementary School	185.345	2.0000e-003	0.0182	0.0153	1.1000e-004		1.3800e-003	1.3800e-003		1.3800e-003	1.3800e-003		21.8053	21.8053	4.2000e-004	4.0000e-004	21.9349
Strip Mall	41.0123	4.4000e-004	4.0200e-003	3.3800e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004		4.8250	4.8250	9.0000e-005	9.0000e-005	4.8537
Total		**2.4400e-003**	**0.0222**	**0.0186**	**1.3000e-004**		**1.6900e-003**	**1.6900e-003**		**1.6900e-003**	**1.6900e-003**		**26.6303**	**26.6303**	**5.1000e-004**	**4.9000e-004**	**26.7886**

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					
Elementary School	0.185345	2.0000e-003	0.0182	0.0153	1.1000e-004		1.3800e-003	1.3800e-003		1.3800e-003	1.3800e-003		21.8053	21.8053	4.2000e-004	4.0000e-004	21.9349
Strip Mall	0.0410123	4.4000e-004	4.0200e-003	3.3800e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004		4.8250	4.8250	9.0000e-005	9.0000e-005	4.8537
Total		**2.4400e-003**	**0.0222**	**0.0186**	**1.3000e-004**		**1.6900e-003**	**1.6900e-003**		**1.6900e-003**	**1.6900e-003**		**26.6303**	**26.6303**	**5.1000e-004**	**4.9000e-004**	**26.7886**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive 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	0.3121	1.0000e-005	1.4300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.0600e-003	3.0600e-003	1.0000e-005		3.2600e-003
Unmitigated	0.3121	1.0000e-005	1.4300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.0600e-003	3.0600e-003	1.0000e-005		3.2600e-003

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	0.0355					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2765					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.3000e-004	1.0000e-005	1.4300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.0600e-003	3.0600e-003	1.0000e-005		3.2600e-003
Total	**0.3121**	**1.0000e-005**	**1.4300e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**3.0600e-003**	**3.0600e-003**	**1.0000e-005**		**3.2600e-003**

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	0.0355					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2765					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.3000e-004	1.0000e-005	1.4300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.0600e-003	3.0600e-003	1.0000e-005		3.2600e-003
Total	**0.3121**	**1.0000e-005**	**1.4300e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**3.0600e-003**	**3.0600e-003**	**1.0000e-005**		**3.2600e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

656 San Vicente
Draft Environmental Impact Report
Air Quality Assessment
Greenhouse Gas Assessment

Operational Mobile Emissions

				Criteria Pollutant Emission Factors(pounds/mile)										Criteria Pollutant Emissions(pounds/day)									
Scenario	Year	VMT/day	VMT/year	ROG	NOx	CO	SOx	PM10 Rd Dust	PM10	PM10 Total	PM2_5 Rd Dust	PM2_5	PM2_5 Total	ROG	NOx	CO	SOx	PM10 Rd Dust	PM10	PM10 Total	PM2_5 Rd Dust	PM2_5	PM2_5 Total
Existing	2020	2,132	778,180	3.58E-04	7.55E-04	3.25E-03	8.45E-06	6.61E-04	1.22E-04	7.83E-04	1.62E-04	5.51E-05	2.17E-04	0.76	1.61	6.93	0.02	1.41	0.26	1.67	0.35	0.12	0.46

Source: ESA 2020, EMFAC2017, Gibson Transportation Consulting, INC.

EMFAC2017 (v1.0.2) Emissions Inventory
Region Type: Sub-Area
Region: Los Angeles (SC)
Calendar Year: 2021, 2022, 2023, 2024
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/day for VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption

Emission Factors (lbs/mile)

Year	ROG	NOx	CO	SOx	PM10	PM2_5
2020	0.0003578	0.000755047	0.003248361	8.44744E-06	0.000122	5.51313E-05
2021	0.00033439	0.000681438	0.00301824	8.23104E-06	0.000121	5.38443E-05
2022	0.00031115	0.000591212	0.002808762	7.99498E-06	0.000118	5.11636E-05
2023	0.00029024	0.000492469	0.002640042	7.72866E-06	0.000116	4.93585E-05

Source: EMFAC2017

656 San Vicente
Road Dust Emission Factors

Paved Road Dust Emission Factors (Assumes No Precipitation)

Formula: $EF_{Dust,P} = (k\ (sL)^{0.91} \times (W)^{1.02})$

Where:

$EF_{Dust,P}$ =	Paved Road Dust Emission Factor (having the same units as k)
k =	particle size multiplier
sL =	road surface silt loading (g/m^2)
W =	average fleet vehicle weight (tons) (CARB uses 2.4 tons as a fleet average vehicle weight factor)

	Emission Factor (grams per VMT)	
	PM10	PM2.5
k	0.9979	0.2449
sL	0.1	0.1
W	2.4	2.4
$EF_{Dust,P}$	3.00E-01	7.36E-02

Unpaved Road Dust Emission Factors (Assumes No Precipitation)

Formula: $EF_{Dust,U} = (k\ (\ s / 12)^{1} \times (Sp / 30)^{0.5} / (M / 0.5)^{0.2}) - C)$

Where:

$EF_{Dust,U}$ =	Unpaved Road Dust Emission Factor (having the same units as k)
k =	particle size multiplier
s =	surface material silt content (%)
Sp =	mean vehicle speed (mph)
M =	surface material moisture content (%)
C =	Emission Factor for 1980s vehicle fleet exhaust, brake wear, and tire wear

	Emission Factor (grams per VMT)	
	PM10	PM2.5
k	816.47	81.65
s	4.3%	4.3%
Sp	15	15
M	0.5%	0.5%
C	0.00047	0.00036
$EF_{Dust,U}$	5.20E+00	5.19E-01

Sources:

SCAQMD, CalEEMod, Version 2011.1.
CARB, *Entrained Dust from Paved Road Travel: Emission Estimation Methodology Background Document* , (1997).
USEPA, *AP-42* , Fifth Edition, Volume I, Chapter 13.2.1 - Paved Roads, (2011).
ESA, 2020

Operational Emissions

656 San Vicente
Air Quality Assessment

Regional Emissions

SUMMER	ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Category	lb/day					
Area	3.31	5.20E-04	0.06	0.00E+00	2.10E-04	2.10E-04
Energy	0.07	0.64	0.53	3.82E-03	0.05	0.05
Emergency Generator	0.09	0.20	1.71	3.61E-05	0.01	0.01
Charbroiler	0.06	0.00E+00	0.00E+00	0.00E+00	0.19	0.12
Mobile	7.09	12.03	64.48	0.19	18.98	5.17
Total	10.62	12.86	66.78	0.19	19.23	5.34

WINTER	ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Category	lb/day					
Area	3.31	5.20E-04	0.06	0.00E+00	2.10E-04	2.10E-04
Energy	0.07	0.64	0.53	3.82E-03	0.05	0.05
Emergency Generator	0.09	0.20	1.71	3.61E-05	0.01	0.01
Charbroiler	0.06	0.00E+00	0.00E+00	0.00E+00	0.19	0.12
Mobile	7.09	12.03	64.48	0.19	18.98	5.17
Total	10.62	12.86	66.78	0.19	19.23	5.34

DAILY MAXIMUM	ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Category	lb/day					
Area	3.31	5.20E-04	0.06	0.00E+00	2.10E-04	2.10E-04
Energy	0.07	0.64	0.53	3.82E-03	0.05	0.05
Emergency Generator	0.09	0.20	1.71	3.61E-05	0.01	0.01
Charbroiler	0.06	0.00E+00	0.00E+00	0.00E+00	0.19	0.12
Mobile	7.09	12.03	64.48	0.19	18.98	5.17
Total	10.62	12.86	66.78	0.19	19.23	5.34
Existing Emissions	1.08	1.63	6.95	0.02	1.67	0.47
Net Project Emissions	9.54	11.23	59.83	0.17	17.56	4.87
SCAQMD Reginal Significance Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

656 San Vicente
Air Quality Assessment

Localized Emissions

SUMMER	NOx	CO	PM10 Total	PM2.5 Total
Category	lb/day			
Area	5.20E-04	0.06	2.10E-04	2.10E-04
Energy	0.64	0.53	0.05	0.05
Emergency Generator	0.20	1.71	0.01	0.01
Charbroiler	0.00E+00	0.00E+00	0.19	0.12
Total	0.83	2.30	0.25	0.17

WINTER	NOx	CO	PM10 Total	PM2.5 Total
Category	lb/day			
Area	5.20E-04	0.06	2.10E-04	2.10E-04
Energy	0.64	0.53	0.05	0.05
Emergency Generator	0.20	1.71	0.01	0.01
Charbroiler	0.00E+00	0.00E+00	0.19	0.12
Total	0.83	2.30	0.25	0.17

DAILY MAXIMUM	NOx	CO	PM10 Total	PM2.5 Total
Category	lb/day			
Area	5.20E-04	0.0575	2.10E-04	2.10E-04
Energy	0.637	0.535	0.048	0.048
Emergency Generator	0.196	1.712	0.006	0.006
Charbroiler	0.00E+00	0.00E+00	0.192	0.115
Project Total	0.83	2.30	0.25	0.17
Existing Emissions	0.022	0.020	0.002	0.002
Net Project Emissions	0.81	2.28	0.25	0.17
SCAQMD Localized Significance Thresholds	77	422	0.8	0.8
Exceeds Threshold?	No	No	No	No

656 San Vicente Project
Air Quality Assessment

Localized Significance Thresholds
(SCAQMD, Final Localized Significance Threshold Methodology, Appendix C (2008))

Source Receptor Area 2
Screening Distance to Sensitive Receptors 25 meters [a]

	Screening Values			**Project Site [b]**
Acres	1	2	5	**0.75**
Construction LSTs				
NOX	103	147		**77.3**
CO	562	827		**421.5**
PM10	4	6		**3.0**
PM2.5	3	4		**2.25**
Operational LSTs				
NOX	103	147		**77.3**
CO	562	827		**421.5**
PM10	1	2		**0.8**
PM2.5	1	2		**0.8**

Notes:

a. The nearest air quality sensitive receptors during Project construction are located 130 feet to the north (park [short-term impacts]) and 200 feet to the west (residential). The nearest air quality sensitive receptors during Project operations are located 130 feet to the north (park [short-term impacts]), 200 feet to the west (residential), and 100 feet to the east (future project). The 25-meter (82-feet) screening distance is used as a conservative (i.e., health protective) measure.

b. Project screening levels are scaled from 1-acre site LSTs to estimated size of the project site (0.75 acres)

c. The screening criteria for NOx were developed based on the 1-hour NO2 CAAQS of 0.18 ppm. However, since the publication of the SCAQMD's guidance, the USEPA has promulgated a 1-hour NO2 NAAQS of 0.100 ppm based on a 98th percentile value, which is more stringent than the CAAQS. In order to determine if Project emissions would result in an exceedance of the 1 hour NO2 NAAQS, an approximated LST was estimated to evaluate the federal 1-hour NO2 standard, as the SCAQMD significance threshold has not been updated to reflect this standard. Calculated by scaling the NO2 LST for by the ratio of 1-hour NO2 standards (federal/state)(i.e., 780 lb/day * (0.10/0.18) =433 lb/day).

656 San Vicente - Operations

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	140.31	1000sqft	0.27	140,305.00	0
Strip Mall	1.00	1000sqft	0.02	1,000.00	0
High Turnover (Sit Down Restaurant)	4.00	1000sqft	0.09	4,000.00	0
Unenclosed Parking with Elevator	418.00	Space	0.27	129,640.00	0
City Park	0.11	Acre	0.11	4,643.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	657.8	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Year 2023 CO2 intensity factor adjusted for year 2023 RPS.

Land Use - see operational assumptions

Construction Phase - Operational run for Project only.

Vehicle Trips - Project operational mobile emissions calculated outside of CalEEMod.

Energy Use - Energy use adjusted for 2019 Title 24 Standards.

Water And Wastewater - Water usage values from Utilities and Service Systems section of Project's Initial Study.

Solid Waste - Solid waste generation rate from Utilities and Service Systems section of the Project's Initial Study.

Waste Mitigation - City of LA, Dept of Public Works, LA Sanitation, Zero Waste Progress Report, March 2013.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	2.00
tblConstructionPhase	PhaseEndDate	1/15/2021	1/2/2021
tblEnergyUse	T24E	8.11	7.24
tblEnergyUse	T24E	4.60	4.11
tblEnergyUse	T24E	4.01	3.58
tblEnergyUse	T24NG	42.98	42.55
tblEnergyUse	T24NG	10.02	9.92
tblEnergyUse	T24NG	1.15	1.14
tblLandUse	LandUseSquareFeet	167,200.00	129,640.00
tblLandUse	LandUseSquareFeet	4,791.60	4,643.00
tblLandUse	LotAcreage	3.22	0.27
tblLandUse	LotAcreage	3.76	0.27
tblProjectCharacteristics	CO2IntensityFactor	1227.89	657.8
tblSolidWaste	SolidWasteGenerationRate	0.01	0.00
tblSolidWaste	SolidWasteGenerationRate	47.60	49.00
tblSolidWaste	SolidWasteGenerationRate	1,515.35	154.00
tblSolidWaste	SolidWasteGenerationRate	1.05	1.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	ST_TR	8.96	0.00
tblVehicleTrips	ST_TR	42.04	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	SU_TR	1.55	0.00
tblVehicleTrips	SU_TR	20.43	0.00
tblVehicleTrips	WD_TR	1.89	0.00

tblVehicleTrips	WD_TR	127.15	0.00
tblVehicleTrips	WD_TR	36.13	0.00
tblVehicleTrips	WD_TR	44.32	0.00
tblWater	IndoorWaterUseRate	1,214,134.85	2,923,650.00
tblWater	IndoorWaterUseRate	17,606,174.22	12,802,740.00
tblWater	IndoorWaterUseRate	74,072.52	18,250.00
tblWater	OutdoorWaterUseRate	131,062.95	0.00
tblWater	OutdoorWaterUseRate	77,497.97	0.00
tblWater	OutdoorWaterUseRate	3,353,557.00	0.00
tblWater	OutdoorWaterUseRate	45,399.29	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.3074	5.2000e-004	0.0575	0.0000		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004		0.1233	0.1233	3.2000e-004		0.1314
Energy	0.0700	0.6365	0.5346	3.8200e-003		0.0484	0.0484		0.0484	0.0484		763.7372	763.7372	0.0146	0.0140	768.2757
Mobile	0.0000	0.0000	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	**3.3775**	**0.6370**	**0.5921**	**3.8200e-003**	**0.0000**	**0.0486**	**0.0486**	**0.0000**	**0.0486**	**0.0486**		**763.8605**	**763.8605**	**0.0150**	**0.0140**	**768.4071**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.3074	5.2000e-004	0.0575	0.0000		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004		0.1233	0.1233	3.2000e-004		0.1314
Energy	0.0700	0.6365	0.5346	3.8200e-003		0.0484	0.0484		0.0484	0.0484		763.7372	763.7372	0.0146	0.0140	768.2757
Mobile	0.0000	0.0000	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	**3.3775**	**0.6370**	**0.5921**	**3.8200e-003**	**0.0000**	**0.0486**	**0.0486**	**0.0000**	**0.0486**	**0.0486**		**763.8605**	**763.8605**	**0.0150**	**0.0140**	**768.4071**

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

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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Medical Office Building	0.00	0.00	0.00		
Strip Mall	0.00	0.00	0.00		
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Medical Office Building	16.60	8.40	6.90	29.60	51.40	19.00	60	30	10
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15
Unenclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
High Turnover (Sit Down Restaurant)	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Medical Office Building	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Strip Mall	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Unenclosed Parking with Elevator	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0700	0.6365	0.5346	3.8200e-003		0.0484	0.0484		0.0484	0.0484		763.7372	763.7372	0.0146	0.0140	768.2757
NaturalGas Unmitigated	0.0700	0.6365	0.5346	3.8200e-003		0.0484	0.0484		0.0484	0.0484		763.7372	763.7372	0.0146	0.0140	768.2757

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					
City Park	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
High Turnover (Sit Down Restaurant)	2524.16	0.0272	0.2475	0.2079	1.4800e-003		0.0188	0.0188		0.0188	0.0188		296.9605	296.9605	5.6900e-003	5.4400e-003	298.7252
Medical Office Building	3963.14	0.0427	0.3885	0.3264	2.3300e-003		0.0295	0.0295		0.0295	0.0295		466.2513	466.2513	8.9400e-003	8.5500e-003	469.0220
Strip Mall	4.46575	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.5254	0.5254	1.0000e-005	1.0000e-005	0.5285
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0700**	**0.6365**	**0.5346**	**3.8100e-003**		**0.0484**	**0.0484**		**0.0484**	**0.0484**		**763.7372**	**763.7372**	**0.0146**	**0.0140**	**768.2757**

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					
City Park	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
High Turnover (Sit Down Restaurant)	2.52416	0.0272	0.2475	0.2079	1.4800e-003		0.0188	0.0188		0.0188	0.0188		296.9605	296.9605	5.6900e-003	5.4400e-003	298.7252
Medical Office Building	3.96314	0.0427	0.3885	0.3264	2.3300e-003		0.0295	0.0295		0.0295	0.0295		466.2513	466.2513	8.9400e-003	8.5500e-003	469.0220
Strip Mall	0.00446575	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.5254	0.5254	1.0000e-005	1.0000e-005	0.5285
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0700**	**0.6365**	**0.5346**	**3.8100e-003**		**0.0484**	**0.0484**		**0.0484**	**0.0484**		**763.7372**	**763.7372**	**0.0146**	**0.0140**	**768.2757**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.3074	5.2000e-004	0.0575	0.0000		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004		0.1233	0.1233	3.2000e-004		0.1314
Unmitigated	3.3074	5.2000e-004	0.0575	0.0000		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004		0.1233	0.1233	3.2000e-004		0.1314

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	0.3789					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.9232					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.3300e-003	5.2000e-004	0.0575	0.0000		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004		0.1233	0.1233	3.2000e-004		0.1314
Total	**3.3074**	**5.2000e-004**	**0.0575**	**0.0000**		**2.1000e-004**	**2.1000e-004**		**2.1000e-004**	**2.1000e-004**		**0.1233**	**0.1233**	**3.2000e-004**		**0.1314**

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	0.3789					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.9232					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.3300e-003	5.2000e-004	0.0575	0.0000		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004		0.1233	0.1233	3.2000e-004		0.1314
Total	**3.3074**	**5.2000e-004**	**0.0575**	**0.0000**		**2.1000e-004**	**2.1000e-004**		**2.1000e-004**	**2.1000e-004**		**0.1233**	**0.1233**	**3.2000e-004**		**0.1314**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

656 San Vicente - Operations

South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	140.31	1000sqft	0.27	140,305.00	0
Strip Mall	1.00	1000sqft	0.02	1,000.00	0
High Turnover (Sit Down Restaurant)	4.00	1000sqft	0.09	4,000.00	0
Unenclosed Parking with Elevator	418.00	Space	0.27	129,640.00	0
City Park	0.11	Acre	0.11	4,643.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	657.8	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Year 2023 CO2 intensity factor adjusted for year 2023 RPS.

