

Appendix B

Air Quality and Greenhouse Gas Emissions

2159 Bay Street

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2159 Bay Street

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Appendix B-1-Air Quality and Greenhouse Gas
Emissions Methodology

AIR QUALITY AND GREENHOUSE GAS EMISSIONS METHODOLOGY

2159 Bay Street

Prepared by:

Eyestone Environmental, LLC

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2159 Bay Street Project

Air Quality and Greenhouse Gas Emissions Methodology

1. Introduction

Eyestone Environmental has been retained to conduct a comprehensive greenhouse gas (GHG) and criteria air pollutant emissions assessment for the 2159 Bay Street Project (the “Project”). Emissions during both construction and operation of the Project were quantified. This assessment describes the methodology used to estimate the GHG and air pollutant emissions from existing and Project conditions and describes the methodology used to quantify GHG and air pollutant emission reductions from project design features and mitigation measures.

2. Air Pollutant and Greenhouse Gas Emissions Methodology

The Project would result in direct emissions of criteria pollutants and direct and indirect GHG emissions generated by different types of emissions sources, including:¹

- Direct Emissions:
 - Construction: emissions associated with demolition of existing uses, shoring, excavation, grading, and construction-related equipment and vehicular activity;
 - Area source: emissions associated with consumer products, architectural coatings, and landscape equipment;
 - Energy source (building operations): emissions associated with space heating and cooling, and water heating;

¹ Direct sources of emissions include Project-related vehicular trips and onsite combustion of fossil fuels (e.g., natural gas, propane, gasoline, and diesel). Whereas, indirect sources of emissions include offsite emissions associated with purchased electricity and embodied energy (e.g., energy used to convey, treat, and distribute water and wastewater)

- Mobile source: emissions associated with vehicles accessing the project site; and
- Stationary source: emissions associated with stationary equipment (e.g., emergency generators).
- Indirect Emissions:
 - Energy source (building operations): emissions associated with energy consumption, and lighting;
 - Solid Waste: emissions associated with the decomposition of the waste, which generates methane based on the total amount of degradable organic carbon; and
 - Water/Wastewater: emissions associated with energy used to pump, convey, deliver, and treat water.

a. Emission Inventories

Project-related construction and operation emissions were calculated using SCAQMD's recommended California Emissions Estimator Model (CalEEMod). CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and GHG emissions associated with both construction and operations from a variety of land use projects. CalEEMod was developed in collaboration with the air districts of California. Data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) have been provided by the various California air districts to account for local requirements and conditions. The model is considered by the SCAQMD to be an accurate and comprehensive tool for quantifying criteria pollutant and GHG impacts from land use projects throughout California.²

CalEEMod utilizes widely accepted models for emission estimates combined with appropriate default data that can be used if site-specific information is not available. These models and default estimates use sources such as the USEPA AP-42 emission factors, CARB's on-road emission model (EMission FACtor model (EMFAC)) and off-road equipment emission model (Off-road Emissions Inventory Program model (OFFROAD)).

² See www.caleemod.com.

(1) Construction

Construction activities would generate emissions from off-road equipment usage, on-road vehicle travel (truck hauling, vendor deliveries, and workers commuting), architectural coating, and paving. Each of these source types is discussed in more detail below. The Project's construction emissions were calculated using the SCAQMD recommended CalEEMod (Version 2020.4.0). Please refer to CalEEMod construction output files for a complete listing of construction details modeled. CalEEMod default values were used for equipment and vehicle emission factors, equipment load factors and vehicle trip lengths. It should be noted that the maximum daily emissions were predicted values for the worst-case day and do not represent the emissions that would occur for every day of Project construction. The maximum daily emissions were compared to the SCAQMD daily regional numeric indicators. Annual emissions were calculated based on the total number of hours each piece of equipment was used and the total number of vehicular trips (i.e., worker, vendor, and haul) over the duration of construction. In accordance with the SCAQMD's guidance, GHG emissions from construction were amortized over the lifetime of the Project. The SCAQMD defines the lifetime of a project as 30 years.³ Therefore, total construction GHG emissions were divided by 30 to determine an annual construction emissions estimate comparable to operational emissions.

(a) Emissions from Construction Equipment

The emission calculations associated with construction equipment are from off-road equipment engine use based on the equipment list and phase length. Since the majority of the off-road construction equipment used for construction projects are diesel fueled, CalEEMod assumes all of the equipment operates on diesel fuel. Construction equipment emissions vary with engine model years in which newer equipment will emit fewer pollutants. As a conservative assumption, the CalEEMod model uses an emission rate for equipment which represents an average model year for available equipment within the Air Basin. CalEEMod calculates the exhaust emissions based on CARB OFFROAD methodology using the equation presented below.

Construction Off-Road Equipment:

$$\text{Emissions Diesel [lbs]} = \left(\sum_i (\text{EF}_i \times \text{Pop}_i \times \text{AvgHP}_i \times \text{Load}_i \times \text{Activity}_i) \right)$$

Where: EF_i = Emission factor from OFFROAD (lbs/hr)
 Pop_i = Population (quantity of same equipment)

³ SCAQMD, *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans*, 2008.

$AvgHP_i$ = Maximum rated average horsepower (hp)

$Load_i$ = Load Factor (dimensionless)

$Activity_i$ = Hours of operation (hours)

i = Summation index

Fugitive dust emissions from use of off-road equipment were also calculated using CalEEMod based on the types of equipment used during grading activities and based on the amount of import/export from loading or unloading dirt into haul trucks. These methods have been adapted from USEPA's AP-42 method for Western Coal Mining. As recommended by SCAQMD, the fugitive dust emissions from the grading phase are calculated using the methodology described in USEPA AP-42. PM₁₀ and PM_{2.5} emissions from fugitive dust will be controlled by watering the construction site three times a day consistent with SCAQMD Rule 403 and were estimated to be reduced by 61 percent.

(b) Emissions from On-Road Trips

Construction generates on-road vehicle exhaust, evaporative, and dust emissions from personal vehicles for worker commuting, vendor deliveries, and trucks for soil and material hauling. These emissions are based on the number of trips and VMT along with emission factors from EMFAC. The emissions from mobile sources were calculated with the trip rates, trip lengths and emission factors for running from EMFAC as follows:

Construction On-Road Equipment:

Emissions pollutant (lbs) = VMT * EF running, pollutant

Where: VMT = vehicle miles traveled (miles)

EF running,pollutant = emission factor for running emissions (lbs/VMT)

Evaporative emissions, starting and idling emissions in CalEEMod were calculated by multiplying the number of trips times the respective emission factor for each pollutant.

(c) Emissions from Architectural Coating

VOC off-gassing emissions result from evaporation of solvents contained in surface coatings. CalEEMod calculates the VOC evaporative emissions from application of residential and non-residential surface coatings using the following equation:

Construction Architectural Coating Emissions:

$$\text{Emissions Architectural Coatings (lbs)} = \text{EF}_{\text{AC}} \times F \times A_{\text{paint}}$$

Where: EF_{AC} = Emission Factor (lb/sf)

A_{paint} = Building Surface Area (sf)

The CalEEMod tool assumes the total surface for painting equals 2.7 times the floor square footage for residential and 2 times that for nonresidential square footage. All of the land use information provided by a metric other than square footage will be converted to square footage using the default conversions or user defined equivalence.

F = fraction of surface area [%].

The default values based on SCAQMD methods used in their coating rules are 75 percent for the interior surfaces and 25 percent for the exterior shell. Parking areas are based on 6-percent coverage.

The emission factor (EF) is based on the VOC content of the surface coatings and is calculated estimated using the equation below:

$$\text{EF}_{\text{AC}} = C_{\text{VOC}} / 454(\text{g/lb}) \times 3.785(\text{L/gal}) / 180(\text{sf})$$

Where: EF = emission factor (lb/sf)

C = VOC content (g/L or gram per liter)

The emission factors for coating categories were calculated using the equation above based on default VOC content from provided by the air districts or CARB's statewide limits in CalEEMod. Architectural coating VOC emission factors are also consistent with SCAQMD Rule 1113 as discussed above.

(d) Emissions from Paving

CalEEMod estimates VOC off-gassing emissions associated with asphalt paving of parking lots using the following equation:

$$\text{Emissions}_{\text{AP}} (\text{lbs}) = \text{EF}_{\text{AP}} \times A_{\text{parking}}$$

Where: EF = emission factor (lb/acre)

A = area of the parking lot (acre)

Note: The Sacramento Metropolitan Air Quality Management District (SMAQMD) default emission factor is 2.62 lb/acre. This value is used as the default emission factor within CalEEMod

(2) Operation

Similar to construction, the SCAQMD-recommended CalEEMod was used to calculate potential emissions generated by the Project, including area source, energy sources (electricity and natural gas), mobile source, stationary sources (emergency generator), solid waste generation and disposal, and water usage/wastewater generation.

(3) Area Source Emissions

Area source emissions were calculated using the CalEEMod emissions inventory model, which includes consumer products, architectural coatings, and landscape maintenance equipment. Pollutant emissions generated by the Project were calculated using CalEEMod defaults, based upon the land uses that will be included in each project.

Consumer products are chemically formulated products used by household and institutional consumers, including, but not limited to, detergents; cleaning compounds; polishes; floor finishes; cosmetics; personal care products; home, lawn, and garden products; disinfectants; sanitizers; aerosol paints; and automotive specialty products; but does not include other paint products, furniture coatings, or architectural coatings. SCAQMD did an evaluation of consumer product use compared to the total square footage of buildings using data from CARB consumer product Emission Inventory. To calculate the VOC emissions from consumer product use, the following equation was used in CalEEMod:

Emissions Consumer Products (lbs) = EF_{CP} x Building Area

Where:

EF_{CP} = pounds of VOC per building square foot

The factor is 1.98×10^{-5} lbs/sf for SCAQMD areas.

Building Area = the total square footage of all buildings including residential square footage

VOC off-gassing emissions result from evaporation of solvents contained in surface coatings such as in paints and primers. The operational emission methodology from architecture coating is the same as the construction methodology discussed above. All land use buildings are assumed to be repainted at a rate of 10 percent of area per year. This is based on the assumptions used by SCAQMD.