Land Use - see operational assumptions

Construction Phase - Operational run for Project only.

Vehicle Trips - Project operational mobile emissions calculated outside of CalEEMod.

Energy Use - Energy use adjusted for 2019 Title 24 Standards.

Water And Wastewater - Water usage values from Utilities and Service Systems section of Project's Initial Study.

Solid Waste - Solid waste generation rate from Utilities and Service Systems section of the Project's Initial Study.

Waste Mitigation - City of LA, Dept of Public Works, LA Sanitation, Zero Waste Progress Report, March 2013.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	2.00
tblConstructionPhase	PhaseEndDate	1/15/2021	1/2/2021
tblEnergyUse	T24E	8.11	7.24
tblEnergyUse	T24E	4.60	4.11
tblEnergyUse	T24E	4.01	3.58
tblEnergyUse	T24NG	42.98	42.55
tblEnergyUse	T24NG	10.02	9.92
tblEnergyUse	T24NG	1.15	1.14
tblLandUse	LandUseSquareFeet	167,200.00	129,640.00
tblLandUse	LandUseSquareFeet	4,791.60	4,643.00
tblLandUse	LotAcreage	3.22	0.27
tblLandUse	LotAcreage	3.76	0.27
tblProjectCharacteristics	CO2IntensityFactor	1227.89	657.8
tblSolidWaste	SolidWasteGenerationRate	0.01	0.00
tblSolidWaste	SolidWasteGenerationRate	47.60	49.00
tblSolidWaste	SolidWasteGenerationRate	1,515.35	154.00
tblSolidWaste	SolidWasteGenerationRate	1.05	1.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	ST_TR	8.96	0.00
tblVehicleTrips	ST_TR	42.04	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	SU_TR	1.55	0.00
tblVehicleTrips	SU_TR	20.43	0.00
tblVehicleTrips	WD_TR	1.89	0.00

tblVehicleTrips	WD_TR	127.15	0.00
tblVehicleTrips	WD_TR	36.13	0.00
tblVehicleTrips	WD_TR	44.32	0.00
tblWater	IndoorWaterUseRate	1,214,134.85	2,923,650.00
tblWater	IndoorWaterUseRate	17,606,174.22	12,802,740.00
tblWater	IndoorWaterUseRate	74,072.52	18,250.00
tblWater	OutdoorWaterUseRate	131,062.95	0.00
tblWater	OutdoorWaterUseRate	77,497.97	0.00
tblWater	OutdoorWaterUseRate	3,353,557.00	0.00
tblWater	OutdoorWaterUseRate	45,399.29	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.3074	5.2000e-004	0.0575	0.0000		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004		0.1233	0.1233	3.2000e-004		0.1314
Energy	0.0700	0.6365	0.5346	3.8200e-003		0.0484	0.0484		0.0484	0.0484		763.7372	763.7372	0.0146	0.0140	768.2757
Mobile	0.0000	0.0000	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	**3.3775**	**0.6370**	**0.5921**	**3.8200e-003**	**0.0000**	**0.0486**	**0.0486**	**0.0000**	**0.0486**	**0.0486**		**763.8605**	**763.8605**	**0.0150**	**0.0140**	**768.4071**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.3074	5.2000e-004	0.0575	0.0000		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004		0.1233	0.1233	3.2000e-004		0.1314
Energy	0.0700	0.6365	0.5346	3.8200e-003		0.0484	0.0484		0.0484	0.0484		763.7372	763.7372	0.0146	0.0140	768.2757
Mobile	0.0000	0.0000	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	**3.3775**	**0.6370**	**0.5921**	**3.8200e-003**	**0.0000**	**0.0486**	**0.0486**	**0.0000**	**0.0486**	**0.0486**		**763.8605**	**763.8605**	**0.0150**	**0.0140**	**768.4071**

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

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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Medical Office Building	0.00	0.00	0.00		
Strip Mall	0.00	0.00	0.00		
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Medical Office Building	16.60	8.40	6.90	29.60	51.40	19.00	60	30	10
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15
Unenclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
High Turnover (Sit Down Restaurant)	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Medical Office Building	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Strip Mall	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Unenclosed Parking with Elevator	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0700	0.6365	0.5346	3.8200e-003		0.0484	0.0484		0.0484	0.0484		763.7372	763.7372	0.0146	0.0140	768.2757
NaturalGas Unmitigated	0.0700	0.6365	0.5346	3.8200e-003		0.0484	0.0484		0.0484	0.0484		763.7372	763.7372	0.0146	0.0140	768.2757

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					
City Park	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
High Turnover (Sit Down Restaurant)	2524.16	0.0272	0.2475	0.2079	1.4800e-003		0.0188	0.0188		0.0188	0.0188		296.9605	296.9605	5.6900e-003	5.4400e-003	298.7252
Medical Office Building	3963.14	0.0427	0.3885	0.3264	2.3300e-003		0.0295	0.0295		0.0295	0.0295		466.2513	466.2513	8.9400e-003	8.5500e-003	469.0220
Strip Mall	4.46575	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.5254	0.5254	1.0000e-005	1.0000e-005	0.5285
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0700**	**0.6365**	**0.5346**	**3.8100e-003**		**0.0484**	**0.0484**		**0.0484**	**0.0484**		**763.7372**	**763.7372**	**0.0146**	**0.0140**	**768.2757**

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					
City Park	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
High Turnover (Sit Down Restaurant)	2.52416	0.0272	0.2475	0.2079	1.4800e-003		0.0188	0.0188		0.0188	0.0188		296.9605	296.9605	5.6900e-003	5.4400e-003	298.7252
Medical Office Building	3.96314	0.0427	0.3885	0.3264	2.3300e-003		0.0295	0.0295		0.0295	0.0295		466.2513	466.2513	8.9400e-003	8.5500e-003	469.0220
Strip Mall	0.00446575	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.5254	0.5254	1.0000e-005	1.0000e-005	0.5285
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0700**	**0.6365**	**0.5346**	**3.8100e-003**		**0.0484**	**0.0484**		**0.0484**	**0.0484**		**763.7372**	**763.7372**	**0.0146**	**0.0140**	**768.2757**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.3074	5.2000e-004	0.0575	0.0000		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004		0.1233	0.1233	3.2000e-004		0.1314
Unmitigated	3.3074	5.2000e-004	0.0575	0.0000		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004		0.1233	0.1233	3.2000e-004		0.1314

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	0.3789					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.9232					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.3300e-003	5.2000e-004	0.0575	0.0000		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004		0.1233	0.1233	3.2000e-004		0.1314
Total	**3.3074**	**5.2000e-004**	**0.0575**	**0.0000**		**2.1000e-004**	**2.1000e-004**		**2.1000e-004**	**2.1000e-004**		**0.1233**	**0.1233**	**3.2000e-004**		**0.1314**

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	0.3789					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.9232					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.3300e-003	5.2000e-004	0.0575	0.0000		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004		0.1233	0.1233	3.2000e-004		0.1314
Total	**3.3074**	**5.2000e-004**	**0.0575**	**0.0000**		**2.1000e-004**	**2.1000e-004**		**2.1000e-004**	**2.1000e-004**		**0.1233**	**0.1233**	**3.2000e-004**		**0.1314**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

656 San Vicente
Project - Charbroiler Emissions

San Joaquin Valley Unified Air Pollution Control District Emission Inventory Methodology 690 - Commercial Cooking Operations

Equipment Type	Restaurant Category				
	Ethnic	Family	Fast Food	Seafood	Steak and BBQ
Percent of restaurants with equipment					
Auto charbroilers	3.5	10.1	18.6	0.0	6.9
Underfired charbroilers	47.5	60.9	30.8	52.6	55.2
Deep-fat fryer	81.9	91.4	96.8	100.0	82.8
Glad griddles	62.7	82.9	51.9	36.8	89.7
Clamshell griddles	4.0	1.4	14.7	10.5	0.0
Average number of units per restaurant type					
Auto charbroilers	1.62	1.71	1.07	--	--
Underfired charbroilers	1.54	1.29	1.58	1.10	1.63
Deep-fat fryer	1.63	2.34	3.10	2.47	2.42
Glad griddles	1.88	2.03	1.43	1.11	1.35
Clamshell griddles	1.80	--	2.09	1.50	--

Type of Food	Total Food Cooked per Device (lb/week)				
	Chain-Driven Charbroilers[a]	Underfired Charbroilers	Deep-Fat Fryers	Flat Griddles	Clamshell Griddles
Steak	236	180	181	166	94
Hamburger	798	270	274	362	1,314
Poultry, with skin	147	144	365	88	113
Poultry, skinless	266	179	208	111	108
Pork	58	148	59	112	118
Seafood	119	143	159	92	632
Other meat	0	42	274	58	0
Potatoes	0	0	602	0	0

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# of food venues	1	
Days/week cooking	7	
PM10 fraction of PM	0.7	Updated CEIDARS Table with PM2.5 Fractions
PM2.5 fraction of PM	0.42	Updated CEIDARS Table with PM2.5 Fractions

Total # of equipment

Type	Total Equip
Auto charbroilers	0.1
Underfired charbroilers	0.6
Deep-fat fryer	0.9
Glad griddles	0.8
Clamshell griddles	0.0

Total lbs/day of meat

Type	Auto charbroilers	Underfired charbroil	Deep-fat fryer	Glad griddles	Clamshell griddles
Steak	3.4	15.7	23.6	19.7	0.2
Hamburger	11.5	23.5	35.8	42.9	2.6
Poultry, with skin	2.1	12.5	47.7	10.4	0.2
Poultry, skinless	3.8	15.6	27.2	13.1	0.2
Pork	0.8	12.9	7.7	13.3	0.2
Seafood	1.7	12.4	20.8	10.9	1.3
Other meat	0.0	3.7	35.8	6.9	0.0
Potatoes	0.0	0.0	78.6	0.0	0.0

Source[1]	Uncontrolled Emission Factors[2] (lb/1000 lb)		Quantity[3]	Emissions Controls[4] (percent reduction)		Controlled Emissions[5] (pounds/day)		
	ROG	PM	(lb/day)	VOC	PM	VOC	PM2.5	PM10
Project								
Charbroiler - New York Steak	0.86	17.19	19.07	86%	85%	0.00	0.02	0.03
Charbroiler - 25% fat Hamburger	3.94	32.65	35.00	86%	85%	0.02	0.07	0.12
Charbroiler - Chicken	1.82	10.48	34.06	86%	85%	0.01	0.02	0.04
Deep-fat Fryer - Shoestring fries	0.21	-	78.60	0%	0%	0.02	0.00	0.00
Deep-fat Fryer - breaded chicken patties	0.12	-	74.82	0%	0%	0.01	0.00	0.00
Deep-fat Fryer - breaded cod filet	0.14	-	20.76	0%	0%	0.00	0.00	0.00
Total Emissions						**0.06**	**0.12**	**0.19**

1. Assume each restaurant has one charbroiler and one deep-fat fryer
2. South Coast Air Quality Management District, Emission Factors for Commercial Cooking Operations, http://www.aqmd.gov/docs/default-source/rule-book/Proposed-Rules/1138/par1138pdsr_appendixi.pdf?sfvrsn=2. Accessed April 2016.
3. Quantity of steak and hamburger charbroiled is from SCAQMD Staff Report for Rule 1138 (Control of Emissions from Restaurant Operations) Dated October 10, 1997, found in SJVAPCD Final Draft Staff Report. Rule 4692 (Commercial Charbroiling). Quantity of chicken charboiled and food fried is from San Joaquin Valley Unified Air Pollution Control District Emission Inventory Methodology 690 - Commercial Cooking Operations.
4. South Coast Air Quality Management District Rule 1138 (Control of Emissions from Restaurant Operations) regulates PM10 and VOC emissions from fast-food restaurants with charbroilers. Catalytic oxidizers reduce VOC emissions by approximately 86 percent and PM10 emissions by approximately 85 percent.
5. PM10 represents 70% of total PM and PM2.5 represents 42% of total PM from cooking/charbroiling operations, from: South Coast Air Quality Management District. 2006. Final –Methodology to Calculate Particulate Matter (PM) 2.5 and PM 2.5 Significance Thresholds. Appendix A: Updated CEIDARS Table with PM2.5 Fractions. Available: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/particulate-matter-(pm)-2.5-significance-thresholds-and-calculation-methodology/appendix-a-updated-ceidars-table-with-pm2-5-fractions.doc?sfvrsn=2>. Accessed: February 10, 2017.

Emergency Generator Emissions

updated: 3/22/2020

Conversion Factors

HP/kW	1.3410	
PM10 Fraction of Total PM	0.960	Table A - Updated CEIDARS Table with PM2.5 Fractions, INTERNAL COMBUSTION - DISTILLATE AND DIESEL·
PM2.5 Fraction of Total PM	0.937	Table A - Updated CEIDARS Table with PM2.5 Fractions, INTERNAL COMBUSTION - DISTILLATE AND DIESEL·

Standby Emergency Generators

Ratings:	300	kW	*(based on engineering assumptions)*
	402	HP	*(based on engineering assumptions; conversion from kW to hp)*
		kW	*(based on engineering assumptions)*
	-	HP	*(conversion from kW to hp)*
Load Factor:	0.74		*(based on CalEEMod Generator Set Load Factor)*
Engine Emissions Tier:	Tier 4		*(compliance with CARB diesel regulations)*
Operating Hours per Unit:	1	hours/day	*(testing/maintenance)*
	50	hours/year	*(testing/maintenance, Regulatory Limit per SCAQMD Rule 1470)*

Emergency Generator Emissions

Units	Criteria Pollutants [1, 2, 3]					
	VOC	**NO_X**	**CO**	**SOx**	**PM10**	**PM2.5**
g/kW-hr	0.19	0.40	3.50	—	—	—
g/HP-hr	0.14	0.30	2.61	5.50E-05	0.0096	0.0094
lbs/hr	0.09	0.20	1.71	0.00	0.01	0.01
lbs/day	0.09	0.20	1.71	0.00	0.01	0.01
lbs/yr	4.65	9.78	85.58	0.00	0.31	0.31
tons/yr	0.00	0.00	0.04	0.00	0.00	0.00
metric tons/yr	—	—	—	—	—	—

Notes:

1. Emission factors for VOC and NOX: Assumes Tier 4 compliance (Section 2423, Article 4, Chapter 9, Division 3, Title 13, California Code of Regulations (CCR)).
2. Emission factors for CO, PM10, and PM2.5: Regulatory Limit per SCAQMD Rule 1470 (Requirements for Stationary Diesel-Fueled Internal Combustion and Other Compression Ignition Engines).
3. Emission factor for SO2: U.S. Environmental Protection Agency, AP-42 Compilation of Air Pollutant Emission Factors, Fifth Edition, Section 3.4, Table 3.4-1.
   Emission Factor for SO2 is based on 15 ppm (0.0015%) S1 from the EPA Nonroad Diesel Fuel Program, and assumes complete conversion to SO2.

Source: ESA 2020

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Draft Environmental Impact Report
Air Quality Assessment
Greenhouse Gas Assessment

Operational Mobile Emissions

				Criteria Pollutant Emission Factors(pounds/mile)										Criteria Pollutant Emissions(pounds/day)									
Scenario	Year	VMT/day	VMT/year	ROG	NOx	CO	SOx	PM10 Rd Dust	PM10	PM10 Total	PM2_5 Rd Dust	PM2_5	PM2_5 Total	ROG	NOx	CO	SOx	PM10 Rd Dust	PM10	PM10 Total	PM2_5 Rd Dust	PM2_5	PM2_5 Total
Project	2023	24,422	8,914,030	2.90E-04	4.92E-04	2.64E-03	7.73E-06	6.61E-04	1.16E-04	7.77E-04	1.62E-04	4.94E-05	2.12E-04	7.09	12.03	64.48	0.19	16.14	2.84	18.98	3.96	1.21	5.17

Source: ESA 2020, EMFAC2017, Gibson Transportation Consulting, INC.

EMFAC2017 (v1.0.2) Emissions Inventory
Region Type: Sub-Area
Region: Los Angeles (SC)
Calendar Year: 2021, 2022, 2023, 2024
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/day for VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption

Emission Factors (lbs/mile)

Year	ROG	NOx	CO	SOx	PM10	PM2_5
2020	0.0003578	0.000755047	0.003248361	8.44744E-06	0.000122	5.51313E-05
2021	0.00033439	0.000681438	0.00301824	8.23104E-06	0.000121	5.38443E-05
2022	0.00031115	0.000591212	0.002808762	7.99498E-06	0.000118	5.11636E-05
2023	0.00029024	0.000492469	0.002640042	7.72866E-06	0.000116	4.93585E-05

Source: EMFAC2017

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Road Dust Emission Factors

Paved Road Dust Emission Factors (Assumes No Precipitation)

Formula: $EF_{Dust,P} = (k\ (sL)^{0.91} \times (W)^{1.02})$

Where:

$EF_{Dust,P}$ =	Paved Road Dust Emission Factor (having the same units as k)
k =	particle size multiplier
sL =	road surface silt loading (g/m^2)
W =	average fleet vehicle weight (tons) (CARB uses 2.4 tons as a fleet average vehicle weight factor)

	Emission Factor (grams per VMT)	
	PM10	PM2.5
k	0.9979	0.2449
sL	0.1	0.1
W	2.4	2.4
$EF_{Dust,P}$	3.00E-01	7.36E-02

Unpaved Road Dust Emission Factors (Assumes No Precipitation)

Formula: $EF_{Dust,U} = (k\ (\ s / 12)^{1} \times (Sp / 30)^{0.5} / (M / 0.5)^{0.2}) - C)$

Where:

$EF_{Dust,U}$ =	Unpaved Road Dust Emission Factor (having the same units as k)
k =	particle size multiplier
s =	surface material silt content (%)
Sp =	mean vehicle speed (mph)
M =	surface material moisture content (%)
C =	Emission Factor for 1980s vehicle fleet exhaust, brake wear, and tire wear

	Emission Factor (grams per VMT)	
	PM10	PM2.5
k	816.47	81.65
s	4.3%	4.3%
Sp	15	15
M	0.5%	0.5%
C	0.00047	0.00036
$EF_{Dust,U}$	5.20E+00	5.19E-01

Sources:
SCAQMD, CalEEMod, Version 2011.1.
CARB, *Entrained Dust from Paved Road Travel: Emission Estimation Methodology Background Document*, (1997).
USEPA, *AP-42*, Fifth Edition, Volume I, Chapter 13.2.1 - Paved Roads, (2011).
ESA, 2020

Consistency with Applicable Air Quality Policies of the General Plan

1. General Plan Air Quality Element

The City's General Plan Air Quality Element sets forth goals, objectives, and policies, which guide the City in the implementation of its air quality improvement programs and strategies. [1] The Air Quality Element acknowledges the interrelationships among transportation and land use planning in meeting the City's mobility and air quality goals.

To achieve these goals, performance-based standards have been adopted to provide flexibility in implementation of the policies and objectives of the Air Quality Element. The following goals, objectives, and policies of the Air Quality Element are relevant to the Project:

Goal 1: Good air quality and mobility in an environment of continued population growth and healthy economic structure.

Objective 1.1: It is the objective of the City of Los Angeles to reduce air pollutants consistent with the Regional Air Quality Management Plan, increase traffic mobility, and sustain economic growth citywide.

Objective 1.3: It is the objective of the City of Los Angeles to reduce particulate air pollutants emanating from unpaved areas, parking lots, and construction sites.

Policy 1.3.1: Minimize particulate emissions from construction sites.

Policy 1.3.2: Minimize particulate emissions from unpaved roads and parking lots associated with vehicular traffic.

Goal 2: Less reliance on single-occupant vehicles with fewer commute and non-work trips.

Objective 2.1: It is the objective of the City of Los Angeles to reduce work trips as a step towards attaining trip reduction objectives necessary to achieve regional air quality goals.

Policy 2.1.1: Utilize compressed work weeks and flextime, telecommuting, carpooling, vanpooling, public transit, and improve walking/bicycling related facilities in order to reduce Vehicle Trips and/or Vehicle Miles Traveled (VMT) as an employer and encourage the private sector to do the same to reduce work trips and traffic congestion.

Policy 2.2.2: Encourage multi-occupant vehicle travel and discourage single-occupant vehicle travel by instituting parking management practices.

Goal 4: Minimize impacts of existing land use patterns and future land use development on air quality by addressing the relationship between land use, transportation, and air quality.

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[1] City of Los Angeles, Air Quality Element, City of Los Angeles General Plan, November 24, 1992.

Objective 4.1: It is the objective of the City of Los Angeles to include regional attainment of ambient air quality standards as a primary consideration in land use planning.

Policy 4.1.1: Coordinate with all appropriate regional agencies in the implementation of strategies for the integration of land use, transportation, and air quality policies.

Objective 4.2: It is the objective of the City of Los Angeles to reduce vehicle trips and vehicle miles traveled associated with land use patterns.

Policy 4.2.2: Improve accessibility for the City's residents to places of employment, shopping centers, and other establishments.

Policy 4.2.3: Ensure that new development is compatible with pedestrians, bicycles, transit, and alternative fuel vehicles.

Policy 4.2.4: Require that air quality impacts be a consideration in the review and approval of all discretionary projects.

Policy 4.2.5: Emphasize trip reduction, alternative transit and congestion management measures for discretionary projects.

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

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

Policy 5.1.2: Effect a reduction in energy consumption and shift to non-polluting sources of energy in its buildings and operations.

Policy 5.1.4: Reduce energy consumption and associated air emissions by encouraging waste reduction and recycling.

Objective 5.3: It is the objective of the City of Los Angeles to reduce the use of polluting fuels in stationary sources.

Policy 5.3.1: Support the development and use of equipment powered by electric or low-emitting fuels.

The Air Quality Element of the City's General Plan includes Citywide policies that are related to air quality. The Project's location and characteristics would achieve several goals, policies and objectives of the Air Quality Element by locating its development in an urban infill area and by establishing a land use pattern that promotes sustainability and reduces VMT relative to the average project within the Air Basin. The Project would support and encourage pedestrian activity, and contribute to a land use pattern that addresses housing needs but at the same time reduces vehicle trips and air pollutant emissions by locating medical office and commercial/restaurant uses within an identified HQTA that has multiple public transit options (with access to existing regional bus and

future rail service), existing off-site residential, office, retail, and restaurant uses, all within walking distance. **Table 1,** *Consistency of the Project with Applicable Air Quality Policies of the General Plan*, assesses the consistency of the Project with the applicable air quality goals, objectives, and policies in the Air Quality Element of the General Plan. ***As shown Table IV.A-5, the Project would be consistent with and not conflict with, applicable air quality policies of the General Plan's Air Quality Element, and impacts would be less than significant.***

TABLE 1
CONSISTENCY OF THE PROJECT WITH APPLICABLE AIR QUALITY POLICIES OF THE GENERAL PLAN

Recommendation	Analysis of Project Consistency
Air Quality Element	
Goal 1: Good air quality and mobility in an environment of continued population growth and healthy economic structure.	**Consistent.** The Project would provide medical office, restaurant, and retail, and employment opportunities in proximity to existing job centers and multiple existing and future transit options on an urban infill site. As such, Project patrons and employees would have access to convenient modes of transportation that provide options for reducing reliance on automobiles, thereby minimizing associated air pollutant emissions. The Project would incorporate project design features that would meet and exceed the applicable requirements of the State of California Green Building Standards Code and the City of Los Angeles Green Building Code. The Project would also reduce VMT as a result of its design and increased density in an urban infill location within an identified HQTA, with nearby access to existing and potential future public transportation within 1.5 miles of the Project Site, and its proximity to other destinations including job centers, retail and entertainment. As a result, the Project would provide people with convenient mobility options and a wide range of economic/employment opportunities.

Recommendation	Analysis of Project Consistency
Objective 1.1: It is the objective of the City of Los Angeles to reduce air pollutants consistent with the Regional Air Quality Management Plan, increase traffic mobility, and sustain economic growth citywide.	**Consistent.** The Project's location, land use characteristics and project design features would reduce emissions associated with energy and transportation. As discussed under Threshold a) in Section IV.A, *Air Quality*, of the Project's Draft EIR, the Project would be consistent with the relevant SCAG growth projections in the SCAG 2016-2040 RTP/SCS that were used in preparing the 2016 AQMP. The Project would occupy a location within an identified HQTA that is highly accessible by regional and local bus lines, including the five existing Metro bus routes (30/330, 20, 720, 728 and 705). The closest existing Metro light rail station is approximately 3.5 miles from the Project Site; however, the future Wilshire/La Cienega Metro Purple Line Station would be located approximately 1,500 feet to the west of the Project Site. This new transit infrastructure will increase the available capacity for transit riders to utilize from the Project Site. As such, the Project would be supportive of the Transportation Control Measures in the AQMP related to reducing vehicle trips for employees, visitors and residents. The Project would increase commercial density near public transit, which would reduce the Project's transportation-related emissions compared to a development that is not located near transit options.
Objective 1.3: It is the objective of the City of Los Angeles to reduce particulate air pollutants emanating from unpaved areas, parking lots, and construction sites.	**Consistent.** The Project would incorporate measures that would reduce particulate air pollutants from unpaved areas, existing surface parking lots and the Project construction site. The Project would implement required control measures for construction-related fugitive dust pursuant to SCAQMD Rule 403. The Project would also comply with the applicable provisions of the CARB Air Toxics Control Measure regarding idling limitations for diesel trucks reducing exhaust diesel particulate matter emissions. The Project would require the construction contractor(s) to comply with the applicable provisions of the CARB In-Use Off-Road Diesel Vehicle Regulation, which aims to reduce emissions through the installation of diesel particulate matter filters and encouraging the retirement, replacement, or repower of older, dirtier engines with newer emission-controlled models. The Project would require the contractors and vendors to comply with the applicable provisions of the CARB Truck and Bus regulation to reduce PM and NO_X emissions from existing diesel trucks. The Project would incorporate landscaped open spaces and the addition of 17 trees on the ground level, with additional trees provided in the small terraced landscaped patios on Floors 6 through 10.
Policy 1.3.1: Minimize particulate emissions from construction sites.	**Consistent.** The Project would incorporate measures that would reduce particulate air pollutants from construction activity as described under Objective 1.3 in Section IV.A, *Air Quality*, of the Project's Draft EIR.

Recommendation	Analysis of Project Consistency
Policy 1.3.2: Minimize particulate emissions from unpaved roads and parking lots associated with vehicular traffic.	**Consistent.** The Project would implement required control measures for construction-related fugitive dust pursuant to SCAQMD Rule 403, which would minimize particulate emissions from unpaved roads and parking lots associated with construction-related vehicular traffic. See also description under Objective 1.3 in Section IV.A, *Air Quality*, of the Project's Draft EIR.
Goal 2: Less reliance on single-occupant vehicles with fewer commute and non-work trips.	**Consistent.** The Project's land use characteristics would reduce trips and VMT due to its mixed-use design and increased density in an urban infill location within an identified HQTA, with nearby access to public transportation within 1,500 feet of the Project Site and its location in an area with access to multiple other destinations, including job centers, and retail uses. In addition, the Project would include on-site commercial/restaurant land uses, which would serve the local community and reduce reliance on single-occupancy vehicles. The Project would also provide bicycle parking facilities to encourage alternative modes of transportation.
Objective 2.1: It is the objective of the City of Los Angeles to reduce work trips as a step towards attaining trip reduction objectives necessary to achieve regional air quality goals.	**Consistent.** The Project would be located within an identified HQTA within 1 mile of existing public transportation, including five existing Metro bus routes (30/330, 20, 720, 728 and 705) and within 1,500 feet of the future Wilshire/La Cienega Metro Purple Line Station. This new transit infrastructure will increase the available capacity for transit riders to utilize from the Project Site. The Project would provide access to on-site uses from existing pedestrian pathways. The Project would also provide bicycle parking facilities. These features would reduce work trips and encourage employees and patrons to utilize alternative modes of transportation. In addition, the Applicant will develop and submit a TDM program that details the program elements. TDM program elements could include rideshare programs, discounted transit passes, and unbundled parking, although the exact measures to be implemented will be determined when the program is prepared (refer to Project Design FeatureTRAF-PDF-1, in Section IV.I, *Transportation*, of the Project's Draft EIR for additional details).
Policy 2.1.1: Utilize compressed work weeks and flextime, telecommuting, carpooling, vanpooling, public transit, and improve walking/bicycling related facilities in order to reduce vehicle trips and/or VMT as an employer and encourage the private sector to do the same to reduce work trips and traffic congestion.	**Consistent.** The Project would be located within one mile of existing and future public transportation, provide access to on-site uses from existing pedestrian pathways, provide bicycle parking facilities, and wired for internet. These features would reduce work trips, encourage employees and patrons to utilize alternative modes of transportation including public transportation, walking, and bicycling, and allow for telecommuting. In addition, the Applicant will develop and submit a TDM program that details the program elements. TDM program elements could include enhanced commute trip reduction program for office workers (refer to Project Design Feature TRAF-PDF-1, in Section IV.I, *Transportation*, of the Project's Draft EIR for additional details).

Recommendation	Analysis of Project Consistency
Objective 2.2: It is the objective of the City of Los Angeles to increase vehicle occupancy for non-work trips by creating disincentives for single passenger vehicles, and incentives for high occupancy vehicles.	**Consistent.** While this action applies to the City of Los Angeles and is not applicable to the Project, the Project would be located within an identified HQTA within one mile of existing public transportation, including five existing Metro bus routes (30/330, 20, 720, 728 and 705) and within 1,500 feet of the future Wilshire/La Cienega Metro Purple Line Station. This station would provide service to Downtown Los Angeles and connections to the Metro Blue, Expo, and Red Rail Lines and various bus lines. This new transit infrastructure will increase the available capacity for transit riders to utilize from the Project Site.
Policy 2.2.1: Discourage single-occupant vehicle use through a variety of measures such as market incentive strategies, mode-shift incentives, trip reduction plans and ridesharing subsidies.	**Consistent.** The Project is proposed on an infill location and would incorporate pedestrian pathways to connect to the existing sidewalk network. The Project would also encourage the use of electric vehicles, as the Project would provide 63 parking spaces that would be capable of supporting future EVSE and 21 parking spaces that would be equipped with EV charging stations. The Project would also provide bicycle parking spaces and facilities. In addition, the Project's land use characteristics, including its Location Efficiency, Increased Land Use Diversity and Mixed-Uses, Increased Transit Accessibility, Improved Design of Development, and Pedestrian Network Improvements, have been shown by CAPCOA to reduce VMT. In addition, the Project would be located within an identified HQTA within one mile of existing public transportation, including five existing Metro bus routes (30/330, 20, 720, 728 and 705) and within 1,500 feet of the future Wilshire/La Cienega Metro Purple Line Station. This station would provide service to Downtown Los Angeles and connections to the Metro Blue, Expo, and Red Rail Lines and various bus lines. This new transit infrastructure will increase the available capacity for transit riders to utilize from the Project Site. In addition, the Applicant will develop and submit a TDM program that details the program elements. TDM program elements could include rideshare programs, discounted transit passes, and unbundled parking, although the exact measures to be implemented will be determined when the plan is prepared (refer to Project Design Feature TRAF-PDF-1, in Section IV.I, *Transportation*, of the Project's Draft EIR for additional details).