The combustion of fossil fuels to operate landscape equipment such as lawnmowers and trimmers, results in pollutant emissions. The emissions occur on-site and are considered a direct source of pollutant emissions. The emissions for landscaping equipment are based on the size of the land uses, the pollutant emission factors for fuel combustion. Pollutant emissions from landscaping equipment are generally calculated in CalEEMod as follows:

Landscaping Equipment:

$$\text{Landscaping Equipment Emissions [lbs]} = (\sum_i (\text{Units} \times \text{EF}_{\text{LE}} \times \text{A}_{\text{LE}})_i)$$

Where: Units = Number of land use units (same land use type) [1,000 sf]

EF_{LE} = Emission factor [grams (g)/1,000 sfday]

i = Summation index

Note: For residential land uses, emission factors are specified in units of dwelling units (DU) instead of 1,000 sf.

(4) Energy Emissions (Electricity and Natural Gas)

Pollutant emissions are emitted as a result of activities in buildings when electricity and natural gas are used as energy sources. Combustion of any type of fuel emits pollutant emissions directly into the atmosphere; when this occurs in a building, it is a direct emission source associated with that building. Pollutant emissions are also emitted during the generation of electricity from fossil fuels. When electricity is used in a building, the electricity generation typically takes place off-site at the power plant; electricity use in a building generally causes emissions in an indirect manner.

Energy demand emissions were calculated using the CalEEMod emissions inventory model. Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as in plug-in appliances. CalEEMod calculates energy use from systems covered by Title 24 Building Energy Efficiency Standards (e.g., heating, ventilation, and air conditioning [HVAC] system, water heating system, and lighting system); energy use from

lighting; and energy use from office equipment, appliances, plug-ins, and other sources not covered by Title 24 or lighting.

CalEEMod energy demand is based on the California Energy Commission (CEC) sponsored California Commercial End Use Survey (CEUS) study.⁴ The data is specific for climate zones and, therefore, Zone 11 was selected for the Project Site based on the ZIP Code tool. CalEEMod includes 2019 Title 24 Energy Efficiency Standards when calculating project energy usage.

(a) Electricity

Because power plants are existing stationary sources permitted by air districts and/or the USEPA, criteria pollutant emissions are generally associated with the power plants themselves, and not individual buildings or electricity users. Additionally, criteria pollutant emissions from power plants are subject to local, state, and federal control measures, which can be considered to be the maximum feasible level of mitigation for stack emissions. In contrast, GHG emissions from power plants are not subject to stationary source permitting requirements to the same degree as criteria pollutants. As such, GHGs emitted by power plants may be indirectly attributed to individual buildings and electricity users, who have the greatest ability to decrease usage by applying mitigation measures to individual electricity “end uses.” CalEEMod therefore calculates GHG emissions (but not criteria pollutant emissions) from regional power plants associated with building electricity use.

Emissions associated with electricity demand are based on the size of the residential, commercial and retail land uses, the electrical demand factors for the land uses, the emission factors for the electricity utility provider, and the GWP values for the GHGs emitted. Annual electricity GHG emissions in units of MTCO_{2e} are calculated as follows:

⁴ CEC, *Commercial End-Use Survey*, March 2006.

Electricity:

$$\text{Annual Emissions [MTCO}_2\text{e]} = (\sum_i (\text{Units} \times D_E \times EF_E \times \text{GWP})_i) \div 2,204.62$$

Where: Units = Number of land use units (same land use type) [1,000 sf]

D_E = Electrical demand factor [megawatt-hour (MWh)/1,000 sf/yr]

EF_E = GHG emission factor [pounds per megawatt-hour (MWh)]

GWP = Global warming potential [CO_2 = 1, CH_4 = 21, N_2O = 310]

2,204.62 = Conversion factor [pounds/MT]

i = Summation index

Note: For residential land uses, emission factors are specified in units of dwelling units (DU) instead of 1,000 sf.

GHG emissions from electricity use are directly dependent on the electricity utility provider. The Los Angeles Department of Water and Power (LADWP) provides electric service to the Project Site. Thus, GHG intensity factors for LADWP were selected in CalEEMod. Intensity factors for GHGs due to electrical generation to serve the electrical demands of the existing condition were obtained from the LADWP 2017 Power Integrated Resource Plan, which provides a CO_2 intensity of 801 pounds of CO_2 per MWh for 2019. By 2030, at least 50 percent of electricity shall be obtained from renewable sources. The 2016 Power Integrated Resource Plan estimates that the LADWP CO_2 intensity would be 585 pounds of CO_2 per MWh by Year 2026.⁵

(b) Natural Gas

The direct source emissions associated with natural gas combustion are based on the size of the land uses and the natural gas combustion factors for the land uses in units of million British thermal units (MMBtu). Natural gas emissions are calculated in CalEEMod as follows:

⁵ 2016 Final Power Integrated Resource Plan, Figure 4-7. LADWP. December 2016.

Natural Gas:

$$\text{Natural Gas Emissions (lbs)} = (\sum_i (\text{Units} \times D_{\text{NG}} \times EF_{\text{NG}})_i)$$

Where: Units = Number of land use units (same land use type) [1,000 sf]
D_{NG} = Natural Gas combustion factor [MMBtu/1,000 sf]
EF_{NG} = Natural Gas combustion factor [pounds/MMBtu]
/ = Summation index

Note: For residential land uses, emission factors are specified in units of dwelling units (DU) instead of 1,000 sf.

(5) Mobile Source Emissions

Mobile-source emissions were calculated using the CalEEMod emissions inventory model. CalEEMod calculates the emissions associated with on-road mobile sources associated with residents, employees, visitors, and delivery vehicles visiting the Project Site based on the number of daily trips generated and vehicle miles traveled (VMT). The Traffic Study prepared by the Linscott Law and Greenspan had calculated Project VMT which was entered into CalEEMod in calculating Project mobile source emissions.

Modeling was also conducted using the Los Angeles County vehicle fleet mix for all vehicle types as provided in EMFAC2017.

Mobile source emissions were generally calculated in CalEEMod as follows:

Mobile:

$$\text{Mobile Emissions [lbs]} = (\sum_i (\text{Units} \times \text{ADT} \times D_{\text{TRIP}} \times EF_i))$$

Where: Units = Number of vehicles (same vehicle model year and class)
ADT = Average daily trip rate [trips/day]
D_{TRIP} = Trip distance [miles/trip]
EF = Pollutant emission factor [pounds per mile]
i = Summation index

Note: For residential land uses, emission factors are specified in units of dwelling units (DU) instead of 1,000 sf.

Mobile source operational emissions were calculated based on the Project VMT estimates provided by the Linscott Law and Greenspan.⁶ As discussed in Section IV.G, Transportation, of this Draft EIR, to calculate peak daily trip estimates, the Los Angeles Department of Transportation (LADOT) VMT Calculator was used.

Previously, trip generation for land uses was calculated based on survey data collected by the Institute of Transportation Engineers (ITE). However, these ITE trip generation rates were based on data collected at suburban, single-use, free standing sites, which may not be representative of urban mixed-use environments. Beginning in 2019, the USEPA has sponsored a study to collect travel survey data from mixed-use developments in order provide a more representative trip generation rate for multi-use sites. Results of the USEPA survey indicate that trip generation and VMT are affected by factors such as resident and job density, availability of transit, and accessibility of biking and walking paths. Based on these factors, the USEPA has developed equations known as the EPA Mixed-Use Development (MXD) model to calculate trip reductions for multi-use developments.⁷ The LADOT VMT Calculator incorporates the USEPA MXD model and accounts for project features such as increased density and proximity to transit, which would reduce VMT and associated fuel usage in comparison to free-standing sites.

The Project design includes characteristics that would reduce trips and VMT as compared to a standard project within the air basin as measured by the air quality model (CalEEMod). While these Project characteristics primarily reduce greenhouse gas emissions, they would also reduce criteria air pollutants discussed herein. These relative reductions in vehicle trips and VMT from a standard project within the air basin help quantify the criteria air pollutant emissions reductions achieved by locating the Project in any infill, HQTa area that promotes alternative modes of transportation.

(6) Stationary Source (Emergency Generator Emissions)

Emissions of GHGs associated with use of emergency generators were calculated using CalEEMod, in which emission factors are based on Table 3.4-1 (Gaseous Emission Factors for Large Stationary Diesel Engines) from EPA's AP-42: Compilation of Air Pollutant Emission Factors. The emissions are based on the horsepower rating of the diesel generator and the number of hours operated per year for testing purposes. Annual emergency generator GHG emissions in units of MTCO_{2e} were calculated as follows:

⁶ Fehr & Peers., *Transportation Assessment for the Sunset Wilcox Project*, March 2021.

⁷ Environmental Protection Agency, *Mixed-Use Trip Generation Model*. www.epa.gov/smartgrowth/mixed-use-trip-generation-model. Accessed April 1, 2022.

Emergency Generator:

$$\text{Emissions [lbs]} = (\text{Total HP} \times \text{LF} \times \text{HR} \times \text{EF})$$

Where: Total HP = Total horsepower of emergency generators (Hp)

LF = Load Factor (CalEEMod default of 0.73)

HR = Hours Operated per Year

EF = AP-42 Emission Factor of 1.16 lb/hp-hr)

(7) Solid Waste Emissions

The generation of municipal solid waste (MSW) from day-to-day operational activities generally consists of product packaging, grass clippings, furniture, clothing, bottles, food scraps, newspapers, plastic, and other items routinely disposed of in trash bins. A portion of the MSW is diverted to waste recycling and reclamation facilities. Waste that is not diverted is usually sent to local landfills for disposal. MSW that is disposed in landfills results in GHG emissions of CO₂ and CH₄ from the decomposition of the waste that occurs over the span of many years.

Emissions of GHGs associated with solid waste disposal were calculated using the CalEEMod emissions inventory model. The emissions are based on the size of the retail and restaurant land uses, the waste disposal rate for the land uses, the waste diversion rate, the GHG emission factors for solid waste decomposition, and the GWP values for the GHGs emitted. Annual waste disposal GHG emissions in units of MTCO₂e were calculated in CalEEMod as follows:

Solid Waste:

$$\text{Annual Emissions [MTCO}_2\text{e]} = (\sum_i (\text{Units} \times D_{\text{MSW}} \times EF_{\text{MSW}} \times \text{GWP})_i) \div 1.1023$$

Where: Units = Number of land use units (same land use type) [1,000 sf]

D_{MSW} = Waste disposal rate [tons/1,000 sf/yr]

EF_{MSW} = GHG emission factor [tons/ton waste]

GWP = Global warming potential [CO₂ = 1, CH₄ = 21, N₂O = 310]

1.1023 = Conversion factor [tons/MT]

i = Summation index

Note: For residential land uses, emission factors are specified in units of dwelling units (DU) instead of 1,000 sf.