Recommendation	Analysis of Project Consistency
Policy 2.2.2: Encourage multi-occupant vehicle travel and discourage single-occupant vehicle travel by instituting parking management practices.	**Consistent.** While this action applies to the City of Los Angeles and is not applicable to the Project, the Project would develop and submit a TDM program that details the program elements. TDM program elements could include rideshare programs, discounted transit passes, and unbundled parking, although the exact measures to be implemented will be determined when the plan is prepared (refer to Project Design FeatureTRAF-PDF-1, in Section IV.I, *Transportation*, of the Project's Draft EIR for additional details).
Goal 4: Minimize impact of existing land use patterns and future land use development on air quality by addressing the relationship between land use, transportation, and air quality.	**Consistent.** The Project would reduce trips and VMT due to its mixed-use design and increased density in an urban infill location within an identified HQTA, on-site amenities and commercial/restaurant uses, access to public transportation within one mile of the Project Site, and close proximity to multiple other destinations including job centers and retail uses. The Project would increase the commercial density near existing off-site residential uses and public transportation options, which would allow people to live near places of employment, retail, and commercial uses. As discussed in Section IV.A, *Air Quality*, of the Project's Draft EIR, the Project is consistent with the 2016 AQMP and the 2016-2040 RTP/SCS.
Objective 4.1: It is the objective of the City of Los Angeles to include the regional attainment of ambient air quality standards as a primary consideration in land use planning.	**Consistent.** The Project would occupy an urban infill location within an identified HQTA. The Project would co-locate complementary commercial land uses in proximity to existing job centers, and off-site residential and retail uses. The Project would be located within one mile of existing public transportation. Air quality impacts would be less than significant and would not cause or contribute to an exceedance of the ambient air quality standards. The analysis of the Project's potential air quality impacts relies upon the significance thresholds established by SCAQMD, which promote attainment of the ambient air quality standards. The Project's location and its land use characteristics would reduce land use planning-related air pollutant emissions, primarily mobile source emissions, consistent with CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures*, which provides emission reduction values for recommended strategies for reducing VMT and associated GHG and air pollutant emissions. As discussed in Section IV.A, *Air Quality*, of the Project's Draft EIR, the Project's location and its land use characteristics are consistent with the land use and transportation strategies identified in the 2016-2040 RTP/SCS that are incorporated into the 2016 AQMP, and that are identified as reducing mobile source emissions, including criteria pollutant emissions.
Policy 4.1.2: Ensure that project-level review and approval of land use development remain at the local level.	**Consistent.** The environmental review and approval of the Project would occur at the local level.

Recommendation	Analysis of Project Consistency
Objective 4.2: It is the objective of the City of Los Angeles to reduce vehicle trips and VMT associated with land use patterns.	**Consistent.** The Project would reduce trips and VMT due to its mixed-use design and increased density in an urban infill location within an identified HQTA, access to public transportation within one mile of the Project Site, and proximity to employment and retail destinations. The Project would include on-site office, retail, and restaurant land uses that would serve the local community and would be located within a quarter-mile of existing off-site residential, office, retail, and restaurant uses. The Project would also provide bicycle parking facilities to encourage utilization of alternative modes of transportation. See the discussion of Project characteristics and the discussion regarding consistency with the 2016 AQMP as discussed in Section IV.A, *Air Quality*, of the Project's Draft EIR. In addition, the Applicant will develop and submit a TDM program that details the program elements. TDM program elements could include rideshare programs, discounted transit passes, and unbundled parking, although the exact measures to be implemented will be determined when the plan is prepared (refer to Project Design Feature TRAF-PDF-1, in Section IV.I, *Transportation*, of the Project's Draft EIR for additional details).
Policy 4.2.2: Improve accessibility for the City's residents to places of employment, shopping centers and other establishments.	**Consistent.** The Project would provide commercial/restaurant uses in a compact urban infill location. The Project would add employment opportunities that are readily accessible via public and alternative forms of transportation including walking and bicycling. The Project would occupy an urban infill location within an identified HQTA with access to public transportation within one mile of the Project Site. The Project would be located within a quarter-mile of existing off-site residential, office, retail, and restaurant uses. The Project would also provide bicycle parking facilities to encourage utilization of alternative modes of transportation.
Policy 4.2.3: Ensure that new development is compatible with pedestrians, bicycles, transit, and alternative fuel vehicles.	**Consistent.** The Project would provide bicycle parking facilities to encourage utilization of alternative modes of transportation. The Project would also provide access to on-site uses from existing pedestrian pathways. The Project would provide 63 parking spaces that would be capable of supporting future EVSE and 21 parking spaces that would be equipped with EV charging stations.
Policy 4.2.4: Require that air quality impacts be a consideration in the review and approval of all discretionary projects.	**Consistent.** The environmental review and potential approval of the Project include an analysis of air quality impacts.

Recommendation	Analysis of Project Consistency
Policy 4.2.5: Emphasize trip reduction, alternative transit and congestion management measures for discretionary projects.	**Consistent.** The Project incorporates characteristics that would reduce VMT and trips, encourage alternative modes of transportation, and incorporate congestion management. The Project proposes increased density in an urban infill location within an identified HQTA within 1.5 miles of existing public transportation, and would provide bicycle parking facilities to encourage alternative modes of transportation. In addition, the Applicant will develop and submit a TDM program that details the program elements. TDM program elements could include rideshare programs, discounted transit passes, and unbundled parking, although the exact measures to be implemented will be determined when the plan is prepared (refer to Project Design Feature TRAF-PDF-1, in Section IV.I, *Transportation*, of the Project's Draft EIR for additional details).
Goal 5: Energy efficiency through land use and transportation planning, the use of renewable resources and less polluting fuels, and the implementation of conservation measures including passive methods such as site orientation and tree planting.	**Consistent.** The Project would be designed and operated to meet or exceed the applicable requirements of the State of California Green Building Standards Code and the City of Los Angeles Green Building Code. In addition to providing infrastructure for hybrid/electric vehicles as described in Section IV.A, *Air Quality*, of the Project's Draft EIR, the Project would incorporate sustainability measures and performance standards including diverting mixed construction and demolition debris to City certified construction and demolition waste processors, consistent with the Los Angeles City Council approved Council File 09-3029. The Project will comply with Title 24 City of Los Angeles Green Building Code, where the Project includes heat island reduction strategies, EVSE and EV charging stations, and energy efficiency strategies that will minimize building energy demand and associated air pollutant emissions. The Project would integrate landscaping throughout the Project Site, including at ground-level and on terraces on Floors 6 through 10 (see Chapter II, Project Description, of the Project's Draft EIR for additional details). The Project would include the addition of 17 trees and approximately 3,828 square feet of open space is proposed to be landscaped on Floors 6 through 10. Different plantings for the landscaped areas may include shrubs and perennials, groundcover, grasses, and cacti and succulents, depending on location and use.
Policy 5.1.4: Reduce energy consumption and associated air emissions by encouraging waste reduction and recycling.	**Consistent.** The Project would divert mixed construction and demolition debris to City certified construction and demolition waste processors, consistent with the Los Angeles City Council approved Council File 09-3029. The Project would also provide space for the collection and storage of recyclables such as paper, cardboard, glass, plastic, and metals.

Recommendation	Analysis of Project Consistency
Policy 5.3.1: Support the development and use of equipment powered by electric or low-emitting fuels.	**Consistent.** As discussed in Section IV.A, *Air Quality*, of the Project's Draft EIR, the Project would be designed and operated to meet or exceed the applicable requirements of the State of California Green Building Standards Code and the City of Los Angeles Green Building Code. The Project would provide 63 parking spaces that would be capable of supporting future EVSE and 21 parking spaces that would be equipped with EV charging stations.

SOURCE: ESA, 2020.

Based on the above analysis, the Project would be consistent with, not conflict with, applicable air quality policies of the General Plan's Air Quality Element, and impacts would be less than significant.

Greenhouse Gas Emissions Worksheets

Construction Emissions

656 San Vicente

Construction GHG Emissions Summary

	Project Construction Off-Road Emissions (MTCO2e)
2021	1,130
2022	1,042
2023	861
Total	3,033
	Project Construction On-Road Emissions (MTCO2e)
Total	1,757
	Project Total (MTCO2e)
	4,790
30 Year-Amortization	**160**

$MTCO_2e$=Metric Tons Carbon Dioxide equivalents

656 San Vicente - Construction

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	140.31	1000sqft	0.27	140,305.00	0
Unenclosed Parking with Elevator	418.00	Space	0.27	129,640.00	0
City Park	0.11	Acre	0.11	4,791.60	0
High Turnover (Sit Down Restaurant)	4.00	1000sqft	0.09	4,000.00	0
Strip Mall	1.00	1000sqft	0.02	1,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Construction Phase - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Off-road Equipment - See construction assumptions

Grading - See construction assumptions

Demolition -

Construction Off-road Equipment Mitigation - See construction assumptions

Land Use - See construction assumptions

Architectural Coating -

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tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	100	0
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tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	50	0
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2.0 Emissions Summary

2.1 Overall Construction

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2021	3-31-2021	1.1843	1.1843
2	4-1-2021	6-30-2021	3.0262	1.9541
3	7-1-2021	9-30-2021	3.1510	2.0302
4	10-1-2021	12-31-2021	2.1424	1.4949
5	1-1-2022	3-31-2022	1.9117	1.3371
6	4-1-2022	6-30-2022	1.9332	1.3522
7	7-1-2022	9-30-2022	1.9544	1.3671
8	10-1-2022	12-31-2022	1.9541	1.3668
9	1-1-2023	3-31-2023	1.7511	1.2062
10	4-1-2023	6-30-2023	1.7711	1.2202
11	7-1-2023	9-30-2023	2.5272	1.9702
		Highest	3.1510	2.0302

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/4/2021	2/1/2021	6	25	
2	Site Preparation	Site Preparation	2/2/2021	2/8/2021	6	6	
3	Grading	Grading	2/9/2021	3/11/2021	6	27	
4	Drainage/Utilities/Sub-Grade	Trenching	3/12/2021	4/2/2021	6	19	
5	Building Construction	Building Construction	4/4/2021	10/3/2023	6	782	
6	Foundations	Building Construction	4/4/2021	10/3/2021	6	156	
7	Architectural Coating	Architectural Coating	7/5/2023	10/31/2023	6	102	
8	Paving	Paving	9/4/2023	10/31/2023	6	50	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.76

Acres of Paving: 0.27

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 217,965; Non-Residential Outdoor: 72,655; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	8.00	78	0.48
Paving	Cement and Mortar Mixers	0	0.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	0	0.00	81	0.73
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	3	6.00	89	0.20
Site Preparation	Graders	0	0.00	174	0.41
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	0	0.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Demolition	Crawler Tractors	1	8.00	212	0.43
Demolition	Excavators	2	8.00	158	0.38
Demolition	Rough Terrain Forklifts	1	8.00	100	0.40
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Site Preparation	Rough Terrain Forklifts	1	8.00	100	0.40
Site Preparation	Skid Steer Loaders	1	8.00	65	0.37

Grading	Bore/Drill Rigs	2	8.00	221	0.50
Grading	Excavators	2	8.00	158	0.38
Grading	Plate Compactors	1	8.00	8	0.43
Grading	Rough Terrain Forklifts	1	8.00	100	0.40
Grading	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Skid Steer Loaders	1	8.00	65	0.37
Building Construction	Aerial Lifts	1	8.00	63	0.31
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Concrete/Industrial Saws	4	8.00	81	0.73
Building Construction	Generator Sets	3	8.00	84	0.74
Building Construction	Rough Terrain Forklifts	1	8.00	100	0.40
Building Construction	Welders	6	8.00	46	0.45
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rough Terrain Forklifts	1	8.00	100	0.40
Drainage/Utilities/Sub-Grade	Excavators	1	8.00	158	0.38
Drainage/Utilities/Sub-Grade	Rough Terrain Forklifts	1	8.00	100	0.40
Drainage/Utilities/Sub-Grade	Skid Steer Loaders	1	8.00	65	0.37
Drainage/Utilities/Sub-Grade	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Drainage/Utilities/Sub-Grade	Other Construction Equipment	1	8.00	172	0.42
Foundations	Cement and Mortar Mixers	4	8.00	9	0.56
Foundations	Cranes	1	8.00	231	0.29
Foundations	Forklifts	2	6.00	89	0.20
Foundations	Pumps	2	8.00	84	0.74
Foundations	Skid Steer Loaders	1	8.00	65	0.37
Foundations	Tractors/Loaders/Backhoes	2	8.00	97	0.37

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					8.3700e-003	0.0000	8.3700e-003	1.2700e-003	0.0000	1.2700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0444	0.4638	0.4142	6.4000e-004		0.0212	0.0212		0.0197	0.0197	0.0000	55.6971	55.6971	0.0162	0.0000	56.1029
Total	**0.0444**	**0.4638**	**0.4142**	**6.4000e-004**	**8.3700e-003**	**0.0212**	**0.0296**	**1.2700e-003**	**0.0197**	**0.0209**	**0.0000**	**55.6971**	**55.6971**	**0.0162**	**0.0000**	**56.1029**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.2600e-003	0.0000	3.2600e-003	4.9000e-004	0.0000	4.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0444	0.4638	0.4142	6.4000e-004		0.0212	0.0212		0.0197	0.0197	0.0000	55.6971	55.6971	0.0162	0.0000	56.1028
Total	**0.0444**	**0.4638**	**0.4142**	**6.4000e-004**	**3.2600e-003**	**0.0212**	**0.0244**	**4.9000e-004**	**0.0197**	**0.0202**	**0.0000**	**55.6971**	**55.6971**	**0.0162**	**0.0000**	**56.1028**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.2800e-003	0.0249	0.0314	4.0000e-005		1.3200e-003	1.3200e-003		1.2100e-003	1.2100e-003	0.0000	3.9100	3.9100	1.2600e-003	0.0000	3.9416
Total	**2.2800e-003**	**0.0249**	**0.0314**	**4.0000e-005**	**0.0000**	**1.3200e-003**	**1.3200e-003**	**0.0000**	**1.2100e-003**	**1.2100e-003**	**0.0000**	**3.9100**	**3.9100**	**1.2600e-003**	**0.0000**	**3.9416**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.2800e-003	0.0249	0.0314	4.0000e-005		1.3200e-003	1.3200e-003		1.2100e-003	1.2100e-003	0.0000	3.9100	3.9100	1.2600e-003	0.0000	3.9416
Total	**2.2800e-003**	**0.0249**	**0.0314**	**4.0000e-005**	**0.0000**	**1.3200e-003**	**1.3200e-003**	**0.0000**	**1.2100e-003**	**1.2100e-003**	**0.0000**	**3.9100**	**3.9100**	**1.2600e-003**	**0.0000**	**3.9416**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.0900e-003	0.0000	1.0900e-003	1.5000e-004	0.0000	1.5000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0268	0.2892	0.2881	6.6000e-004		0.0120	0.0120		0.0110	0.0110	0.0000	57.4778	57.4778	0.0185	0.0000	57.9402
Total	**0.0268**	**0.2892**	**0.2881**	**6.6000e-004**	**1.0900e-003**	**0.0120**	**0.0131**	**1.5000e-004**	**0.0110**	**0.0112**	**0.0000**	**57.4778**	**57.4778**	**0.0185**	**0.0000**	**57.9402**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.3000e-004	0.0000	4.3000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0268	0.2892	0.2881	6.6000e-004		0.0120	0.0120		0.0110	0.0110	0.0000	57.4777	57.4777	0.0185	0.0000	57.9401
Total	**0.0268**	**0.2892**	**0.2881**	**6.6000e-004**	**4.3000e-004**	**0.0120**	**0.0124**	**6.0000e-005**	**0.0110**	**0.0111**	**0.0000**	**57.4777**	**57.4777**	**0.0185**	**0.0000**	**57.9401**

3.5 Drainage/Utilities/Sub-Grade - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0116	0.1225	0.1472	2.2000e-004		6.2500e-003	6.2500e-003		5.7500e-003	5.7500e-003	0.0000	19.2088	19.2088	6.2100e-003	0.0000	19.3641
Total	**0.0116**	**0.1225**	**0.1472**	**2.2000e-004**		**6.2500e-003**	**6.2500e-003**		**5.7500e-003**	**5.7500e-003**	**0.0000**	**19.2088**	**19.2088**	**6.2100e-003**	**0.0000**	**19.3641**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0116	0.1225	0.1472	2.2000e-004		6.2500e-003	6.2500e-003		5.7500e-003	5.7500e-003	0.0000	19.2088	19.2088	6.2100e-003	0.0000	19.3641
Total	**0.0116**	**0.1225**	**0.1472**	**2.2000e-004**		**6.2500e-003**	**6.2500e-003**		**5.7500e-003**	**5.7500e-003**	**0.0000**	**19.2088**	**19.2088**	**6.2100e-003**	**0.0000**	**19.3641**