CalEEMod allows the input of several variables to quantify solid waste emissions. The model requires the amount of waste disposed, which is the product of the waste disposal rate times the land use units. CalEEMod default annual solid waste disposal rates used. The GHG emission factors, particularly for CH₄, depend on characteristics of the landfill, such as the presence of a landfill gas capture system and subsequent flaring or energy recovery. The default values, as provided in CalEEMod, for landfill gas capture (e.g., no capture, flaring, energy recovery), which are statewide averages, were used in this assessment. The Project includes a 76.4-percent recycling/diversion rate currently achieved within the City.⁸

(8) Water Usage and Wastewater Generation Emissions

GHG emissions are related to the energy used to convey, treat, and distribute water and wastewater. Thus, these emissions are generally indirect emissions from the production of electricity to power these systems. Three processes are necessary to supply potable water and include: (1) supply and conveyance of the water from the source; (2) treatment of the water to potable standards; and (3) distribution of the water to individual users. After use, energy is used as the wastewater is treated and reused as reclaimed water.

Emissions related to water usage and wastewater generation were calculated using the CalEEMod emissions inventory model. The emissions are based on the size of the land uses, the water demand factors, the electrical intensity factors for water supply, treatment, and distribution and for wastewater treatment, the GHG emission factors for the electricity utility provider, and the GWP values for the GHGs emitted. CalEEMod default annual water demand and wastewater rates were used. GHG emissions due to electricity are calculated in CalEEMod as follows for indoor and outdoor water demand:

⁸ City of Los Angeles, *Sustainable City pLAN, Waste & Landfills*, <http://plan.lamayor.org/portfolio/waste-landfills-3rd>, accessed April 1, 2022.

Water Supply, Treatment, and Distribution; Wastewater Treatment (electricity):

$$\text{Annual Emissions [MTCO}_2\text{e]} = (\sum_i (\text{Units} \times D_w \times (EI_w \div 1,000) \times EF_w \times GWP)_i) \div 2,204.62$$

Where: Units	= Number of land use units (same land use type) [1,000 sf]
D_w	= Water demand factor [million gallons (Mgal)/1,000 sf/yr]
EI_w	= Electricity intensity factor [kilowatt-hours (kWh)/Mgal]
1,000	= Conversion factor [kWh/MWh]
EF_w	= GHG emission factor [pounds/MWh]
GWP	= Global warming potential [$\text{CO}_2 = 1$, $\text{CH}_4 = 21$, $\text{N}_2\text{O} = 310$]
2,205	= Conversion factor [pounds/MT]
i	= Summation index

Note: For residential land uses, emission factors are specified in units of dwelling units (DU) instead of 1,000 sf.

CalEEMod provides options to account for the use of water saving features such as the use of low-flow water fixtures (e.g., low-flow faucets, low-flow toilets). The same electricity GHG emissions factors discussed above were used for water and wastewater energy usage. In addition, the calculation of Project GHG emissions from water/wastewater usage accounts for a 20 percent reduction in water/wastewater emissions with implementation of Project Design Features WAT-PDF-1 provided in Section IV.J.1, Utilities and Service Systems—Water Supply and Infrastructure, of this Draft EIR.

b. Post-2030 Analysis

Recent studies show that the State's existing and proposed regulatory framework will put the State on a pathway to reduce its GHG emissions level to 40 percent below 1990 levels by 2030, and to 80 percent below 1990 levels by 2050 if additional appropriate reduction measures are adopted.⁹ Even though these studies did not provide an exact

⁹ *Energy and Environmental Economics (E3). "Summary of the California State Agencies' PATHWAYS Project: Long-term Greenhouse Gas Reduction Scenarios" (April 2015); Greenblatt, Jeffrey, Energy Policy, "Modeling California Impacts on Greenhouse Gas Emissions" (Vol. 78, pp. 158–172). The California Air Resources Board, California Energy Commission, California Public Utilities Commission, and the California Independent System Operator engaged E3 to evaluate the feasibility and cost of a range of potential 2030 targets along the way to the state's goal of reducing GHG emissions to 80 percent below 1990 levels by 2050. With input from the agencies, E3 developed scenarios that explore the potential pace at which emission reductions can be achieved, as well as the mix of* (Footnote continued on next page)

regulatory and technological roadmap to achieve the 2030 and 2050 goals, they demonstrated that various combinations of policies could allow the Statewide emissions level to remain very low through 2050.

Subsequent to the findings of these studies, SB 32 was passed on September 8, 2016, which would require the State board to ensure that Statewide GHG emissions are reduced to 40 percent below the 1990 level by 2030. The new plan outlined in SB 32 involves increasing renewable energy use, imposing tighter limits on the carbon content of gasoline and diesel fuel, putting more electric cars on the road, improving energy efficiency, and curbing emissions from key industries. An evaluation was provided to determine whether the Project's design features advanced these goals by reducing VMT, increasing the use of electric vehicles, improving energy efficiency and reducing water usage. Further, an evaluation of the Project's consistency with SCAG's RTP/SCS was provided to demonstrate that the Project will be consistent with post-2020 GHG reduction goals.

technologies and practices deployed. E3 conducted the analysis using its California PATHWAYS model. Enhanced specifically for this study, the model encompasses the entire California economy with detailed representations of the buildings, industry, transportation and electricity sectors.

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Appendix B-2-Air Quality Worksheets and Modeling Output Files

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AQ SUMMARY OF EMISSIONS-Winter Construction Emissions (Unmitigated)							
Regional (Daily) Unmitigated	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}	
2023	4	57	40	0	7	3	
2024	19	42	57	0	8	3	
2025	19	43	61	0	8	3	
MAX	19	57	61	<1	8	3	
Threshold	75	100	550	150	150	55	
Difference	(56)	(43)	(489)	(150)	(142)	(52)	
Impact	No	No	No	No	No	No	
Localized (Daily) Unmitigated	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}	
2023	3	30	33	<1	2	1	
2024	19	36	47	<1	2	1	
2025	18	33	47	<1	1	1	
MAX	36	47			2	1	
Threshold		61	916		7	4	
Difference		(25)	(869)		(5)	(3)	
Impact		No	No		No	No	

Operation Emissions (Without Project Design Features)							Operation Emissions (With Traffic Mitigation/TDM)						
Regional Baseline (Existing Year)	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}	Regional Baseline (Existing Year)	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}
Area	<1	<1	<1	<1	<1	<1	Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1	Energy	<1	<1	<1	<1	<1	<1
Mobile	<1	1	10	<1	2	<1	Mobile	<1	1	10	<1	2	<1
Emergency Generator	<1	<1	<1	<1	<1	<1	Emergency Generator	<1	<1	<1	<1	<1	<1
Total	2	2	10	<1	2	<1	Total	2	2	10	<1	2	<1
Regional Baseline (Buildout Year)	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}	Regional Baseline (Buildout Year)	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}
Area	<1	<1	<1	<1	<1	<1	Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1	Energy	<1	<1	<1	<1	<1	<1
Mobile	<1	<1	7	<1	2	<1	Mobile	<1	<1	7	<1	2	<1
Emergency Generator	<1	<1	<1	<1	<1	<1	Emergency Generator	<1	<1	<1	<1	<1	<1
Total	2	<1	7	<1	2	<1	Total	2	<1	7	<1	2	<1
Regional Buildout (Buildout Year)	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}	Regional Buildout (Buildout Year)	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}
Area	5	<1	<1	<1	<1	<1	Area	5	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1	Energy	<1	<1	<1	<1	<1	<1
Mobile	6	6	56	<1	14	4	Mobile	6	6	52	<1	12	3
Emergency Generator	<1	1	1	<1	<1	<1	Emergency Generator	<1	1	1	<1	<1	<1
Total	12	9	58	<1	14	4	Total	11	8	54	<1	12	3
Project Regional (Buildout Less Baseline (Buildout Year))	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}	Project Regional (Buildout Less Baseline (Buildout Year))	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}
Area	4	<1	<1	<1	<1	<1	Area	4	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1	Energy	<1	<1	<1	<1	<1	<1
Mobile	5	6	49	<1	12	3	Mobile	5	5	45	<1	11	3
Emergency Generator	<1	1	1	<1	<1	<1	Emergency Generator	<1	1	1	<1	<1	<1
Total	10	8	51	<1	12	3	Total	10	7	47	<1	11	3
Threshold	55	55	550	150	150	55	Threshold	55	55	550	150	150	55
Difference	(45)	(47)	(499)	(150)	(138)	(52)	Difference	(45)	(48)	(503)	(150)	(139)	(52)
Impact	No	No	No	No	No	No	Impact	No	No	No	No	No	No
Percent Reduction:							Percent Reduction:	-5%	-6%	-8%	11%	-13%	-12%
Project Localized (Buildout Less Baseline (Buildout Year))	Onsite Total	2	2		0	0.1	Project Localized (Buildout Less Baseline (Buildout Year))	Onsite Total	2	2		0	0.1
Threshold	61	916			2	1	Threshold	61	916			2	1
Difference	(59)	(914)			(2)	(1)	Difference	(59)	(914)			(2)	(1)
Impact	No	No			No	No	Impact	No	No			No	No

AQ SUMMARY OF EMISSIONS - Summer						
Construction Emissions (Unmitigated)						
Regional (Daily) Unmitigated	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}
2023	4	56	40	<1	7	3
2024	19	41	58	<1	8	3
2025	19	42	63	<1	8	3
MAX	19	56	63	<1	8	3
Threshold	75	100	550	150	150	55
Difference	(56)	(44)	(487)	(150)	(142)	(52)
Impact	No	No	No	No	No	No
Localized (Daily) Unmitigated	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}
2023	3	30	33	<1	2	1
2024	19	36	47	<1	2	1
2025	18	33	46	<1	1	1
MAX	36	47			2	1
Threshold		61	916		7	4
Difference		(25)	(870)		(5)	(3)
Impact		No	No		No	No