3.6 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.6563	4.9766	5.4465	9.2000e-003		0.2604	0.2604		0.2561	0.2561	0.0000	770.0898	770.0898	0.0921	0.0000	772.3916
Total	**0.6563**	**4.9766**	**5.4465**	**9.2000e-003**		**0.2604**	**0.2604**		**0.2561**	**0.2561**	**0.0000**	**770.0898**	**770.0898**	**0.0921**	**0.0000**	**772.3916**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3977	3.3692	4.0190	9.2000e-003		0.1861	0.1861		0.1837	0.1837	0.0000	580.7496	580.7496	0.0563	0.0000	582.1561
Total	**0.3977**	**3.3692**	**4.0190**	**9.2000e-003**		**0.1861**	**0.1861**		**0.1837**	**0.1837**	**0.0000**	**580.7496**	**580.7496**	**0.0563**	**0.0000**	**582.1561**

3.6 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.8108	6.1850	7.2644	0.0124		0.3032	0.3032		0.2983	0.2983	0.0000	1,034.5089	1,034.5089	0.1195	0.0000	1,037.4969
Total	**0.8108**	**6.1850**	**7.2644**	**0.0124**		**0.3032**	**0.3032**		**0.2983**	**0.2983**	**0.0000**	**1,034.5089**	**1,034.5089**	**0.1195**	**0.0000**	**1,037.4969**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.4939	4.1707	5.3822	0.0124		0.2166	0.2166		0.2138	0.2138	0.0000	780.1465	780.1465	0.0733	0.0000	781.9782
Total	**0.4939**	**4.1707**	**5.3822**	**0.0124**		**0.2166**	**0.2166**		**0.2138**	**0.2138**	**0.0000**	**780.1465**	**780.1465**	**0.0733**	**0.0000**	**781.9782**

3.6 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	tons/yr										MT/yr					
Off-Road	0.5674	4.3586	5.4490	9.3200e-003		0.1983	0.1983		0.1951	0.1951	0.0000	780.0177	780.0177	0.0865	0.0000	782.1790
Total	**0.5674**	**4.3586**	**5.4490**	**9.3200e-003**		**0.1983**	**0.1983**		**0.1951**	**0.1951**	**0.0000**	**780.0177**	**780.0177**	**0.0865**	**0.0000**	**782.1790**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3467	2.9124	4.0493	9.3200e-003		0.1409	0.1409		0.1392	0.1392	0.0000	588.2312	588.2312	0.0530	0.0000	589.5559
Total	**0.3467**	**2.9124**	**4.0493**	**9.3200e-003**		**0.1409**	**0.1409**		**0.1392**	**0.1392**	**0.0000**	**588.2312**	**588.2312**	**0.0530**	**0.0000**	**589.5559**

3.7 Foundations - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1598	1.5026	1.4299	2.5200e-003		0.0778	0.0778		0.0742	0.0742	0.0000	214.0586	214.0586	0.0424	0.0000	215.1182
Total	**0.1598**	**1.5026**	**1.4299**	**2.5200e-003**		**0.0778**	**0.0778**		**0.0742**	**0.0742**	**0.0000**	**214.0586**	**214.0586**	**0.0424**	**0.0000**	**215.1182**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0685	0.6260	0.6927	2.5200e-003		0.0348	0.0348		0.0324	0.0324	0.0000	86.6084	86.6084	0.0249	0.0000	87.2302
Total	**0.0685**	**0.6260**	**0.6927**	**2.5200e-003**		**0.0348**	**0.0348**		**0.0324**	**0.0324**	**0.0000**	**86.6084**	**86.6084**	**0.0249**	**0.0000**	**87.2302**

3.8 Architectural Coating - 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	tons/yr										MT/yr					
Archit. Coating	0.6968					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0130	0.0886	0.1232	2.0000e-004		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	17.3621	17.3621	1.0400e-003	0.0000	17.3881
Total	**0.7098**	**0.0886**	**0.1232**	**2.0000e-004**		**4.8200e-003**	**4.8200e-003**		**4.8200e-003**	**4.8200e-003**	**0.0000**	**17.3621**	**17.3621**	**1.0400e-003**	**0.0000**	**17.3881**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.6968					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0130	0.0886	0.1232	2.0000e-004		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	17.3621	17.3621	1.0400e-003	0.0000	17.3881
Total	**0.7098**	**0.0886**	**0.1232**	**2.0000e-004**		**4.8200e-003**	**4.8200e-003**		**4.8200e-003**	**4.8200e-003**	**0.0000**	**17.3621**	**17.3621**	**1.0400e-003**	**0.0000**	**17.3881**

3.9 Paving - 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	tons/yr										MT/yr					
Off-Road	0.0280	0.2852	0.4148	6.4000e-004		0.0137	0.0137		0.0126	0.0126	0.0000	56.6379	56.6379	0.0183	0.0000	57.0958
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0280**	**0.2852**	**0.4148**	**6.4000e-004**		**0.0137**	**0.0137**		**0.0126**	**0.0126**	**0.0000**	**56.6379**	**56.6379**	**0.0183**	**0.0000**	**57.0958**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0280	0.2852	0.4148	6.4000e-004		0.0137	0.0137		0.0126	0.0126	0.0000	56.6378	56.6378	0.0183	0.0000	57.0957
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0280**	**0.2852**	**0.4148**	**6.4000e-004**		**0.0137**	**0.0137**		**0.0126**	**0.0126**	**0.0000**	**56.6378**	**56.6378**	**0.0183**	**0.0000**	**57.0957**

Construction Energy Analysis

Temporary Construction Trailer - Electricity		kWh/sq ft			Total kWh	Total MWh	MTCO2e
Land Use	**Square Feet**	**Title 24 Electricity**	**Non-Title 24 Electricity**	**Lighting Electricity**			
General Office	1,000	4.60	4.62	3.77	**12,990**	**13**	**4.5**

Assumptions and Sources:

-CalEEMod 2016.3.2 default emission factors used to estimate energy use for temporary construction office

-Construction offices assumed to total 5,000 square feet

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Total On-Road Emissions

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Idling per Day (minutes)	Regional Emissions (MT/yr) Total CO2e	
Demolition	2021						
Total Haul Trips	300						
Hauling	12	25	8	20	15	9.77	
Vendor	6	25	8	6.9	15	1.47	
Worker	20	25	8	14.7	0	2.30	
					Total		13.54
Site Preparation	2021						
Total Haul Trips	0						
Hauling	0	6	8	20	15	0.00	
Vendor	6	6	8	6.9	15	0.35	
Worker	10	6	8	14.7	0	0.28	
					Total		0.63
Grading	2021						
Total Haul Trips	2460						
Hauling	92	27	8	20	15	80.92	
Vendor	6	27	8	6.9	15	1.59	
Worker	20	27	8	14.7	0	2.48	
					Total		84.99
Drainage/Utilities/Sub-Grade	2021						
Total Haul Trips	0						
Hauling	0	19	8	20	15	0.00	
Vendor	6	19	8	6.9	15	1.12	
Worker	10	19	8	14.7	0	0.87	
					Total		1.99
Building Construction	2021						
Total Haul Trips	0						
Hauling	0	233	8	20	15	0.00	
Vendor	26	233	8	6.9	15	59.51	
Worker	400	233	8	14.7	0	427.89	
					Total		487.40
Building Construction	2022						
Total Haul Trips	0						
Hauling	0	313	8	20	15	0.00	
Vendor	26	313	8	6.9	15	77.74	
Worker	400	313	8	14.7	0	556.62	
					Total		634.36
Building Construction	2023						
Total Haul Trips	0						
Hauling	0	236	8	20	15	0.00	
Vendor	26	236	8	6.9	15	55.79	
Worker	400	236	8	14.7	0	406.03	
					Total		461.82

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Total On-Road Emissions

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Idling per Day (minutes)	Regional Emissions (MT/yr) Total CO2e	
Foundations	2021						
Total Haul Trips	1000						
Hauling	7	156	8	20	15	35.57	
Vendor	0	156	8	6.9	15	0.00	
Worker	30	156	8	14.7	0	21.49	
					Total		57.06
Paving	2023						
Total Haul Trips	0						
Hauling	0	50	8	20	15	0.00	
Vendor	0	50	8	6.9	15	0.00	
Worker	20	50	8	14.7	0	4.30	
					Total		4.30
Architectural Coating	2023						
Total Haul Trips	0						
Hauling	0	102	8	20	15	0.00	
Vendor	0	102	8	6.9	15	0.00	
Worker	24	102	8	14.7	0	10.53	
					Total		10.53

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Running Emissions

	Running Emissions Factor (grams/mile)		
	CO2	CH4	N2O
2020Hauling Hauling	1551.87916	0.08112809	0.24599271
2020Vendor Vendor	1340.46338	0.04529837	0.19169371
2020Worker Worker	319.458691	0.00617495	0.00790785
2021Hauling Hauling	1520.07529	0.08121693	0.2410944
2021Vendor Vendor	1311.85371	0.04440854	0.18764154
2021Worker Worker	310.119284	0.00538825	0.00712331
2022Hauling Hauling	1477.43548	0.08019506	0.23446951
2022Vendor Vendor	1273.54109	0.04239589	0.18204996
2022Worker Worker	300.448479	0.00471177	0.00646256
2023Hauling Hauling	1394.21089	0.07850131	0.22145577
2023Vendor Vendor	1211.83967	0.04029686	0.17274956
2023Worker Worker	290.781675	0.00413135	0.00590029
GWP	1	25	290

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (MT/year) CO2	CH4	N2O	CO2e
Demolition	2021							
Total Haul Trips	300							
Hauling	12	25	8	20	9.12	0.01	0.42	9.55
Vendor	6	25	8	6.9	1.36	0.00	0.06	1.42
Worker	20	25	8	14.7	2.28	0.00	0.02	2.30
Site Preparation	2021							
Total Haul Trips	0							
Hauling	0	6	8	20	0.00	0.00	0.00	0.00
Vendor	6	6	8	6.9	0.33	0.00	0.01	0.34
Worker	10	6	8	14.7	0.27	0.00	0.00	0.28
Grading	2021							
Total Haul Trips	2460							
Hauling	92	27	8	20	75.52	0.10	3.47	79.09
Vendor	6	27	8	6.9	1.47	0.00	0.06	1.53
Worker	20	27	8	14.7	2.46	0.00	0.02	2.48
Drainage/Utilities/Sub-Grade	2021							
Total Haul Trips	0							
Hauling	0	19	8	20	0.00	0.00	0.00	0.00
Vendor	6	19	8	6.9	1.03	0.00	0.04	1.08
Worker	10	19	8	14.7	0.87	0.00	0.01	0.87
Building Construction	2021							
Total Haul Trips	0							
Hauling	0	233	8	20	0.00	0.00	0.00	0.00
Vendor	26	233	8	6.9	54.84	0.05	2.27	57.16
Worker	400	233	8	14.7	424.88	0.18	2.83	427.89

656 San Vicente
Running Emissions

	Running Emissions Factor (grams/mile)		
	CO2	CH4	N2O
2020Hauling Hauling	1551.87916	0.08112809	0.24599271
2020Vendor Vendor	1340.46338	0.04529837	0.19169371
2020Worker Worker	319.458691	0.00617495	0.00790785
2021Hauling Hauling	1520.07529	0.08121693	0.2410944
2021Vendor Vendor	1311.85371	0.04440854	0.18764154
2021Worker Worker	310.119284	0.00538825	0.00712331
2022Hauling Hauling	1477.43548	0.08019506	0.23446951
2022Vendor Vendor	1273.54109	0.04239589	0.18204996
2022Worker Worker	300.448479	0.00471177	0.00646256
2023Hauling Hauling	1394.21089	0.07850131	0.22145577
2023Vendor Vendor	1211.83967	0.04029686	0.17274956
2023Worker Worker	290.781675	0.00413135	0.00590029
GWP	1	25	290

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (MT/year) CO2	CH4	N2O	CO2e
Building Construction	2022							
Total Haul Trips	0							
Hauling	0	313	8	20	0.00	0.00	0.00	0.00
Vendor	26	313	8	6.9	71.51	0.06	2.96	74.54
Worker	400	313	8	14.7	552.96	0.22	3.45	556.62
Building Construction	2023							
Total Haul Trips	0							
Hauling	0	236	8	20	0.00	0.00	0.00	0.00
Vendor	26	236	8	6.9	51.31	0.04	2.12	53.47
Worker	400	236	8	14.7	403.51	0.14	2.37	406.03
Foundations	2021							
Total Haul Trips	1000							
Hauling	7	156	8	20	33.20	0.04	1.53	34.77
Vendor	0	156	8	6.9	0.00	0.00	0.00	0.00
Worker	30	156	8	14.7	21.33	0.01	0.14	21.49
Paving	2023							
Total Haul Trips	0							
Hauling	0	50	8	20	0.00	0.00	0.00	0.00
Vendor	0	50	8	6.9	0.00	0.00	0.00	0.00
Worker	20	50	8	14.7	4.27	0.00	0.03	4.30
Architectural Coating	2023							
Total Haul Trips	0							
Hauling	0	102	8	20	0.00	0.00	0.00	0.00
Vendor	0	102	8	6.9	0.00	0.00	0.00	0.00
Worker	24	102	8	14.7	10.46	0.00	0.06	10.53

656 San Vicente
Idling Emissions

	Idling Emissions Factor (grams/minute)		
	CO2	CH4	N2O
2020Hauling Hauling	46.4004861	0.00108436	0.0073249
2020Vendor Vendor	24.6020747	0.00063132	0.0038577
2020Worker Worker	0	0	0
2021Hauling Hauling	46.8010322	0.00108471	0.00738898
2021Vendor Vendor	24.7786148	0.00063074	0.00388666
2021Worker Worker	0	0	0
2022Hauling Hauling	47.4685097	0.00108165	0.00749494
2022Vendor Vendor	25.0816526	0.00062854	0.00393519
2022Worker Worker	0	0	0
2023Hauling Hauling	45.5898581	0.00108911	0.00720078
2023Vendor Vendor	24.0888937	0.0006324	0.00377979
2023Worker Worker	0	0	0
GWP	1	25	290

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling minutes per Day (miles)	Regional Emissions (MT/year) CO2	CH4	N2O	CO2e
Demolition	2021							
Total Haul Trips	300							
Hauling	12	25	8	15	0.21	0.00	0.01	0.22
Vendor	6	25	8	15	0.06	0.00	0.00	0.06
Worker	20	25	8	0	0.00	0.00	0.00	0.00
Site Preparation	2021							
Total Haul Trips	0							
Hauling	0	6	8	15	0.00	0.00	0.00	0.00
Vendor	6	6	8	15	0.01	0.00	0.00	0.01
Worker	10	6	8	0	0.00	0.00	0.00	0.00
Grading	2021							
Total Haul Trips	2460							
Hauling	92	27	8	15	1.74	0.00	0.08	1.82
Vendor	6	27	8	15	0.06	0.00	0.00	0.06
Worker	20	27	8	0	0.00	0.00	0.00	0.00
Drainage/Utilities/Sub-Grade	2021							
Total Haul Trips	0							
Hauling	0	19	8	15	0.00	0.00	0.00	0.00
Vendor	6	19	8	15	0.04	0.00	0.00	0.04
Worker	10	19	8	0	0.00	0.00	0.00	0.00
Building Construction	2021							
Total Haul Trips	0							
Hauling	0	233	8	15	0.00	0.00	0.00	0.00
Vendor	26	233	8	15	2.25	0.00	0.10	2.36
Worker	400	233	8	0	0.00	0.00	0.00	0.00
Building Construction	2022							
Total Haul Trips	0							
Hauling	0	313	8	15	0.00	0.00	0.00	0.00
Vendor	26	313	8	15	3.06	0.00	0.14	3.20
Worker	400	313	8	0	0.00	0.00	0.00	0.00
Building Construction	2023							
Total Haul Trips	0							
Hauling	0	236	8	15	0.00	0.00	0.00	0.00
Vendor	26	236	8	15	2.22	0.00	0.10	2.32
Worker	400	236	8	0	0.00	0.00	0.00	0.00