Operation Emissions (Without Project Design Features)							Operation Emissions (With Traffic Mitigation/TDM)						
Regional Baseline (Existing Year)	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}	Regional Baseline (Existing Year)	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}
Area	<1	<1	<1	<1	<1	<1	Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1	Energy	<1	<1	<1	<1	<1	<1
Mobile	1	1	10	<1	2	<1	Mobile	1	1	10	<1	2	<1
Emergency Generator	<1	<1	<1	<1	<1	<1	Emergency Generator	<1	<1	<1	<1	<1	<1
Total	2	1	10	<1	2	<1	Total	2	1	10	<1	2	<1
Regional Baseline (Buildout Year)	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}	Regional Baseline (Buildout Year)	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}
Area	<1	<1	<1	<1	<1	<1	Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1	Energy	<1	<1	<1	<1	<1	<1
Mobile	<1	<1	7	<1	2	<1	Mobile	<1	<1	7	<1	2	<1
Emergency Generator	<1	<1	<1	<1	<1	<1	Emergency Generator	<1	<1	<1	<1	<1	<1
Total	2	<1	7	<1	2	<1	Total	2	<1	7	<1	2	<1
Regional Buildout (Buildout Year)	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}	Regional Buildout (Buildout Year)	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}
Area	5	<1	<1	<1	<1	<1	Area	5	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1	Energy	<1	<1	<1	<1	<1	<1
Mobile	6	6	57	<1	14	4	Mobile	6	5	51	<1	12	3
Emergency Generator	<1	1	1	<1	<1	<1	Emergency Generator	<1	1	1	<1	<1	<1
Total	12	8	60	<1	14	4	Total	11	8	54	<1	12	3
Project Regional (Buildout Less Baseline (Buildout Year))	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}	Project Regional (Buildout Less Baseline (Buildout Year))	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}
Area	4	<1	<1	<1	<1	<1	Area	4	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1	Energy	<1	<1	<1	<1	<1	<1
Mobile	5	5	50	<1	12	3	Mobile	5	5	44	<1	11	3
Emergency Generator	<1	1	1	<1	<1	<1	Emergency Generator	<1	1	1	<1	<1	<1
Total	10	7	52	<1	12	3	Total	10	7	47	<1	11	3
Threshold	55	55	550	150	150	55	Threshold	55	55	550	150	150	55
Difference	(45)	(48)	(498)	(150)	(138)	(52)	Difference	(45)	(48)	(503)	(150)	(139)	(52)
Impact	No	No	No	No	No	No	Impact	No	No	No	No	No	No
Percent Reduction:	-6%	0%	-10%	6%	-13%	-12%	Percent Reduction:	-6%	0%	-10%	6%	-13%	-12%
Project Localized (Buildout Less Baseline (Buildout Year))	Onsite Total	2	2		0	0.1	Project Localized (Buildout Less Baseline (Buildout Year))	Onsite Total	2	2		0.1	0.1
Threshold	61	916			2	1	Threshold	61	916			2	1
Difference	(59)	(914)			(2)	(1)	Difference	(59)	(914)			(2)	(1)
Impact	No	No			No	No	Impact	No	No			No	No

Step 1. Determine Allowable Increase using 98th percentile NO2 and Max NO2 data

Central LA NO2 Monitoring Data

SRA	City	Design Value	98th percentile, ppb			
		2014-2016	2015	2016	2017	2018
1	Central LA	61		65	62	57
SRA	City	Design Value	Max Hourly, ppb			
		2006-2008	2013	2014	2015	2016
1	Central LA	120		65	81	70

Threshold (ppb) Allowable Increase (ppb)
100 39

Threshold (ppb) Allowable Increase (ppb)
180 60

Max Hourly vs. 98th Percentile Ratio (Allowable Increase)	65%
---	-----

Step 2. Use ratio in Step 1 to determine LST lookup value. Extrapolate/Interpolate LST look-up value for project area

LST Threshold (SRA 1, 25 meter receptor)

Project Size (acres)	NO2 (lbs/day)	98th Percentile NO2 (lbs/day)	CO (lbs/day)	PM10 (lbs/day)	PM2.5 (lbs/day)	PM10 Ops (lbs/day)	PM2.5 Ops (lbs/day)
1	74	48	680	5	3	2	1
2	108	70	1048	8	5	2	2
5	161	104	1861	16	8	4	2
1.7	94	61	916	7	4	2	1

<----Interpolated Value

2159 Bay Street

Air Quality Analysis Assumptions

Notes: All Quantities are Approximate Assumes 7AM - 4PM

	Start Date	End Date	Duration (months)	Days	Max Daily Employee Trips (One-way Trip)	Max Daily Loads (Round Trip)	Total Loads (Round Trip)	Max Daily Deliveries (Round Trip)
Construction Details								
Project	1/1/23	6/30/25	30					
Site Preparation/Demolition/Make Ready	1/1/23	3/31/23	3.0	65	25	10	152	5
Grading/Excavation	4/1/23	8/31/23	5.0	109	25	125	10,000	5
Foundation (Continuous Pour)	9/1/23	10/31/23	2.0	43	125	60	1,180	20
Basement up to Podium	11/1/23	5/30/24	7.0	152	250	80	In below	40
Building Super Structure (above podium)	6/1/24	1/31/25	8.0	175	400		1,812	40
Architectural Façade	11/1/24	4/30/25	6.0	129	350			60
Building Interior Construction	2/1/25	7/31/25	6.0	129	300			60
Finish Sitework/Paving/Landscaping	4/1/25	6/30/25	3.0	65	100			20

Existing Uses					
Acreage	74,063	s.f.	1.70	acres	
Demolition Quantities					
Building Square Footage (SF)	39,328	s.f.	3,048	tons	
Parking (SF)	12,000	s.f.			

Import/Export Quantities during Grading						Total:
Import	-	-				-
Export (CY)	140,000	-				140,000

Construction						Total:
Four levels of Subterranean Parking and One Ground Floor	711	spaces				711
Creative Office Space	202,954	sf				202,954
Retail and Restaurant	16,000	sf				16,000
Event and Meeting Space	3,235	sf				3,235

Type of Construction Equipment (number of units for each phase. Assumed 8 hours per day)								
Equipment	Construction Phase							
	Site Prep / Demo	Grading	Foundation	Basement	Building Construction	Architectural Facade	Interior	Paving / Landscapin g
Air Compressor	1	-	-	-	1	1	1	-
Aerial Lift	-	-	-	-	2	1	-	-
Bore/Drill Rig	-	1	1	-	-	-	-	-
Cement and Mortar Mixers	-	-	-	-	-	-	1	1
Concrete/Industrial Saws	1	-	-	1	2	-	-	1
Cranes (Tower)	-	-	-	-	-		-	-
Cranes (Mobile)	-	-	1	1	1	1	-	-
Crawler Tractors	-	-	-	-	-	-	-	-
Crushing/Proc. Equipment	1	-	-	-	-	-	-	-
Excavators	1	2	-	-	-	-	-	-
Forklifts	-	1	-	2	2	2	2	-
Generator Sets	1		1	1	1	1	1	1
Graders	-	1		-	-	-	-	-
Off-Highway Tractors	-		-	-	-	-	-	-
Water Truck	1	1	1	-	-	-	-	-
Pavers	-	-	-	-	-	-	-	1
Paving Equipment	-	-	-	-	-	-	1	1
Pumps	-	-	5	2	2	-	-	-
Plate Compactors	-	-	-	-	-	-	1	1
Rollers	-	-	-	-	-	-	-	-
Rough Terrain Forklifts	-	-	-	-	-	-	-	-
Rubber Tired Dozers	1	-	-	-	-	-	-	-
Rubber Tired Loaders	1	1	-	-	-	-	-	-
Scrapers	-	-	-	-	-	-	-	-
Signal Boards	-	-	-	-	-	-	-	-
Skid Steer Loaders	-	-	-	-	-	-	-	-
Surfacing Equipment	-	-	-	-	-	-	-	-
Tractors/Loaders/Backhoes	2	1	-	-	-	-	1	1
Trenchers	1	1	1	-	-	-	-	-
Welders	-	2	1	1	1	-	1	1
Total Pieces	11	11	11	8	12	6	9	8

hauled? Here are examples.

One-way Distance to Landfill (mi)

Vulcan Irwindale 22.6

CalEEMod Modeling Input Notes:

- Vehicle trips and VMT based on the LADOT VMT Calculator were entered into CalEEMod using the User Defined Commercial and User Defined Industrial land uses. User Defined Commercial land uses represent primary trips and VMT. User Defined Industrial land uses represent pass-by trips
- Total haul trips during the excavation phase of project construction was calculated by multiplying maximum daily trips and the total number of days of excavation. This was done to capture the worst-case daily emissions. However, this method would conservatively overestimate the total number of haul truck trips as under real world conditions, the maximum truck trips would not be occurring on a daily basis.

2159 Bay Street - Existing - South Coast Air Basin, Winter

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

2159 Bay Street - Existing
South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	23.11	1000sqft	0.53	23,106.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
General Light Industry	16.22	1000sqft	0.37	16,222.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2019
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	801	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 RPS (Year 2019) - 801 lbs/MWh

Land Use - see assumptions

Grading -

Vehicle Trips - Values based on LADOT VMT Calculator

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use -

Mobile Land Use Mitigation -

Energy Mitigation -

Waste Mitigation - City of LA Sanitation - Waste Diversion Rate (2013)

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	23,110.00	23,106.00
tblLandUse	LandUseSquareFeet	16,220.00	16,222.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblProjectCharacteristics	CO2IntensityFactor	691.98	801
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.62
tblVehicleTrips	CC_TTP	28.00	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	13.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00

2159 Bay Street - Existing - South Coast Air Basin, Winter

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

tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	59.00	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PR_TP	92.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.99	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	0.00	300.00
tblVehicleTrips	SU_TR	5.00	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	0.00	300.00
tblVehicleTrips	WD_TR	4.96	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	0.00	300.00

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	0.8790	4.0000e-005	4.1600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Energy	0.0157	0.1422	0.1195	8.5000e-004		0.0108	0.0108		0.0108	0.0108						
Mobile	0.9912	1.4445	9.7481	0.0186	1.7534	0.0228	1.7762	0.4673	0.0214	0.4887						
Total	1.8858	1.5867	9.8717	0.0194	1.7534	0.0337	1.7871	0.4673	0.0323	0.4996						

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	0.8790	4.0000e-005	4.1600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Energy	0.0157	0.1422	0.1195	8.5000e-004		0.0108	0.0108		0.0108	0.0108						
Mobile	0.9912	1.4445	9.7481	0.0186	1.7534	0.0228	1.7762	0.4673	0.0214	0.4887						
Total	1.8858	1.5867	9.8717	0.0194	1.7534	0.0337	1.7871	0.4673	0.0323	0.4996						

2159 Bay Street - Existing - South Coast Air Basin, Winter

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

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

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	0.9912	1.4445	9.7481	0.0186	1.7534	0.0228	1.7762	0.4673	0.0214	0.4887						
Unmitigated	0.9912	1.4445	9.7481	0.0186	1.7534	0.0228	1.7762	0.4673	0.0214	0.4887						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
General Light Industry	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
User Defined Commercial	300.00	300.00	300.00	832,104	832,104
Total	300.00	300.00	300.00	832,104	832,104