656 San Vicente
Idling Emissions

	Idling Emissions Factor (grams/minute)		
	CO2	CH4	N2O
2020Hauling Hauling	46.4004861	0.00108436	0.0073249
2020Vendor Vendor	24.6020747	0.00063132	0.0038577
2020Worker Worker	0	0	0
2021Hauling Hauling	46.8010322	0.00108471	0.00738898
2021Vendor Vendor	24.7786148	0.00063074	0.00388666
2021Worker Worker	0	0	0
2022Hauling Hauling	47.4685097	0.00108165	0.00749494
2022Vendor Vendor	25.0816526	0.00062854	0.00393519
2022Worker Worker	0	0	0
2023Hauling Hauling	45.5898581	0.00108911	0.00720078
2023Vendor Vendor	24.0888937	0.0006324	0.00377979
2023Worker Worker	0	0	0
GWP	1	25	290

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	Idling minutes per Day (miles)	Regional Emissions (MT/year) CO2	CH4	N2O	CO2e
Foundations	2021							
Total Haul Trips	1000							
Hauling	7	156	8	15	0.77	0.00	0.04	0.80
Vendor	0	156	8	15	0.00	0.00	0.00	0.00
Worker	30	156	8	0	0.00	0.00	0.00	0.00
Paving	2023							
Total Haul Trips	0							
Hauling	0	50	8	15	0.00	0.00	0.00	0.00
Vendor	0	50	8	15	0.00	0.00	0.00	0.00
Worker	20	50	8	0	0.00	0.00	0.00	0.00
Architectural Coating	2023							
Total Haul Trips	0							
Hauling	0	102	8	15	0.00	0.00	0.00	0.00
Vendor	0	102	8	15	0.00	0.00	0.00	0.00
Worker	24	102	8	0	0.00	0.00	0.00	0.00

Construction Energy Analysis
Construction Water Energy Estimates

Source	Acres	Construction Water Use per Day (Mgal)	Days of Water Use	Total Construction Water Use (Mgal)	Total Electricity Demand from Water Demand (MWh)	MTCO2e
Project Site	0.76	0.00228	77	0.176	2.3	0.8
CalEEMod Water Electricity Factors		**Electricity Intensity Factor To Supply (kWh/Mgal)**	**Electricity Intensity Factor To Treat (kWh/Mgal)**	**Electricity Intensity Factor To Distribute (kWh/Mgal)**	**Electricity Intensity Factor For Wastewater Treatment (kWh/Mgal)**	
Project Site		9727	111	1272	1911	

Sources and Assumptions:
-Electricity Intensity Factors - California Emissions Estimator Model (CalEEMod).
-Estimated construction water use assumed to be generally equivalent to landscape irrigation, based on a factor of 20.94 gallons per year per square foot of landscaped area within the Los Angeles area (Mediterranean climate), which assumes high water demand landscaping materials and an irrigation system efficiency of 85%. Factor is therefore (20.94 GAL/SF/year) x (43,560 SF/acre) / (365 days/year) / (0.85) = 2,940 gallons/acre/day, rounded up to 3,000 gallons/acre/day. (U.S. Department of Energy, Energy Efficiency & Renewable Energy, Federal Energy Management Program. “Guidelines for Estimating Unmetered Landscaping Water Use." July 2010. Page 12, Table 4 - Annual Irrigation Factor – Landscaped Areas with High Water Requirements).

Utility Provider: LADWP

	Year	RPS Mandate	Electricity Emission Factor (MT CO2/MWh)	Electricity Emission Factor (lbs CO2/MWh)
	Base	Base	0.5328	1174.64949
	2016	29.00%	0.378296486	834.00113
	Base	0%	0.5328	1174.6495
	2016	29%	0.3783	834.0011
4%	2017	30%	0.3712	818.3391
1.333%	2018	32%	0.3641	802.6771
11%	2019	33.00%	0.3570	787.0152
2.750%	2020	35.75%	0.3423	754.7123
2.750%	2021	38.50%	0.3277	722.4094
2.750%	2022	41.25%	0.3130	690.1066
	2023	44.00%	0.2984	657.8037
2.667%	2024	46.67%	0.2842	626.4797
2.667%	2025	49.33%	0.2700	595.1557
	2026	52.00%	0.2557	563.8318
2.67%	2027	54.67%	0.2415	532.5078
2.67%	2028	57.33%	0.2273	501.1838
	2029	60.00%	0.2131	469.8598
2.67%	2030	62.7%	0.1989	438.5358
2.67%	2031	65.3%	0.1847	407.2118
2.67%	2032	68.0%	0.1705	375.8878
2.67%	2033	70.7%	0.1563	344.5638
2.67%	2034	73.3%	0.1421	313.2399
2.67%	2035	76.0%	0.1279	281.9159
2.67%	2036	78.7%	0.1137	250.5919
2.67%	2037	81.3%	0.0995	219.2679
2.67%	2038	84.0%	0.0852	187.9439
2.67%	2039	86.7%	0.0710	156.6199
2.67%	2040	89.3%	0.0568	125.2959
2.67%	2041	92.0%	0.0426	93.9720
2.67%	2042	94.7%	0.0284	62.6480
2.67%	2043	97.3%	0.0142	31.3240
2.67%	2044	100%	0	0
0.00%	2045	100%	0	0
0.00%	2046	100%	0	0
0.00%	2047	100%	0	0
0.00%	2048	100%	0	0
0.00%	2049	100%	0	0
0.00%	2050	100%	0	0
0.00%	2051	100%	0	0
0.00%	2052	100%	0	0
	2053	100%	0	0

lbs/metric ton
2204.623

CH4 lbs/MWh	N2O lbs/MWh
0.029	0.006
MT/MWh	MT/MWh
1.31542E-05	2.72155E-06

[1] Los Angeles Department of Water and Power, 2017 Power Strategic Long-Term Resource Plan, December 2017. https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-integratedresourceplanning/a-p-irp-documents?_adf.ctrl-state=7vm6k5c6e_4&_afrLoop=401204849008238

[2] LADWP 2016 Power Content Label https://ww2.energy.ca.gov/pcl/labels/2016_labels/Los_Angeles_Department_of_Water_and_Power.pdf

[3] SB-100 California Renewables Portfolio Standard Program: Emissions of Greenhouse Gases, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180

SB100.

Existing Site Operational Emissions

656 San Vicente - Existing

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Elementary School	5.74	1000sqft	0.13	5,738.00	0
Strip Mall	8.23	1000sqft	0.19	8,225.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	754.71	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Year 2020 CO2 intensity factor adjusted to account for year 2020 RPS.

Land Use -

Construction Phase - Operational run for existing uses only.

Vehicle Trips - Mobile emissions for existing uses calculated outside of CalEEMod.

Energy Use - Historical energy used.

Water And Wastewater - Water usage values from Utilities and Service Systems section of Project's Initial Study.

Solid Waste - Solid waste generation rate from Utilities and Service Systems section of the Project's Initial Study.

Waste Mitigation - City of LA, Dept of Public Works, LA Sanitation, Zero Waste Progress Report, March 2013.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	2.00
tblConstructionPhase	PhaseEndDate	1/14/2019	1/2/2019
tblProjectCharacteristics	CO2IntensityFactor	1227.89	754.71
tblSolidWaste	SolidWasteGenerationRate	7.46	21.00
tblSolidWaste	SolidWasteGenerationRate	8.63	4.00
tblVehicleTrips	ST_TR	42.04	0.00
tblVehicleTrips	SU_TR	20.43	0.00
tblVehicleTrips	WD_TR	15.43	0.00
tblVehicleTrips	WD_TR	44.32	0.00
tblWater	IndoorWaterUseRate	166,442.30	65,700.00
tblWater	IndoorWaterUseRate	608,876.13	75,190.00
tblWater	OutdoorWaterUseRate	427,994.50	0.00
tblWater	OutdoorWaterUseRate	373,182.14	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0569	0.0000	1.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.5000e-004	3.5000e-004	0.0000	0.0000	3.7000e-004
Energy	4.5000e-004	4.0500e-003	3.4000e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004	0.0000	63.2542	63.2542	2.3500e-003	5.5000e-004	63.4764
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	5.0748	0.0000	5.0748	0.2999	0.0000	12.5725
Water						0.0000	0.0000		0.0000	0.0000	0.0447	0.6280	0.6727	4.6200e-003	1.1000e-004	0.8219
Total	**0.0574**	**4.0500e-003**	**3.5800e-003**	**2.0000e-005**	**0.0000**	**3.1000e-004**	**3.1000e-004**	**0.0000**	**3.1000e-004**	**3.1000e-004**	**5.1195**	**63.8826**	**69.0021**	**0.3069**	**6.6000e-004**	**76.8712**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0569	0.0000	1.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.5000e-004	3.5000e-004	0.0000	0.0000	3.7000e-004
Energy	4.5000e-004	4.0500e-003	3.4000e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004	0.0000	63.2542	63.2542	2.3500e-003	5.5000e-004	63.4764
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	1.2180	0.0000	1.2180	0.0720	0.0000	3.0174
Water						0.0000	0.0000		0.0000	0.0000	0.0447	0.6280	0.6727	4.6200e-003	1.1000e-004	0.8219
Total	**0.0574**	**4.0500e-003**	**3.5800e-003**	**2.0000e-005**	**0.0000**	**3.1000e-004**	**3.1000e-004**	**0.0000**	**3.1000e-004**	**3.1000e-004**	**1.2627**	**63.8826**	**65.1453**	**0.0790**	**6.6000e-004**	**67.3160**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**75.34**	**0.00**	**5.59**	**74.27**	**0.00**	**12.43**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Elementary School	0.00	0.00	0.00		
Strip Mall	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

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
Elementary School	16.60	8.40	6.90	65.00	30.00	5.00	63	25	12
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Elementary School	0.550339	0.043800	0.200255	0.122233	0.016799	0.005871	0.020633	0.029727	0.002027	0.001932	0.004726	0.000704	0.000955
Strip Mall	0.550339	0.043800	0.200255	0.122233	0.016799	0.005871	0.020633	0.029727	0.002027	0.001932	0.004726	0.000704	0.000955

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	58.8453	58.8453	2.2600e-003	4.7000e-004	59.0412
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	58.8453	58.8453	2.2600e-003	4.7000e-004	59.0412
NaturalGas Mitigated	4.5000e-004	4.0500e-003	3.4000e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004	0.0000	4.4090	4.4090	8.0000e-005	8.0000e-005	4.4352
NaturalGas Unmitigated	4.5000e-004	4.0500e-003	3.4000e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004	0.0000	4.4090	4.4090	8.0000e-005	8.0000e-005	4.4352

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Elementary School	67651	3.6000e-004	3.3200e-003	2.7900e-003	2.0000e-005		2.5000e-004	2.5000e-004		2.5000e-004	2.5000e-004	0.0000	3.6101	3.6101	7.0000e-005	7.0000e-005	3.6316
Strip Mall	14969.5	8.0000e-005	7.3000e-004	6.2000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.7988	0.7988	2.0000e-005	1.0000e-005	0.8036
Total		**4.4000e-004**	**4.0500e-003**	**3.4100e-003**	**2.0000e-005**		**3.1000e-004**	**3.1000e-004**		**3.1000e-004**	**3.1000e-004**	**0.0000**	**4.4090**	**4.4090**	**9.0000e-005**	**8.0000e-005**	**4.4352**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Elementary School	67651	3.6000e-004	3.3200e-003	2.7900e-003	2.0000e-005		2.5000e-004	2.5000e-004		2.5000e-004	2.5000e-004	0.0000	3.6101	3.6101	7.0000e-005	7.0000e-005	3.6316
Strip Mall	14969.5	8.0000e-005	7.3000e-004	6.2000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.7988	0.7988	2.0000e-005	1.0000e-005	0.8036
Total		**4.4000e-004**	**4.0500e-003**	**3.4100e-003**	**2.0000e-005**		**3.1000e-004**	**3.1000e-004**		**3.1000e-004**	**3.1000e-004**	**0.0000**	**4.4090**	**4.4090**	**9.0000e-005**	**8.0000e-005**	**4.4352**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Elementary School	40625	13.9072	5.3000e-004	1.1000e-004	13.9535
Strip Mall	131271	44.9381	1.7300e-003	3.6000e-004	45.0877
Total		**58.8453**	**2.2600e-003**	**4.7000e-004**	**59.0412**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Elementary School	40625	13.9072	5.3000e-004	1.1000e-004	13.9535
Strip Mall	131271	44.9381	1.7300e-003	3.6000e-004	45.0877
Total		**58.8453**	**2.2600e-003**	**4.7000e-004**	**59.0412**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0569	0.0000	1.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.5000e-004	3.5000e-004	0.0000	0.0000	3.7000e-004
Unmitigated	0.0569	0.0000	1.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.5000e-004	3.5000e-004	0.0000	0.0000	3.7000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	6.4700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0505					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-005	0.0000	1.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.5000e-004	3.5000e-004	0.0000	0.0000	3.7000e-004
Total	**0.0570**	**0.0000**	**1.8000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**3.5000e-004**	**3.5000e-004**	**0.0000**	**0.0000**	**3.7000e-004**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	6.4700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0505					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-005	0.0000	1.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.5000e-004	3.5000e-004	0.0000	0.0000	3.7000e-004
Total	**0.0570**	**0.0000**	**1.8000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**3.5000e-004**	**3.5000e-004**	**0.0000**	**0.0000**	**3.7000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.6727	4.6200e-003	1.1000e-004	0.8219
Unmitigated	0.6727	4.6200e-003	1.1000e-004	0.8219

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Elementary School	0.0657 / 0	0.3137	2.1500e-003	5.0000e-005	0.3833
Strip Mall	0.07519 / 0	0.3590	2.4600e-003	6.0000e-005	0.4386
Total		**0.6727**	**4.6100e-003**	**1.1000e-004**	**0.8219**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Elementary School	0.0657 / 0	0.3137	2.1500e-003	5.0000e-005	0.3833
Strip Mall	0.07519 / 0	0.3590	2.4600e-003	6.0000e-005	0.4386
Total		**0.6727**	**4.6100e-003**	**1.1000e-004**	**0.8219**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.2180	0.0720	0.0000	3.0174
Unmitigated	5.0748	0.2999	0.0000	12.5725

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Elementary School	21	4.2628	0.2519	0.0000	10.5609
Strip Mall	4	0.8120	0.0480	0.0000	2.0116
Total		**5.0748**	**0.2999**	**0.0000**	**12.5725**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Elementary School	5.04	1.0231	0.0605	0.0000	2.5346
Strip Mall	0.96	0.1949	0.0115	0.0000	0.4828
Total		**1.2179**	**0.0720**	**0.0000**	**3.0174**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

656 San Vicente
Draft Environmental Impact Report
Air Quality Assessment
Greenhouse Gas Assessment

Operational Mobile Emissions

				GHG Emissions (metric tons/mile)				GHG Emissions (metric tons/year)			
Scenario	**Year**	**VMT/day**	**VMT/year**	**CO2**	**CH4**	**N2O**	**CO2e**	**CO2**	**CH4**	**N2O**	**CO2e**
Existing	2020	2,132	778,180	0.00039	2.60E-08	2.20E-08	0.00040	306.72	0.02	0.02	312.32

Source: ESA 2020, EMFAC2017, Gibson Transportation Consulting, INC.

EMFAC2017 (v1.0.2) Emissions Inventory
Region Type: Sub-Area
Region: Los Angeles (SC)
Calendar Year: 2021, 2022, 2023, 2024
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/day for VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption

Emission Factors (Metric Tons/mile)

Year	CO2	CH4	N2O
2020	0.00039415	2.60118E-08	2.19988E-08
2021	0.0003843	2.46522E-08	2.12134E-08
2022	0.00037353	2.29226E-08	2.0433E-08
2023	0.00036128	2.1955E-08	1.9499E-08

Source: EMFAC2017

Operational Emissions

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Greenhouse Gas Emissions Summary

Project Operations Summary Without GHG Reduction Characteristics, Features, and Measures (Full Buildout Year 2024)	
Category	**$MTCO_2e/yr$**
Mobile	5,316
Area	0.015
Electricity	782
Natural Gas	128
Waste	25
Water	92
Emergency Generators	8
EV Charging Stations	79
Construction	160
Project Subtotal	**6,590**
Existing	380
Project Net Total GHG Emissions	**6,210**

$MTCO_2e$=Metric Tons Carbon Dioxide equivalents

Project Operations Summary (Full Buildout Year 2023)	
Category	**$MTCO_2e/yr$**
Mobile	3,277
Area	0.015
Electricity	656
Natural Gas	127
Waste	25
Water	83
Emergency Generators	8
EV Charging Stations	69
Construction	160
Project Subtotal	**4,405**
Existing	380
Project Net Total GHG Emissions	**4,025**

$MTCO_2e$=Metric Tons Carbon Dioxide equivalents

Existing Emissions Summary	
Category	**$MTCO_2e/yr$**
On Road Mobile Sources	312.3
Area	3.70E-04
Electricity	59.0
Natural Gas	4.4
Solid Waste	3.0
Water	0.8
Total Existing Emissions	**380**

Operational GHG Analysis

GHG Emission Summary

Location	Spaces[1]	Days	Number of Charge Hours per Day	EV Charging Capacity (KW)[2]	MWh/yr	GHG CO2e Intensity Factor Year 2023 (lbs/MWh)	GHG Emissions CO2e (lbs/yr)	GHG Emissions CO2e (MT/yr)
Non-Residential	42	365	4	3.75	230	660.313	151,838.97	68.87
Total	**42**				**230**			

Sources and Assumptions:

[1] Number of spaces equal to 5% of the Project's total parking spaces and is based on City of Los Angeles' Code Ordinances requiring a minimum of 5% of parking spaces be EV charging station equipped in non-residential land uses

[2] EV Station charge rate based on fuel economy of an EV vehicle of 0.25 kWh/mile and conservative assumption of 50% Battery Electric Vehicle (BEV) and 50% Plug-in Hybrid Electric Vehicle (PHEV) where BEV mileage per hour of charge is 20 miles and PHEV mileage per hour charge is 10 miles. U.S Department of Energy, 2016, Benefits and Considerations of Electricity as a Vehicle Fuel, http://www.afdc.energy.gov/fuels/electricity_benefits.html. CARB, Electric Vehicle (EV) Charging Infrastruture: Multifamily Building Standards.