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	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
General Light Industry	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.62	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.545223	0.057501	0.183942	0.133860	0.023931	0.005849	0.012188	0.008460	0.000868	0.000541	0.022800	0.000735	0.004102
General Office Building	0.545223	0.057501	0.183942	0.133860	0.023931	0.005849	0.012188	0.008460	0.000868	0.000541	0.022800	0.000735	0.004102
User Defined Commercial	0.545223	0.057501	0.183942	0.133860	0.023931	0.005849	0.012188	0.008460	0.000868	0.000541	0.022800	0.000735	0.004102

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					

2159 Bay Street - Existing - South Coast Air Basin, Winter

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

NaturalGas Mitigated	0.0157	0.1422	0.1195	8.5000e-004		0.0108	0.0108		0.0108	0.0108							
NaturalGas Unmitigated	0.0157	0.1422	0.1195	8.5000e-004		0.0108	0.0108		0.0108	0.0108							

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					
General Light Industry	798.211	8.6100e-003	0.0783	0.0657	4.7000e-004		5.9500e-003	5.9500e-003		5.9500e-003	5.9500e-003						
General Office Building	652.665	7.0400e-003	0.0640	0.0538	3.8000e-004		4.8600e-003	4.8600e-003		4.8600e-003	4.8600e-003						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.0157	0.1423	0.1195	8.5000e-004		0.0108	0.0108		0.0108	0.0108						

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					
General Light Industry	0.798211	8.6100e-003	0.0783	0.0657	4.7000e-004		5.9500e-003	5.9500e-003		5.9500e-003	5.9500e-003						
General Office Building	0.652665	7.0400e-003	0.0640	0.0538	3.8000e-004		4.8600e-003	4.8600e-003		4.8600e-003	4.8600e-003						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.0157	0.1423	0.1195	8.5000e-004		0.0108	0.0108		0.0108	0.0108						

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	0.8790	4.0000e-005	4.1600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Unmitigated	0.8790	4.0000e-005	4.1600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

2159 Bay Street - Existing - South Coast Air Basin, Winter

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0999					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.7787					0.0000	0.0000		0.0000	0.0000						
Landscaping	3.9000e-004	4.0000e-005	4.1600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Total	0.8790	4.0000e-005	4.1600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

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	0.0999					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.7787					0.0000	0.0000		0.0000	0.0000						
Landscaping	3.9000e-004	4.0000e-005	4.1600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Total	0.8790	4.0000e-005	4.1600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

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
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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2159 Bay Street - Existing - South Coast Air Basin, Winter

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

11.0 Vegetation

2159 Bay Street - Existing - South Coast Air Basin, Summer

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

2159 Bay Street - Existing
South Coast Air Basin, Summer

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	23.11	1000sqft	0.53	23,106.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
General Light Industry	16.22	1000sqft	0.37	16,222.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2019
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	801	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 RPS (Year 2019) - 801 lbs/MWh

Land Use - see assumptions

Grading -

Vehicle Trips - Values based on LADOT VMT Calculator

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use -

Mobile Land Use Mitigation -

Energy Mitigation -

Waste Mitigation - City of LA Sanitation - Waste Diversion Rate (2013)

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	23,110.00	23,106.00
tblLandUse	LandUseSquareFeet	16,220.00	16,222.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblProjectCharacteristics	CO2IntensityFactor	691.98	801
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.62
tblVehicleTrips	CC_TTP	28.00	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	13.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00

2159 Bay Street - Existing - South Coast Air Basin, Summer

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

tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	59.00	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PR_TP	92.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.99	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	0.00	300.00
tblVehicleTrips	SU_TR	5.00	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	0.00	300.00
tblVehicleTrips	WD_TR	4.96	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	0.00	300.00

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	0.8790	4.0000e-005	4.1600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Energy	0.0157	0.1422	0.1195	8.5000e-004		0.0108	0.0108		0.0108	0.0108						
Mobile	1.0178	1.3503	10.1082	0.0195	1.7534	0.0228	1.7762	0.4673	0.0214	0.4887						
Total	1.9124	1.4926	10.2319	0.0203	1.7534	0.0336	1.7870	0.4673	0.0322	0.4995						

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	0.8790	4.0000e-005	4.1600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Energy	0.0157	0.1422	0.1195	8.5000e-004		0.0108	0.0108		0.0108	0.0108						
Mobile	1.0178	1.3503	10.1082	0.0195	1.7534	0.0228	1.7762	0.4673	0.0214	0.4887						
Total	1.9124	1.4926	10.2319	0.0203	1.7534	0.0336	1.7870	0.4673	0.0322	0.4995						

2159 Bay Street - Existing - South Coast Air Basin, Summer

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

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

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	1.0178	1.3503	10.1082	0.0195	1.7534	0.0228	1.7762	0.4673	0.0214	0.4887						
Unmitigated	1.0178	1.3503	10.1082	0.0195	1.7534	0.0228	1.7762	0.4673	0.0214	0.4887						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
User Defined Commercial	300.00	300.00	300.00	832,104	832,104
Total	300.00	300.00	300.00	832,104	832,104

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	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
General Light Industry	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.62	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.545223	0.057501	0.183942	0.133860	0.023931	0.005849	0.012188	0.008460	0.000868	0.000541	0.022800	0.000735	0.004102
General Office Building	0.545223	0.057501	0.183942	0.133860	0.023931	0.005849	0.012188	0.008460	0.000868	0.000541	0.022800	0.000735	0.004102
User Defined Commercial	0.545223	0.057501	0.183942	0.133860	0.023931	0.005849	0.012188	0.008460	0.000868	0.000541	0.022800	0.000735	0.004102

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					

2159 Bay Street - Existing - South Coast Air Basin, Summer

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

NaturalGas Mitigated	0.0157	0.1422	0.1195	8.5000e-004		0.0108	0.0108		0.0108	0.0108							
NaturalGas Unmitigated	0.0157	0.1422	0.1195	8.5000e-004		0.0108	0.0108		0.0108	0.0108							

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					
General Light Industry	798.211	8.6100e-003	0.0783	0.0657	4.7000e-004		5.9500e-003	5.9500e-003		5.9500e-003	5.9500e-003						
General Office Building	652.665	7.0400e-003	0.0640	0.0538	3.8000e-004		4.8600e-003	4.8600e-003		4.8600e-003	4.8600e-003						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.0157	0.1423	0.1195	8.5000e-004		0.0108	0.0108		0.0108	0.0108						

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					
General Light Industry	0.798211	8.6100e-003	0.0783	0.0657	4.7000e-004		5.9500e-003	5.9500e-003		5.9500e-003	5.9500e-003						
General Office Building	0.652665	7.0400e-003	0.0640	0.0538	3.8000e-004		4.8600e-003	4.8600e-003		4.8600e-003	4.8600e-003						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.0157	0.1423	0.1195	8.5000e-004		0.0108	0.0108		0.0108	0.0108						

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	0.8790	4.0000e-005	4.1600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Unmitigated	0.8790	4.0000e-005	4.1600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

2159 Bay Street - Existing - South Coast Air Basin, Summer

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0999					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.7787					0.0000	0.0000		0.0000	0.0000						
Landscaping	3.9000e-004	4.0000e-005	4.1600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Total	0.8790	4.0000e-005	4.1600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

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	0.0999					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.7787					0.0000	0.0000		0.0000	0.0000						
Landscaping	3.9000e-004	4.0000e-005	4.1600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Total	0.8790	4.0000e-005	4.1600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

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
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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2159 Bay Street - Existing - South Coast Air Basin, Summer

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

11.0 Vegetation

2159 Bay Street - Existing (Buildout Year) - South Coast Air Basin, Winter

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

2159 Bay Street - Existing (Buildout Year)
South Coast Air Basin, Winter

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	23.11	1000sqft	0.53	23,106.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
General Light Industry	16.22	1000sqft	0.37	16,222.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	616	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 RPS (Year 2025) - 616 lbs/MWh

Land Use - see assumptions

Vehicle Trips - Values based on LADOT VMT Calculator

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use -

Mobile Land Use Mitigation -

Energy Mitigation -

Waste Mitigation - City of LA Sanitation - Waste Diversion Rate (2013)

Fleet Mix -

Grading - see assumptions

Table Name	Column Name	Default Value	New Value
tblEnergyUse	T24E	2.01	2.25
tblEnergyUse	T24E	4.11	4.60
tblEnergyUse	T24NG	13.51	13.65
tblEnergyUse	T24NG	9.92	10.02
tblGrading	AcresOfGrading	0.13	0.00
tblLandUse	LandUseSquareFeet	23,110.00	23,106.00
tblLandUse	LandUseSquareFeet	16,220.00	16,222.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	691.98	616
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.62
tblVehicleTrips	CC_TTP	28.00	0.00
tblVehicleTrips	CC_TTP	48.00	0.00

2159 Bay Street - Existing (Buildout Year) - South Coast Air Basin, Winter

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

tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	13.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	59.00	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PR_TP	92.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.99	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	0.00	300.00
tblVehicleTrips	SU_TR	5.00	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	0.00	300.00
tblVehicleTrips	WD_TR	4.96	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	0.00	300.00

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	0.8790	4.0000e-005	4.1100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Energy	0.0158	0.1435	0.1205	8.6000e-004		0.0109	0.0109		0.0109	0.0109						
Mobile	0.7461	0.8108	7.0654	0.0155	1.7532	0.0115	1.7646	0.4672	0.0107	0.4779						
Total	1.6408	0.9543	7.1900	0.0163	1.7532	0.0224	1.7755	0.4672	0.0216	0.4888						

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
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2159 Bay Street - Existing (Buildout Year) - South Coast Air Basin, Winter

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

Category	lb/day										lb/day					
Area	0.879	4.0000e-005	4.1100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Energy	0.0158	0.1435	0.1205	8.6000e-004		0.0109	0.0109		0.0109	0.0109						
Mobile	0.7461	0.8108	7.0654	0.0155	1.7532	0.0115	1.7646	0.4672	0.0107	0.4779						
Total	1.6408	0.9543	7.1900	0.0163	1.7532	0.0224	1.7755	0.4672	0.0216	0.4888						

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

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	0.7461	0.8108	7.0654	0.0155	1.7532	0.0115	1.7646	0.4672	0.0107	0.4779						
Unmitigated	0.7461	0.8108	7.0654	0.0155	1.7532	0.0115	1.7646	0.4672	0.0107	0.4779						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
General Light Industry	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
User Defined Commercial	300.00	300.00	300.00	832,104	832,104
Total	300.00	300.00	300.00	832,104	832,104