Operational GHG Analysis

GHG Emission Summary - Without GHG Reduction Features

Location	Spaces[1]	Days	Number of Charge Hours per Day	EV Charging Capacity (KW)[2]	MWh/yr	GHG CO2e Intensity Factor Year 2023 (lbs/MWh)	GHG Emissions CO2e (lbs/yr)	GHG Emissions CO2e (MT/yr)
Non-Residential	42	365	4	3.75	230	761.313	175,063.92	79.41
Total	**42**				**230**			

Sources and Assumptions:

[1] Number of spaces equal to 5% of the Project's total parking spaces and is based on City of Los Angeles' Code Ordinances requiring a minimum of 5% of parking spaces be EV charging station equipped in non-residential land uses

[2] EV Station charge rate based on fuel economy of an EV vehicle of 0.25 kWh/mile and conservative assumption of 50% Battery Electric Vehicle (BEV) and 50% Plug-in Hybrid Electric Vehicle (PHEV) where BEV mileage per hour of charge is 20 miles and PHEV mileage per hour charge is 10 miles. U.S Department of Energy, 2016, Benefits and Considerations of Electricity as a Vehicle Fuel, http://www.afdc.energy.gov/fuels/electricity_benefits.html. CARB, Electric Vehicle (EV) Charging Infrastruture: Multifamily Building Standards.

656 San Vicente - Operations

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	140.31	1000sqft	0.27	140,305.00	0
Strip Mall	1.00	1000sqft	0.02	1,000.00	0
High Turnover (Sit Down Restaurant)	4.00	1000sqft	0.09	4,000.00	0
Unenclosed Parking with Elevator	418.00	Space	0.27	129,640.00	0
City Park	0.11	Acre	0.11	4,643.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	657.8	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Year 2023 CO2 intensity factor adjusted for year 2023 RPS.

Land Use - see operational assumptions

Construction Phase - Operational run for Project only.

Vehicle Trips - Project operational mobile emissions calculated outside of CalEEMod.

Energy Use - Energy use adjusted for 2019 Title 24 Standards.

Water And Wastewater - Water usage values from Utilities and Service Systems section of Project's Initial Study.

Solid Waste - Solid waste generation rate from Utilities and Service Systems section of the Project's Initial Study.

Waste Mitigation - City of LA, Dept of Public Works, LA Sanitation, Zero Waste Progress Report, March 2013.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	2.00
tblConstructionPhase	PhaseEndDate	1/15/2021	1/2/2021
tblEnergyUse	T24E	8.11	7.24
tblEnergyUse	T24E	4.60	4.11
tblEnergyUse	T24E	4.01	3.58
tblEnergyUse	T24NG	42.98	42.55
tblEnergyUse	T24NG	10.02	9.92
tblEnergyUse	T24NG	1.15	1.14
tblLandUse	LandUseSquareFeet	167,200.00	129,640.00
tblLandUse	LandUseSquareFeet	4,791.60	4,643.00
tblLandUse	LotAcreage	3.22	0.27
tblLandUse	LotAcreage	3.76	0.27
tblProjectCharacteristics	CO2IntensityFactor	1227.89	657.8
tblSolidWaste	SolidWasteGenerationRate	0.01	0.00
tblSolidWaste	SolidWasteGenerationRate	47.60	49.00
tblSolidWaste	SolidWasteGenerationRate	1,515.35	154.00
tblSolidWaste	SolidWasteGenerationRate	1.05	1.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	ST_TR	8.96	0.00
tblVehicleTrips	ST_TR	42.04	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	SU_TR	1.55	0.00
tblVehicleTrips	SU_TR	20.43	0.00
tblVehicleTrips	WD_TR	1.89	0.00

tblVehicleTrips	WD_TR	127.15	0.00
tblVehicleTrips	WD_TR	36.13	0.00
tblVehicleTrips	WD_TR	44.32	0.00
tblWater	IndoorWaterUseRate	1,214,134.85	2,923,650.00
tblWater	IndoorWaterUseRate	17,606,174.22	12,802,740.00
tblWater	IndoorWaterUseRate	74,072.52	18,250.00
tblWater	OutdoorWaterUseRate	131,062.95	0.00
tblWater	OutdoorWaterUseRate	77,497.97	0.00
tblWater	OutdoorWaterUseRate	3,353,557.00	0.00
tblWater	OutdoorWaterUseRate	45,399.29	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6033	7.0000e-005	7.1900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0140	0.0140	4.0000e-005	0.0000	0.0149
Energy	0.0128	0.1162	0.0976	7.0000e-004		8.8300e-003	8.8300e-003		8.8300e-003	8.8300e-003	0.0000	780.3191	780.3191	0.0313	8.2800e-003	783.5685
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	41.4102	0.0000	41.4102	2.4473	0.0000	102.5919
Water						0.0000	0.0000		0.0000	0.0000	4.9951	61.1698	66.1648	0.5157	0.0127	82.8344
Total	**0.6161**	**0.1162**	**0.1048**	**7.0000e-004**	**0.0000**	**8.8600e-003**	**8.8600e-003**	**0.0000**	**8.8600e-003**	**8.8600e-003**	**46.4052**	**841.5028**	**887.9080**	**2.9943**	**0.0210**	**969.0098**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6033	7.0000e-005	7.1900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0140	0.0140	4.0000e-005	0.0000	0.0149
Energy	0.0128	0.1162	0.0976	7.0000e-004		8.8300e-003	8.8300e-003		8.8300e-003	8.8300e-003	0.0000	780.3191	780.3191	0.0313	8.2800e-003	783.5685
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	9.9384	0.0000	9.9384	0.5873	0.0000	24.6221
Water						0.0000	0.0000		0.0000	0.0000	4.9951	61.1698	66.1648	0.5157	0.0127	82.8344
Total	**0.6161**	**0.1162**	**0.1048**	**7.0000e-004**	**0.0000**	**8.8600e-003**	**8.8600e-003**	**0.0000**	**8.8600e-003**	**8.8600e-003**	**14.9335**	**841.5028**	**856.4363**	**1.1344**	**0.0210**	**891.0399**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**67.82**	**0.00**	**3.54**	**62.12**	**0.00**	**8.05**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Medical Office Building	0.00	0.00	0.00		
Strip Mall	0.00	0.00	0.00		
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Medical Office Building	16.60	8.40	6.90	29.60	51.40	19.00	60	30	10
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15
Unenclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
High Turnover (Sit Down Restaurant)	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Medical Office Building	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Strip Mall	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Unenclosed Parking with Elevator	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	653.8739	653.8739	0.0288	5.9600e-003	656.3719
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	653.8739	653.8739	0.0288	5.9600e-003	656.3719
NaturalGas Mitigated	0.0128	0.1162	0.0976	7.0000e-004		8.8300e-003	8.8300e-003		8.8300e-003	8.8300e-003	0.0000	126.4453	126.4453	2.4200e-003	2.3200e-003	127.1967
NaturalGas Unmitigated	0.0128	0.1162	0.0976	7.0000e-004		8.8300e-003	8.8300e-003		8.8300e-003	8.8300e-003	0.0000	126.4453	126.4453	2.4200e-003	2.3200e-003	127.1967

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	921320	4.9700e-003	0.0452	0.0379	2.7000e-004		3.4300e-003	3.4300e-003		3.4300e-003	3.4300e-003	0.0000	49.1651	49.1651	9.4000e-004	9.0000e-004	49.4573
Medical Office Building	1.44654e+006	7.8000e-003	0.0709	0.0596	4.3000e-004		5.3900e-003	5.3900e-003		5.3900e-003	5.3900e-003	0.0000	77.1931	77.1931	1.4800e-003	1.4200e-003	77.6519
Strip Mall	1630	1.0000e-005	8.0000e-005	7.0000e-005	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.0870	0.0870	0.0000	0.0000	0.0875
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0128**	**0.1162**	**0.0976**	**7.0000e-004**		**8.8300e-003**	**8.8300e-003**		**8.8300e-003**	**8.8300e-003**	**0.0000**	**126.4453**	**126.4453**	**2.4200e-003**	**2.3200e-003**	**127.1967**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	921320	4.9700e-003	0.0452	0.0379	2.7000e-004		3.4300e-003	3.4300e-003		3.4300e-003	3.4300e-003	0.0000	49.1651	49.1651	9.4000e-004	9.0000e-004	49.4573
Medical Office Building	1.44654e+006	7.8000e-003	0.0709	0.0596	4.3000e-004		5.3900e-003	5.3900e-003		5.3900e-003	5.3900e-003	0.0000	77.1931	77.1931	1.4800e-003	1.4200e-003	77.6519
Strip Mall	1630	1.0000e-005	8.0000e-005	7.0000e-005	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.0870	0.0870	0.0000	0.0000	0.0875
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0128**	**0.1162**	**0.0976**	**7.0000e-004**		**8.8300e-003**	**8.8300e-003**		**8.8300e-003**	**8.8300e-003**	**0.0000**	**126.4453**	**126.4453**	**2.4200e-003**	**2.3200e-003**	**127.1967**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	173080	51.6424	2.2800e-003	4.7000e-004	51.8397
Medical Office Building	1.75381e+006	523.2904	0.0231	4.7700e-003	525.2895
Strip Mall	13070	3.8997	1.7000e-004	4.0000e-005	3.9146
Unenclosed Parking with Elevator	251502	75.0413	3.3100e-003	6.8000e-004	75.3280
Total		**653.8739**	**0.0288**	**5.9600e-003**	**656.3719**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	173080	51.6424	2.2800e-003	4.7000e-004	51.8397
Medical Office Building	1.75381e+006	523.2904	0.0231	4.7700e-003	525.2895
Strip Mall	13070	3.8997	1.7000e-004	4.0000e-005	3.9146
Unenclosed Parking with Elevator	251502	75.0413	3.3100e-003	6.8000e-004	75.3280
Total		**653.8739**	**0.0288**	**5.9600e-003**	**656.3719**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6033	7.0000e-005	7.1900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0140	0.0140	4.0000e-005	0.0000	0.0149
Unmitigated	0.6033	7.0000e-005	7.1900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0140	0.0140	4.0000e-005	0.0000	0.0149

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0692					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5335					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.7000e-004	7.0000e-005	7.1900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0140	0.0140	4.0000e-005	0.0000	0.0149
Total	**0.6033**	**7.0000e-005**	**7.1900e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**	**0.0000**	**0.0140**	**0.0140**	**4.0000e-005**	**0.0000**	**0.0149**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0692					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5335					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.7000e-004	7.0000e-005	7.1900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0140	0.0140	4.0000e-005	0.0000	0.0149
Total	**0.6033**	**7.0000e-005**	**7.1900e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**	**0.0000**	**0.0140**	**0.0140**	**4.0000e-005**	**0.0000**	**0.0149**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	66.1648	0.5157	0.0127	82.8344
Unmitigated	66.1648	0.5157	0.0127	82.8344

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	2.92365 / 0	12.2863	0.0958	2.3500e-003	15.3817
Medical Office Building	12.8027 / 0	53.8018	0.4194	0.0103	67.3567
Strip Mall	0.01825 / 0	0.0767	6.0000e-004	1.0000e-005	0.0960
Unenclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**66.1648**	**0.5157**	**0.0127**	**82.8344**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	2.92365 / 0	12.2863	0.0958	2.3500e-003	15.3817
Medical Office Building	12.8027 / 0	53.8018	0.4194	0.0103	67.3567
Strip Mall	0.01825 / 0	0.0767	6.0000e-004	1.0000e-005	0.0960
Unenclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**66.1648**	**0.5157**	**0.0127**	**82.8344**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	9.9384	0.5873	0.0000	24.6221
Unmitigated	41.4102	2.4473	0.0000	102.5919

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	49	9.9466	0.5878	0.0000	24.6422
Medical Office Building	154	31.2606	1.8475	0.0000	77.4468
Strip Mall	1	0.2030	0.0120	0.0000	0.5029
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		**41.4102**	**2.4473**	**0.0000**	**102.5919**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	11.76	2.3872	0.1411	0.0000	5.9141
Medical Office Building	36.96	7.5026	0.4434	0.0000	18.5872
Strip Mall	0.24	0.0487	2.8800e-003	0.0000	0.1207
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		**9.9384**	**0.5874**	**0.0000**	**24.6221**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

656 San Vicente - Operations

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	140.31	1000sqft	0.27	140,305.00	0
Unenclosed Parking with Elevator	418.00	Space	0.27	129,640.00	0
City Park	0.11	Acre	0.11	4,643.00	0
High Turnover (Sit Down Restaurant)	4.00	1000sqft	0.09	4,000.00	0
Strip Mall	1.00	1000sqft	0.02	1,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	758.8	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor linearly adjusted for year 2023 consistent with CARB's Scoping Plan Statewide NAT forecast for the AB 32.

Land Use - see operational assumptions

Construction Phase - Operational run for Project only.

Vehicle Trips - Project operational mobile emissions calculated outside of CalEEMod.

Energy Use -

Water And Wastewater - Water usage values from Utilities and Service Systems section of Project's Initial Study.

Solid Waste - Solid waste generation rate from Utilities and Service Systems section of the Project's Initial Study.