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	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
General Light Industry	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.62	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
General Office Building	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
User Defined Commercial	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

2159 Bay Street - Existing (Buildout Year) - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0158	0.1435	0.1205	8.6000e-004		0.0109	0.0109		0.0109	0.0109						
NaturalGas Unmitigated	0.0158	0.1435	0.1205	8.6000e-004		0.0109	0.0109		0.0109	0.0109						

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					
General Light Industry	804.433	8.6800e-003	0.0789	0.0663	4.7000e-004		5.9900e-003	5.9900e-003		5.9900e-003	5.9900e-003						
General Office Building	658.996	7.1100e-003	0.0646	0.0543	3.9000e-004		4.9100e-003	4.9100e-003		4.9100e-003	4.9100e-003						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.0158	0.1435	0.1205	8.6000e-004		0.0109	0.0109		0.0109	0.0109						

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					
General Light Industry	0.804433	8.6800e-003	0.0789	0.0663	4.7000e-004		5.9900e-003	5.9900e-003		5.9900e-003	5.9900e-003						
General Office Building	0.658996	7.1100e-003	0.0646	0.0543	3.9000e-004		4.9100e-003	4.9100e-003		4.9100e-003	4.9100e-003						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.0158	0.1435	0.1205	8.6000e-004		0.0109	0.0109		0.0109	0.0109						

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
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2159 Bay Street - Existing (Buildout Year) - South Coast Air Basin, Winter

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

Category	lb/day								lb/day							
Mitigated	0.8790	4.0000e-005	4.1100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Unmitigated	0.8790	4.0000e-005	4.1100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

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	0.0999					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.7787					0.0000	0.0000		0.0000	0.0000						
Landscaping	3.8000e-004	4.0000e-005	4.1100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Total	0.8790	4.0000e-005	4.1100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

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	0.0999					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.7787					0.0000	0.0000		0.0000	0.0000						
Landscaping	3.8000e-004	4.0000e-005	4.1100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Total	0.8790	4.0000e-005	4.1100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

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
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

2159 Bay Street - Existing (Buildout Year) - South Coast Air Basin, Winter

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

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

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

Equipment Type	Number
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11.0 Vegetation

2159 Bay Street - Existing (Buildout Year) - South Coast Air Basin, Summer

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

2159 Bay Street - Existing (Buildout Year)
South Coast Air Basin, Summer

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	23.11	1000sqft	0.53	23,106.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
General Light Industry	16.22	1000sqft	0.37	16,222.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	616	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 RPS (Year 2025) - 616 lbs/MWh

Land Use - see assumptions

Grading - see assumptions

Vehicle Trips - Values based on LADOT VMT Calculator

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use -

Mobile Land Use Mitigation -

Energy Mitigation -

Waste Mitigation - City of LA Sanitation - Waste Diversion Rate (2013)

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblEnergyUse	T24E	2.01	2.25
tblEnergyUse	T24E	4.11	4.60
tblEnergyUse	T24NG	13.51	13.65
tblEnergyUse	T24NG	9.92	10.02
tblGrading	AcresOfGrading	0.13	0.00
tblLandUse	LandUseSquareFeet	23,110.00	23,106.00
tblLandUse	LandUseSquareFeet	16,220.00	16,222.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	691.98	616
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.62
tblVehicleTrips	CC_TTP	28.00	0.00
tblVehicleTrips	CC_TTP	48.00	0.00

2159 Bay Street - Existing (Buildout Year) - South Coast Air Basin, Summer

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

tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	13.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	59.00	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PR_TP	92.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.99	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	0.00	300.00
tblVehicleTrips	SU_TR	5.00	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	0.00	300.00
tblVehicleTrips	WD_TR	4.96	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	0.00	300.00

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	0.8790	4.0000e-005	4.1100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Energy	0.0158	0.1435	0.1205	8.6000e-004		0.0109	0.0109		0.0109	0.0109						
Mobile	0.7700	0.7548	7.2150	0.0162	1.7532	0.0115	1.7646	0.4672	0.0107	0.4778						
Total	1.6647	0.8983	7.3396	0.0171	1.7532	0.0224	1.7755	0.4672	0.0216	0.4888						

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
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2159 Bay Street - Existing (Buildout Year) - South Coast Air Basin, Summer

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

Category	lb/day										lb/day					
Area	0.8790	4.0000e-005	4.1100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Energy	0.0158	0.1435	0.1205	8.6000e-004		0.0109	0.0109		0.0109	0.0109						
Mobile	0.7700	0.7548	7.2150	0.0162	1.7532	0.0115	1.7646	0.4672	0.0107	0.4778						
Total	1.6647	0.8983	7.3396	0.0171	1.7532	0.0224	1.7755	0.4672	0.0216	0.4888						

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

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	0.7700	0.7548	7.2150	0.0162	1.7532	0.0115	1.7646	0.4672	0.0107	0.4778						
Unmitigated	0.7700	0.7548	7.2150	0.0162	1.7532	0.0115	1.7646	0.4672	0.0107	0.4778						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
General Light Industry	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
User Defined Commercial	300.00	300.00	300.00	832,104	832,104
Total	300.00	300.00	300.00	832,104	832,104

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	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
General Light Industry	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.62	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
General Office Building	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
User Defined Commercial	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

2159 Bay Street - Existing (Buildout Year) - South Coast Air Basin, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0158	0.1435	0.1205	8.6000e-004		0.0109	0.0109		0.0109	0.0109						
NaturalGas Unmitigated	0.0158	0.1435	0.1205	8.6000e-004		0.0109	0.0109		0.0109	0.0109						

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					
General Light Industry	804.433	8.6800e-003	0.0789	0.0663	4.7000e-004		5.9900e-003	5.9900e-003		5.9900e-003	5.9900e-003						
General Office Building	658.996	7.1100e-003	0.0646	0.0543	3.9000e-004		4.9100e-003	4.9100e-003		4.9100e-003	4.9100e-003						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.0158	0.1435	0.1205	8.6000e-004		0.0109	0.0109		0.0109	0.0109						

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					
General Light Industry	0.804433	8.6800e-003	0.0789	0.0663	4.7000e-004		5.9900e-003	5.9900e-003		5.9900e-003	5.9900e-003						
General Office Building	0.658996	7.1100e-003	0.0646	0.0543	3.9000e-004		4.9100e-003	4.9100e-003		4.9100e-003	4.9100e-003						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.0158	0.1435	0.1205	8.6000e-004		0.0109	0.0109		0.0109	0.0109						

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
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2159 Bay Street - Existing (Buildout Year) - South Coast Air Basin, Summer

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

Category	lb/day								lb/day							
Mitigated	0.8790	4.0000e-005	4.1100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Unmitigated	0.8790	4.0000e-005	4.1100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

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	0.0999					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.7787					0.0000	0.0000		0.0000	0.0000						
Landscaping	3.8000e-004	4.0000e-005	4.1100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Total	0.8790	4.0000e-005	4.1100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

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	0.0999					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.7787					0.0000	0.0000		0.0000	0.0000						
Landscaping	3.8000e-004	4.0000e-005	4.1100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Total	0.8790	4.0000e-005	4.1100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

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
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

2159 Bay Street - Existing (Buildout Year) - South Coast Air Basin, Summer

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

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

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

Equipment Type	Number
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11.0 Vegetation

2159 Bay Street - South Coast Air Basin, Winter

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

2159 Bay Street
South Coast Air Basin, Winter

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	217.19	1000sqft	4.99	217,189.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
User Defined Industrial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	711.00	Space	6.40	284,400.00	0
Quality Restaurant	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	647	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 RPS (Year 2025) - 616 lbs/MWh

Land Use - User Defined Commercial = Project VMT

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Trips and VMT - see assumptions

Demolition -

Grading - see assumptions

Vehicle Trips - Calculations are based on LADOT VMT Calculator

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - see assumptions

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Sanitation - Waste Diversion Rate (2013)

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	77.00

2159 Bay Street - South Coast Air Basin, Winter

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

tblConstructionPhase	NumDays	30.00	131.00
tblConstructionPhase	NumDays	300.00	52.00
tblConstructionPhase	NumDays	300.00	181.00
tblConstructionPhase	NumDays	300.00	210.00
tblConstructionPhase	NumDays	300.00	156.00
tblConstructionPhase	NumDays	20.00	156.00
tblConstructionPhase	NumDays	300.00	156.00
tblConstructionPhase	NumDays	20.00	77.00
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	NumDaysWeek	5.00	6.00
tblEnergyUse	T24E	3.50	0.57
tblEnergyUse	T24E	4.11	4.60
tblEnergyUse	T24E	7.24	8.11
tblEnergyUse	T24NG	9.92	10.02
tblEnergyUse	T24NG	42.55	42.98
tblGrading	AcresOfGrading	65.50	10.00
tblGrading	MaterialExported	0.00	140,000.00
tblLandUse	LandUseSquareFeet	217,190.00	217,189.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029

2159 Bay Street - South Coast Air Basin, Winter

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

tblProjectCharacteristics	CO2IntensityFactor	691.98	647
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblSolidWaste	SolidWasteGenerationRate	4.56	2.28
tblTripsAndVMT	HaulingTripLength	20.00	22.60
tblTripsAndVMT	HaulingTripLength	20.00	22.60
tblTripsAndVMT	HaulingTripNumber	233.00	1,540.00
tblTripsAndVMT	HaulingTripNumber	17,500.00	32,750.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	83.00	160.00
tblTripsAndVMT	VendorTripNumber	83.00	240.00
tblTripsAndVMT	VendorTripNumber	83.00	80.00
tblTripsAndVMT	VendorTripNumber	83.00	120.00
tblTripsAndVMT	VendorTripNumber	83.00	120.00
tblTripsAndVMT	VendorTripNumber	0.00	40.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.61
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	69.00	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	12.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	44.00	0.00
tblVehicleTrips	PB_TP	0.00	100.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	38.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	90.04	0.00

2159 Bay Street - South Coast Air Basin, Winter

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

tblVehicleTrips	ST_TR	0.00	2,365.00
tblVehicleTrips	ST_TR	0.00	137.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	71.97	0.00
tblVehicleTrips	SU_TR	0.00	2,365.00
tblVehicleTrips	SU_TR	0.00	137.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	83.84	0.00
tblVehicleTrips	WD_TR	0.00	2,365.00
tblVehicleTrips	WD_TR	0.00	137.00
tblWater	IndoorWaterUseRate	1,517,668.56	758,834.28
tblWater	OutdoorWaterUseRate	96,872.46	48,436.23

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					
2023	3.9594	57.1822	39.9815	0.2115	5.4841	1.3900	6.6588	1.4731	1.3293	2.5717						
2024	19.0855	41.6193	57.0387	0.1486	5.9750	1.5372	7.5123	1.6137	1.4916	3.1052						
2025	19.0712	42.8773	61.4853	0.1645	6.7107	1.4067	8.1174	1.8204	1.3521	3.1725						
Maximum	19.0855	57.1822	61.4853	0.2115	6.7107	1.5372	8.1174	1.8204	1.4916	3.1725						

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.9594	57.1822	39.9815	0.2115	5.3610	1.3900	6.5357	1.4566	1.3293	2.5552						
2024	19.0855	41.6193	57.0387	0.1486	5.9750	1.5372	7.5123	1.6137	1.4916	3.1052						
2025	19.0712	42.8773	61.4853	0.1645	6.7107	1.4067	8.1174	1.8204	1.3521	3.1725						
Maximum	19.0855	57.1822	61.4853	0.2115	6.7107	1.5372	8.1174	1.8204	1.4916	3.1725						

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.68	0.00	0.55	0.34	0.00	0.19	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

2159 Bay Street - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Energy	0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						
Mobile	6.0527	6.4751	56.3684	0.1222	13.8130	0.0910	13.9040	3.6809	0.0846	3.7654						
Stationary	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						
Total	11.7407	8.7692	58.4894	0.1301	13.8130	0.2334	14.0465	3.6809	0.2270	3.9079						

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	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Energy	0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						
Mobile	6.0527	6.4751	56.3684	0.1222	13.8130	0.0910	13.9040	3.6809	0.0846	3.7654						
Stationary	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						
Total	11.7407	8.7692	58.4894	0.1301	13.8130	0.2334	14.0465	3.6809	0.2270	3.9079						

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

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2023	3/31/2023	6	77	
2	Grading	Grading	4/1/2023	8/31/2023	6	131	
3	Mat Foundation (Concrete Pour)	Building Construction	9/1/2023	10/31/2023	6	52	
4	Foundation	Building Construction	11/1/2023	5/29/2024	6	181	
5	Building Construction	Building Construction	6/1/2024	1/31/2025	6	210	
6	Building Facade	Building Construction	11/1/2024	5/1/2025	6	156	
7	Architectural Coating	Architectural Coating	11/1/2024	5/1/2025	6	156	
8	Interior Construction	Building Construction	2/1/2025	8/1/2025	6	156	
9	Paving	Paving	4/1/2025	6/28/2025	6	77	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

2159 Bay Street - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**Acres of Paving: 6.4****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 333,284; Non-Residential Outdoor: 111,095; Striped Parking Area: 17,064****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	1	8.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Crushing/Proc. Equipment	1	8.00	85	0.78
Demolition	Excavators	1	8.00	158	0.38
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Demolition	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Trenchers	1	8.00	78	0.50
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Excavators	2	8.00	158	0.38
Grading	Forklifts	1	8.00	89	0.20
Grading	Generator Sets	0	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Trenchers	1	8.00	78	0.50
Grading	Welders	2	8.00	46	0.45
Mat Foundation (Concrete Pour)	Bore/Drill Rigs	1	8.00	221	0.50
Mat Foundation (Concrete Pour)	Cranes	1	8.00	231	0.29
Mat Foundation (Concrete Pour)	Forklifts	0	8.00	89	0.20
Mat Foundation (Concrete Pour)	Generator Sets	1	8.00	84	0.74
Mat Foundation (Concrete Pour)	Pumps	5	8.00	84	0.74
Mat Foundation (Concrete Pour)	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Mat Foundation (Concrete Pour)	Trenchers	1	8.00	78	0.50
Mat Foundation (Concrete Pour)	Welders	1	8.00	46	0.45
Foundation	Concrete/Industrial Saws	1	8.00	81	0.73
Foundation	Cranes	1	8.00	231	0.29
Foundation	Forklifts	2	8.00	89	0.20
Foundation	Generator Sets	1	8.00	84	0.74
Foundation	Pumps	2	8.00	84	0.74
Foundation	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Foundation	Welders	1	8.00	46	0.45
Building Construction	Aerial Lifts	2	8.00	63	0.31
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Concrete/Industrial Saws	2	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pumps	2	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Building Facade	Aerial Lifts	1	8.00	63	0.31
Building Facade	Air Compressors	1	8.00	78	0.48
Building Facade	Cranes	1	8.00	231	0.29

2159 Bay Street - South Coast Air Basin, Winter

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

Building Facade	Forklifts	2	8.00	89	0.20
Building Facade	Generator Sets	1	8.00	84	0.74
Building Facade	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Facade	Welders	0	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Interior Construction	Air Compressors	1	8.00	78	0.48
Interior Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Interior Construction	Cranes	0	7.00	231	0.29
Interior Construction	Forklifts	2	8.00	89	0.20
Interior Construction	Generator Sets	1	8.00	84	0.74
Interior Construction	Paving Equipment	1	8.00	132	0.36
Interior Construction	Plate Compactors	1	8.00	8	0.43
Interior Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Interior Construction	Welders	1	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Generator Sets	1	8.00	84	0.74
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Plate Compactors	1	8.00	8	0.43
Paving	Rollers	0	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	10	25.00	10.00	1,540.00	14.70	6.90	22.60	LD_Mix	HDT_Mix	HHDT
Grading	10	25.00	10.00	32,750.00	14.70	6.90	22.60	LD_Mix	HDT_Mix	HHDT
Mat Foundation	10	191.00	160.00	0.00	14.70	6.90	20.00	LD_Mix	HHDT	HHDT
Foundation	8	191.00	240.00	0.00	14.70	6.90	20.00	LD_Mix	HHDT	HHDT
Building Construction	12	191.00	80.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Facade	6	191.00	120.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	38.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Interior Construction	8	191.00	120.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	40.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6562	0.0000	0.6562	0.0994	0.0000	0.0994						
Off-Road	3.1386	27.6563	28.9967	0.0534		1.3669	1.3669		1.2979	1.2979						

2159 Bay Street - South Coast Air Basin, Winter

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

Total	3.1386	27.6563	28.9967	0.0534	0.6562	1.3669	2.0230	0.0994	1.2979	1.3973						
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0423	2.8581	0.7487	0.0129	0.3951	0.0195	0.4146	0.1083	0.0187	0.1270						
Vendor	0.0103	0.3832	0.1449	1.8200e-003	0.0640	2.0300e-003	0.0661	0.0184	1.9500e-003	0.0204						
Worker	0.0842	0.0584	0.7946	2.3100e-003	0.2794	1.5700e-003	0.2810	0.0741	1.4500e-003	0.0756						
Total	0.1368	3.2997	1.6883	0.0171	0.7386	0.0231	0.7617	0.2008	0.0221	0.2229						

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					0.2559	0.0000	0.2559	0.0388	0.0000	0.0388						
Off-Road	3.1386	27.6563	28.9967	0.0534		1.3669	1.3669		1.2979	1.2979						
Total	3.1386	27.6563	28.9967	0.0534	0.2559	1.3669	1.6228	0.0388	1.2979	1.3367						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0423	2.8581	0.7487	0.0129	0.3951	0.0195	0.4146	0.1083	0.0187	0.1270						
Vendor	0.0103	0.3832	0.1449	1.8200e-003	0.0640	2.0300e-003	0.0661	0.0184	1.9500e-003	0.0204						
Worker	0.0842	0.0584	0.7946	2.3100e-003	0.2794	1.5700e-003	0.2810	0.0741	1.4500e-003	0.0756						
Total	0.1368	3.2997	1.6883	0.0171	0.7386	0.0231	0.7617	0.2008	0.0221	0.2229						

3.3 Grading - 2023**Unmitigated Construction On-Site**

2159 Bay Street - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2018	0.0000	0.2018	0.0270	0.0000	0.0270						
Off-Road	2.3560	21.0141	21.0749	0.0458		0.9270	0.9270		0.8616	0.8616						
Total	2.3560	21.0141	21.0749	0.0458	0.2018	0.9270	1.1288	0.0270	0.8616	0.8887						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5288	35.7265	9.3592	0.1616	4.9388	0.2441	5.1829	1.3535	0.2336	1.5871						
Vendor	0.0103	0.3832	0.1449	1.8200e-003	0.0640	2.0300e-003	0.0661	0.0184	1.9500e-003	0.0204						
Worker	0.0842	0.0584	0.7946	2.3100e-003	0.2794	1.5700e-003	0.2810	0.0741	1.4500e-003	0.0756						
Total	0.6233	36.1681	10.2988	0.1657	5.2823	0.2477	5.5300	1.4461	0.2370	1.6830						

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					0.0787	0.0000	0.0787	0.0106	0.0000	0.0106						
Off-Road	2.3560	21.0141	21.0749	0.0458		0.9270	0.9270		0.8616	0.8616						
Total	2.3560	21.0141	21.0749	0.0458	0.0787	0.9270	1.0057	0.0106	0.8616	0.8722						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5288	35.7265	9.3592	0.1616	4.9388	0.2441	5.1829	1.3535	0.2336	1.5871						
Vendor	0.0103	0.3832	0.1449	1.8200e-003	0.0640	2.0300e-003	0.0661	0.0184	1.9500e-003	0.0204						
Worker	0.0842	0.0584	0.7946	2.3100e-003	0.2794	1.5700e-003	0.2810	0.0741	1.4500e-003	0.0756						
Total	0.6233	36.1681	10.2988	0.1657	5.2823	0.2477	5.5300	1.4461	0.2370	1.6830						

2159 Bay Street - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.4 Mat Foundation (Concrete Pour) - 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	3.1126	26.9886	30.4331	0.0606		1.3073	1.3073		1.2713	1.2713						
Total	3.1126	26.9886	30.4331	0.0606		1.3073	1.3073		1.2713	1.2713						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.2035	9.0820	3.4778	0.0344	0.9674	0.0490	1.0164	0.2653	0.0469	0.3123						
Worker	0.6434	0.4464	6.0707	0.0176	2.1349	0.0120	2.1470	0.5662	0.0111	0.5773						
Total	0.8468	9.5283	9.5485	0.0520	3.1023	0.0611	3.1634	0.8315	0.0580	0.8895						

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	3.1126	26.9886	30.4331	0.0606		1.3073	1.3073		1.2713	1.2713						
Total	3.1126	26.9886	30.4331	0.0606		1.3073	1.3073		1.2713	1.2713						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.2035	9.0820	3.4778	0.0344	0.9674	0.0490	1.0164	0.2653	0.0469	0.3123						