Waste Mitigation - City of LA, Dept of Public Works, LA Sanitation, Zero Waste Progress Report, March 2013.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	2.00
tblLandUse	LandUseSquareFeet	140,310.00	140,305.00
tblLandUse	LandUseSquareFeet	167,200.00	129,640.00
tblLandUse	LandUseSquareFeet	4,791.60	4,643.00
tblLandUse	LotAcreage	3.22	0.27
tblLandUse	LotAcreage	3.76	0.27
tblProjectCharacteristics	CO2IntensityFactor	1227.89	758.8
tblSolidWaste	SolidWasteGenerationRate	0.01	0.00
tblSolidWaste	SolidWasteGenerationRate	47.60	49.00
tblSolidWaste	SolidWasteGenerationRate	1,515.35	154.00
tblSolidWaste	SolidWasteGenerationRate	1.05	1.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	ST_TR	8.96	0.00
tblVehicleTrips	ST_TR	42.04	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	SU_TR	1.55	0.00
tblVehicleTrips	SU_TR	20.43	0.00
tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	127.15	0.00
tblVehicleTrips	WD_TR	36.13	0.00
tblVehicleTrips	WD_TR	44.32	0.00
tblWater	IndoorWaterUseRate	1,214,134.85	2,923,650.00
tblWater	IndoorWaterUseRate	17,606,174.22	12,802,740.00
tblWater	IndoorWaterUseRate	74,072.52	18,250.00
tblWater	OutdoorWaterUseRate	131,062.95	0.00
tblWater	OutdoorWaterUseRate	77,497.97	0.00

tblWater	OutdoorWaterUseRate	3,353,557.00	0.00
tblWater	OutdoorWaterUseRate	45,399.29	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6033	7.0000e-005	7.1900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0140	0.0140	4.0000e-005	0.0000	0.0149
Energy	0.0129	0.1169	0.0982	7.0000e-004		8.8900e-003	8.8900e-003		8.8900e-003	8.8900e-003	0.0000	906.5657	906.5657	0.0322	8.5000e-003	909.9029
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	41.4102	0.0000	41.4102	2.4473	0.0000	102.5919
Water						0.0000	0.0000		0.0000	0.0000	4.9951	70.5619	75.5569	0.5157	0.0127	92.2266
Total	**0.6162**	**0.1170**	**0.1054**	**7.0000e-004**	**0.0000**	**8.9200e-003**	**8.9200e-003**	**0.0000**	**8.9200e-003**	**8.9200e-003**	**46.4052**	**977.1415**	**1,023.5467**	**2.9953**	**0.0212**	**1,104.7363**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6033	7.0000e-005	7.1900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0140	0.0140	4.0000e-005	0.0000	0.0149
Energy	0.0129	0.1169	0.0982	7.0000e-004		8.8900e-003	8.8900e-003		8.8900e-003	8.8900e-003	0.0000	906.5657	906.5657	0.0322	8.5000e-003	909.9029
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	9.9384	0.0000	9.9384	0.5873	0.0000	24.6221
Water						0.0000	0.0000		0.0000	0.0000	4.9951	70.5619	75.5569	0.5157	0.0127	92.2266
Total	**0.6162**	**0.1170**	**0.1054**	**7.0000e-004**	**0.0000**	**8.9200e-003**	**8.9200e-003**	**0.0000**	**8.9200e-003**	**8.9200e-003**	**14.9335**	**977.1415**	**992.0750**	**1.1353**	**0.0212**	**1,026.7664**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**67.82**	**0.00**	**3.07**	**62.10**	**0.00**	**7.06**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Medical Office Building	0.00	0.00	0.00		
Strip Mall	0.00	0.00	0.00		
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Medical Office Building	16.60	8.40	6.90	29.60	51.40	19.00	60	30	10
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15
Unenclosed Parking with	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
High Turnover (Sit Down Restaurant)	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Medical Office Building	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Strip Mall	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Unenclosed Parking with Elevator	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	779.2794	779.2794	0.0298	6.1600e-003	781.8602
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	779.2794	779.2794	0.0298	6.1600e-003	781.8602
NaturalGas Mitigated	0.0129	0.1169	0.0982	7.0000e-004		8.8900e-003	8.8900e-003		8.8900e-003	8.8900e-003	0.0000	127.2863	127.2863	2.4400e-003	2.3300e-003	128.0427
NaturalGas Unmitigated	0.0129	0.1169	0.0982	7.0000e-004		8.8900e-003	8.8900e-003		8.8900e-003	8.8900e-003	0.0000	127.2863	127.2863	2.4400e-003	2.3300e-003	128.0427

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	923040	4.9800e-003	0.0453	0.0380	2.7000e-004		3.4400e-003	3.4400e-003		3.4400e-003	3.4400e-003	0.0000	49.2569	49.2569	9.4000e-004	9.0000e-004	49.5496
Medical Office Building	1.46058e+006	7.8800e-003	0.0716	0.0601	4.3000e-004		5.4400e-003	5.4400e-003		5.4400e-003	5.4400e-003	0.0000	77.9419	77.9419	1.4900e-003	1.4300e-003	78.4050
Strip Mall	1640	1.0000e-005	8.0000e-005	7.0000e-005	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.0875	0.0875	0.0000	0.0000	0.0880
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0129**	**0.1169**	**0.0982**	**7.0000e-004**		**8.8900e-003**	**8.8900e-003**		**8.8900e-003**	**8.8900e-003**	**0.0000**	**127.2863**	**127.2863**	**2.4300e-003**	**2.3300e-003**	**128.0427**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	923040	4.9800e-003	0.0453	0.0380	2.7000e-004		3.4400e-003	3.4400e-003		3.4400e-003	3.4400e-003	0.0000	49.2569	49.2569	9.4000e-004	9.0000e-004	49.5496
Medical Office Building	1.46058e+006	7.8800e-003	0.0716	0.0601	4.3000e-004		5.4400e-003	5.4400e-003		5.4400e-003	5.4400e-003	0.0000	77.9419	77.9419	1.4900e-003	1.4300e-003	78.4050
Strip Mall	1640	1.0000e-005	8.0000e-005	7.0000e-005	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.0875	0.0875	0.0000	0.0000	0.0880
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0129**	**0.1169**	**0.0982**	**7.0000e-004**		**8.8900e-003**	**8.8900e-003**		**8.8900e-003**	**8.8900e-003**	**0.0000**	**127.2863**	**127.2863**	**2.4300e-003**	**2.3300e-003**	**128.0427**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	176560	60.7695	2.3200e-003	4.8000e-004	60.9707
Medical Office Building	1.82256e+006	627.3001	0.0240	4.9600e-003	629.3776
Strip Mall	13500	4.6465	1.8000e-004	4.0000e-005	4.6619
Unenclosed Parking with Elevator	251502	86.5633	3.3100e-003	6.8000e-004	86.8500
Total		**779.2794**	**0.0298**	**6.1600e-003**	**781.8602**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	176560	60.7695	2.3200e-003	4.8000e-004	60.9707
Medical Office Building	1.82256e+006	627.3001	0.0240	4.9600e-003	629.3776
Strip Mall	13500	4.6465	1.8000e-004	4.0000e-005	4.6619
Unenclosed Parking with Elevator	251502	86.5633	3.3100e-003	6.8000e-004	86.8500
Total		**779.2794**	**0.0298**	**6.1600e-003**	**781.8602**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6033	7.0000e-005	7.1900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0140	0.0140	4.0000e-005	0.0000	0.0149
Unmitigated	0.6033	7.0000e-005	7.1900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0140	0.0140	4.0000e-005	0.0000	0.0149

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0692					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5335					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.7000e-004	7.0000e-005	7.1900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0140	0.0140	4.0000e-005	0.0000	0.0149
Total	**0.6033**	**7.0000e-005**	**7.1900e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**	**0.0000**	**0.0140**	**0.0140**	**4.0000e-005**	**0.0000**	**0.0149**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0692					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5335					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.7000e-004	7.0000e-005	7.1900e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0140	0.0140	4.0000e-005	0.0000	0.0149
Total	**0.6033**	**7.0000e-005**	**7.1900e-003**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**	**0.0000**	**0.0140**	**0.0140**	**4.0000e-005**	**0.0000**	**0.0149**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	75.5569	0.5157	0.0127	92.2266
Unmitigated	75.5569	0.5157	0.0127	92.2266

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	2.92365 / 0	14.0303	0.0958	2.3500e-003	17.1257
Medical Office Building	12.8027 / 0	61.4391	0.4194	0.0103	74.9940
Strip Mall	0.01825 / 0	0.0876	6.0000e-004	1.0000e-005	0.1069
Unenclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**75.5569**	**0.5157**	**0.0127**	**92.2266**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	2.92365 / 0	14.0303	0.0958	2.3500e-003	17.1257
Medical Office Building	12.8027 / 0	61.4391	0.4194	0.0103	74.9940
Strip Mall	0.01825 / 0	0.0876	6.0000e-004	1.0000e-005	0.1069
Unenclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**75.5569**	**0.5157**	**0.0127**	**92.2266**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	9.9384	0.5873	0.0000	24.6221
Unmitigated	41.4102	2.4473	0.0000	102.5919

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	49	9.9466	0.5878	0.0000	24.6422
Medical Office Building	154	31.2606	1.8475	0.0000	77.4468
Strip Mall	1	0.2030	0.0120	0.0000	0.5029
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		**41.4102**	**2.4473**	**0.0000**	**102.5919**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	11.76	2.3872	0.1411	0.0000	5.9141
Medical Office Building	36.96	7.5026	0.4434	0.0000	18.5872
Strip Mall	0.24	0.0487	2.8800e-003	0.0000	0.1207
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		**9.9384**	**0.5874**	**0.0000**	**24.6221**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Utility Provider: LADWP

	Year	RPS Mandate	Electricity Emission Factor (MT CO2/MWh)	Electricity Emission Factor (lbs CO2/MWh)
	Base	Base	0.5328	1174.64949
	2016	29.00%	0.378296486	834.00113
	Base	0%	0.5328	1174.6495
	2016	29%	0.3783	834.0011
4%	2017	30%	0.3712	818.3391
1.333%	2018	32%	0.3641	802.6771
11%	2019	33.00%	0.3570	787.0152
2.750%	2020	35.75%	0.3423	754.7123
2.750%	2021	38.50%	0.3277	722.4094
2.750%	2022	41.25%	0.3130	690.1066
	2023	44.00%	0.2984	657.8037
2.667%	2024	46.67%	0.2842	626.4797
2.667%	2025	49.33%	0.2700	595.1557
	2026	52.00%	0.2557	563.8318
2.67%	2027	54.67%	0.2415	532.5078
2.67%	2028	57.33%	0.2273	501.1838
	2029	60.00%	0.2131	469.8598
2.67%	2030	62.7%	0.1989	438.5358
2.67%	2031	65.3%	0.1847	407.2118
2.67%	2032	68.0%	0.1705	375.8878
2.67%	2033	70.7%	0.1563	344.5638
2.67%	2034	73.3%	0.1421	313.2399
2.67%	2035	76.0%	0.1279	281.9159
2.67%	2036	78.7%	0.1137	250.5919
2.67%	2037	81.3%	0.0995	219.2679
2.67%	2038	84.0%	0.0852	187.9439
2.67%	2039	86.7%	0.0710	156.6199
2.67%	2040	89.3%	0.0568	125.2959
2.67%	2041	92.0%	0.0426	93.9720
2.67%	2042	94.7%	0.0284	62.6480
2.67%	2043	97.3%	0.0142	31.3240
2.67%	2044	100%	0	0
0.00%	2045	100%	0	0
0.00%	2046	100%	0	0
0.00%	2047	100%	0	0
0.00%	2048	100%	0	0
0.00%	2049	100%	0	0
0.00%	2050	100%	0	0
0.00%	2051	100%	0	0
0.00%	2052	100%	0	0
	2053	100%	0	0

[1] Los Angeles Department of Water and Power, 2017 Power Strategic Long-Term Resource Plan, December 2017. https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-integratedresourceplanning/a-p-irp-documents?_adf.ctrl-state=7vm6k5c6e_4&_afrLoop=401204849008238

[2] LADWP 2016 Power Content Label https://ww2.energy.ca.gov/pcl/labels/2016_labels/Los_Angeles_Department_of_Water_and_Power.pdf

[3] SB-100 California Renewables Portfolio Standard Program: Emissions of Greenhouse Gases, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180

SB100.

Utility Provider: LADWP

CO2 Intensity Factor BAU

Year	RPS Mandate	Electricity Emission Factor (MT CO2/MWh)	Electricity Emission Factor (lbs CO2/MWh)
Base	Base	0.5328	1174.6
2016	29.00%	0.378296486	834.0
Base	0%	0.5328	1174.6
2016	29%	0.3783	834.0
2017	30%	0.3730	822.3
2018	31%	0.3676	810.5
2019	32%	0.3623	798.8
2020	33.00%	0.3570	787.0
2021	33.80%	0.3527	777.6
2022	34.60%	0.3485	768.2
2023	35.40%	0.3442	758.8
2024	36.20%	0.3399	749.4
2025	37.00%	0.3357	740.0
2026	37.80%	0.3314	730.6
2027	38.60%	0.3271	721.2
2028	39.40%	0.3229	711.8
2029	40.20%	0.3186	702.4
2030	41.00%	0.3144	693.0

[1] Los Angeles Department of Water and Power, 2017 Power Strategic Long-Term Resource Plan, December 2017. https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-integratedresourceplanning/a-p-irp-documents?_adf.ctrl-state=7vm6k5c6e_4&_afrLoop=401204849008238

[2] LADWP 2016 Power Content Label
https://ww2.energy.ca.gov/pcl/labels/2016_labels/Los_Angeles_Department_of_Water_and_Power.pdf

[3] Climate Change Scoping Plan, Appendix D - Pathways, pg 3.
https://ww2.arb.ca.gov/sites/default/files/classic//cc/scopingplan/2030sp_appd_pathways_final.pdf

Emergency Generator Emissions

updated: 3/22/2020

Conversion Factors

CO2 g/gal	10.21	Climate Registry, Table 13.1: https://www.theclimateregistry.org/wp-content/uploads/2014/11/2016-Climate-Registry-Default-Emission-Factors.pdf
CH4 g/gal	0.58	Climate Registry, Table 13.7: https://www.theclimateregistry.org/wp-content/uploads/2014/11/2016-Climate-Registry-Default-Emission-Factors.pdf
N2O g/gal	0.26	Climate Registry, Table 13.7: https://www.theclimateregistry.org/wp-content/uploads/2014/11/2016-Climate-Registry-Default-Emission-Factors.pdf
GWP CH4	25	IPCC AR4
GWP N2O	298	IPCC AR4
CO2e g/gal	10,302	
CO2 g/gal	10,210	
CO2/CO2e	0.9911	

Standby Emergency Generators

Ratings:	300	kW	*(based on engineering assumptions)*
	402	HP	*(based on engineering assumptions; conversion from kW to hp,*
		kW	*(based on engineering assumptions)*
	-	HP	*(conversion from kW to hp)*
Load Factor:	0.74		*(based on CalEEMod Generator Set Load Factor)*
Engine Emissions Tier:	Tier 4		*(compliance with CARB diesel regulations)*
Operating Hours per Unit:	1	hours/day	*(testing/maintenance)*
	50	hours/year	*(testing/maintenance, Regulatory Limit per SCAQMD Rule 1470,*

Emergency Generator Emissions

Units	Greenhouse Gases [1]	
	CO_2	CO_2e
g/kW-hr	—	—
g/HP-hr	526.17	530.91
lbs/hr	345.08	348.19
lbs/day	345.08	348.19
lbs/yr	17,253.84	17,409.28
tons/yr	8.63	8.70
metric tons/yr	**7.83**	**7.90**

Notes:

1. Emission factor for CO2: U.S. Environmental Protection Agency, AP-42 Compilation of Air Pollutant Emission Factors, Fifth Edition, Section 3.4, Table 3.4-1. Emissions of GHGs assume 99.11% of the CO2e emissions occur as CO2, which is typical for off-road diesel engines.

Source: ESA 2020

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Draft Environmental Impact Report
Air Quality Assessment
Greenhouse Gas Assessment

Operational Mobile Emissions

				GHG Emissions (metric tons/mile)				GHG Emissions (metric tons/year)			
Scenario	**Year**	**VMT/day**	**VMT/year**	**CO2**	**CH4**	**N2O**	**CO2e**	**CO2**	**CH4**	**N2O**	**CO2e**
Project	2023	24,422	8,914,030	0.00036	2.20E-08	1.95E-08	0.00037	3,220.43	0.20	0.17	3,277.12

Source: ESA 2020, EMFAC2017, Gibson Transportation Consulting, INC.

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Without Reductions VMT Adjustment

Sum of am+pm peak hour trips	Percentage of trips by land use (am+pm peak hour total)	Estimated number of trips by land use	Feature adjustments	Percent reduction due to features	Number of trips reduced due to features	Number of Trips without GHG reduction features
875	90.6%	3,726				
			Transit/Walk-In	15.0%		
			Pass-by	10.0%		
			Subtotal	23.5%	1,144	4,870
12	1.2%	51				
			Internal Capture	15.0%		
			Transit/Walk-In	15.0%		
			Pass-by	40.0%		
			Subtotal	56.7%	67	118
79	8.2%	336				
			Internal Capture	15.0%		
			Transit/Walk-In	15.0%		
			Pass-by	20.0%		
			Subtotal	42.2%	246	582
966				Total	1,457	5,570

Project VMT without TDM Measures	29,256
Project Trips Without TDM Measures	4,113
Average VMT miles/trip	7.11

VMT reduced due to Internal Capture, Transit/Walk-in, Pass-by	10,362

Source: Gibson Transportation Consulting, Inc., Transportation Assessment for the 656 San Vicente Medical Office Building Project, 2020. Table 2 - Project Trip Generation Rates; Appendix D Vehicle Miles Traveled Worksheets.

656 San Vicente
Draft Environmental Impact Report
Air Quality Assessment
Greenhouse Gas Assessment

Operational Mobile Emissions

Scenario	Year	VMT/day	VMT/year	GHG Emissions (metric tons/mile)				GHG Emissions (metric tons/year)			
				CO2	CH4	N2O	CO2e	CO2	CH4	N2O	CO2e
Project-Without Reduction Features	2023	39,618	14,460,672	0.00036	2.20E-08	1.95E-08	0.00037	5,224.30	0.32	0.28	5,316.26

Source: ESA 2020, EMFAC2017, Gibson Transportation Consulting, INC.

EMFAC2017 (v1.0.2) Emissions Inventory
Region Type: Sub-Area
Region: Los Angeles (SC)
Calendar Year: 2021, 2022, 2023, 2024
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/day for VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption

Emission Factors (Metric Tons/mile)

Year	CO2	CH4	N2O
2020	0.00039415	2.60118E-08	2.19988E-08
2021	0.0003843	2.46522E-08	2.12134E-08
2022	0.00037353	2.29226E-08	2.0433E-08
2023	0.00036128	2.1955E-08	1.9499E-08

Source: EMFAC2017