2159 Bay Street - South Coast Air Basin, Winter

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

Worker	0.6434	0.4464	6.0707	0.0176	2.1349	0.0120	2.1470	0.5662	0.0111	0.5773						
Total	0.8468	9.5283	9.5485	0.0520	3.1023	0.0611	3.1634	0.8315	0.0580	0.8895						

3.5 Foundation - 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	2.1062	17.9609	20.5792	0.0374		0.8593	0.8593		0.8371	0.8371						
Total	2.1062	17.9609	20.5792	0.0374		0.8593	0.8593		0.8371	0.8371						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.3052	13.6230	5.2167	0.0516	1.4511	0.0736	1.5247	0.3980	0.0704	0.4684						
Worker	0.6434	0.4464	6.0707	0.0176	2.1349	0.0120	2.1470	0.5662	0.0111	0.5773						
Total	0.9485	14.0693	11.2874	0.0693	3.5860	0.0856	3.6716	0.9642	0.0815	1.0457						

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	2.1062	17.9609	20.5792	0.0374		0.8593	0.8593		0.8371	0.8371						
Total	2.1062	17.9609	20.5792	0.0374		0.8593	0.8593		0.8371	0.8371						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2159 Bay Street - South Coast Air Basin, Winter

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

Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.3052	13.6230	5.2167	0.0516	1.4511	0.0736	1.5247	0.3980	0.0704	0.4684						
Worker	0.6434	0.4464	6.0707	0.0176	2.1349	0.0120	2.1470	0.5662	0.0111	0.5773						
Total	0.9485	14.0693	11.2874	0.0693	3.5860	0.0856	3.6716	0.9642	0.0815	1.0457						

3.5 Foundation - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9656	16.7680	20.4706	0.0374		0.7512	0.7512		0.7314	0.7314						
Total	1.9656	16.7680	20.4706	0.0374		0.7512	0.7512		0.7314	0.7314						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.3034	13.6531	5.2622	0.0509	1.4511	0.0738	1.5249	0.3980	0.0706	0.4686						
Worker	0.6023	0.3986	5.6545	0.0171	2.1349	0.0115	2.1464	0.5662	0.0106	0.5768						
Total	0.9057	14.0517	10.9167	0.0680	3.5860	0.0853	3.6713	0.9642	0.0812	1.0454						

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	1.9656	16.7680	20.4706	0.0374		0.7512	0.7512		0.7314	0.7314						
Total	1.9656	16.7680	20.4706	0.0374		0.7512	0.7512		0.7314	0.7314						

Mitigated Construction Off-Site

2159 Bay Street - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.3034	13.6531	5.2622	0.0509	1.4511	0.0738	1.5249	0.3980	0.0706	0.4686						
Worker	0.6023	0.3986	5.6545	0.0171	2.1349	0.0115	2.1464	0.5662	0.0106	0.5768						
Total	0.9057	14.0517	10.9167	0.0680	3.5860	0.0853	3.6713	0.9642	0.0812	1.0454						

3.6 Building Construction - 2024**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5887	21.8598	28.7197	0.0510		0.9612	0.9612		0.9399	0.9399						
Total	2.5887	21.8598	28.7197	0.0510		0.9612	0.9612		0.9399	0.9399						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0803	3.0788	1.1405	0.0144	0.5122	0.0164	0.5285	0.1475	0.0156	0.1631						
Worker	0.6023	0.3986	5.6545	0.0171	2.1349	0.0115	2.1464	0.5662	0.0106	0.5768						
Total	0.6825	3.4774	6.7951	0.0315	2.6471	0.0279	2.6750	0.7136	0.0262	0.7399						

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	2.5887	21.8598	28.7197	0.0510		0.9612	0.9612		0.9399	0.9399						
Total	2.5887	21.8598	28.7197	0.0510		0.9612	0.9612		0.9399	0.9399						

2159 Bay Street - South Coast Air Basin, Winter

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

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0803	3.0788	1.1405	0.0144	0.5122	0.0164	0.5285	0.1475	0.0156	0.1631						
Worker	0.6023	0.3986	5.6545	0.0171	2.1349	0.0115	2.1464	0.5662	0.0106	0.5768						
Total	0.6825	3.4774	6.7951	0.0315	2.6471	0.0279	2.6750	0.7136	0.0262	0.7399						

3.6 Building Construction - 2025

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	2.4312	20.5015	28.6298	0.0510		0.8324	0.8324		0.8132	0.8132						
Total	2.4312	20.5015	28.6298	0.0510		0.8324	0.8324		0.8132	0.8132						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0783	3.0652	1.1238	0.0141	0.5122	0.0164	0.5286	0.1475	0.0157	0.1632						
Worker	0.5656	0.3582	5.2715	0.0165	2.1349	0.0110	2.1459	0.5662	0.0101	0.5763						
Total	0.6438	3.4234	6.3953	0.0306	2.6471	0.0274	2.6745	0.7136	0.0258	0.7394						

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					

2159 Bay Street - South Coast Air Basin, Winter

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

Off-Road	2.4312	20.5015	28.6298	0.0510		0.8324	0.8324		0.8132	0.8132						
Total	2.4312	20.5015	28.6298	0.0510		0.8324	0.8324		0.8132	0.8132						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0783	3.0652	1.1238	0.0141	0.5122	0.0164	0.5286	0.1475	0.0157	0.1632						
Worker	0.5656	0.3582	5.2715	0.0165	2.1349	0.0110	2.1459	0.5662	0.0101	0.5763						
Total	0.6438	3.4234	6.3953	0.0306	2.6471	0.0274	2.6745	0.7136	0.0258	0.7394						

3.7 Building Facade - 2024**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0808	9.9672	11.2235	0.0211		0.4489	0.4489		0.4284	0.4284						
Total	1.0808	9.9672	11.2235	0.0211		0.4489	0.4489		0.4284	0.4284						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1204	4.6182	1.7108	0.0216	0.7683	0.0245	0.7928	0.2212	0.0235	0.2446						
Worker	0.6023	0.3986	5.6545	0.0171	2.1349	0.0115	2.1464	0.5662	0.0106	0.5768						
Total	0.7227	5.0168	7.3653	0.0387	2.9032	0.0360	2.9392	0.7874	0.0341	0.8214						

Mitigated Construction On-Site

2159 Bay Street - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0808	9.9672	11.2235	0.0211		0.4489	0.4489		0.4284	0.4284						
Total	1.0808	9.9672	11.2235	0.0211		0.4489	0.4489		0.4284	0.4284						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1204	4.6182	1.7108	0.0216	0.7683	0.0245	0.7928	0.2212	0.0235	0.2446						
Worker	0.6023	0.3986	5.6545	0.0171	2.1349	0.0115	2.1464	0.5662	0.0106	0.5768						
Total	0.7227	5.0168	7.3653	0.0387	2.9032	0.0360	2.9392	0.7874	0.0341	0.8214						

3.7 Building Facade - 2025**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	1.0148	9.2482	11.1667	0.0211		0.3953	0.3953		0.3768	0.3768						
Total	1.0148	9.2482	11.1667	0.0211		0.3953	0.3953		0.3768	0.3768						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1174	4.5977	1.6857	0.0212	0.7682	0.0246	0.7929	0.2212	0.0236	0.2447						
Worker	0.5656	0.3582	5.2715	0.0165	2.1349	0.0110	2.1459	0.5662	0.0101	0.5763						
Total	0.6830	4.9559	6.9571	0.0377	2.9032	0.0356	2.9388	0.7874	0.0336	0.8210						

2159 Bay Street - South Coast Air Basin, Winter

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

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	1.0148	9.2482	11.1667	0.0211		0.3953	0.3953		0.3768	0.3768						
Total	1.0148	9.2482	11.1667	0.0211		0.3953	0.3953		0.3768	0.3768						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1174	4.5977	1.6857	0.0212	0.7682	0.0246	0.7929	0.2212	0.0236	0.2447						
Worker	0.5656	0.3582	5.2715	0.0165	2.1349	0.0110	2.1459	0.5662	0.0101	0.5763						
Total	0.6830	4.9559	6.9571	0.0377	2.9032	0.0356	2.9388	0.7874	0.0336	0.8210						

3.8 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.7102					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609						
Total	13.8909	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.1198	0.0793	1.1250	3.4100e-003	0.4248	2.2900e-003	0.4270	0.1127	2.1100e-003	0.1148						

2159 Bay Street - South Coast Air Basin, Winter

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

Total	0.1198	0.0793	1.1250	3.4100e-003	0.4248	2.2900e-003	0.4270	0.1127	2.1100e-003	0.1148						
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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	13.7102					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609						
Total	13.8909	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.1198	0.0793	1.1250	3.4100e-003	0.4248	2.2900e-003	0.4270	0.1127	2.1100e-003	0.1148						
Total	0.1198	0.0793	1.1250	3.4100e-003	0.4248	2.2900e-003	0.4270	0.1127	2.1100e-003	0.1148						

3.8 Architectural Coating - 2025**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	13.7102					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						
Total	13.8810	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2159 Bay Street - South Coast Air Basin, Winter

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

Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.1125	0.0713	1.0488	3.2900e-003	0.4248	2.1800e-003	0.4269	0.1127	2.0100e-003	0.1147						
Total	0.1125	0.0713	1.0488	3.2900e-003	0.4248	2.1800e-003	0.4269	0.1127	2.0100e-003	0.1147						

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	13.7102					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						
Total	13.8810	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.1125	0.0713	1.0488	3.2900e-003	0.4248	2.1800e-003	0.4269	0.1127	2.0100e-003	0.1147						
Total	0.1125	0.0713	1.0488	3.2900e-003	0.4248	2.1800e-003	0.4269	0.1127	2.0100e-003	0.1147						

3.9 Interior Construction - 2025

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	1.2656	10.1212	15.2858	0.0245		0.4333	0.4333		0.4170	0.4170						
Total	1.2656	10.1212	15.2858	0.0245		0.4333	0.4333		0.4170	0.4170						

2159 Bay Street - South Coast Air Basin, Winter

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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1174	4.5977	1.6857	0.0212	0.7682	0.0246	0.7929	0.2212	0.0236	0.2447						
Worker	0.5656	0.3582	5.2715	0.0165	2.1349	0.0110	2.1459	0.5662	0.0101	0.5763						
Total	0.6830	4.9559	6.9571	0.0377	2.9032	0.0356	2.9388	0.7874	0.0336	0.8210						

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	1.2656	10.1212	15.2858	0.0245		0.4333	0.4333		0.4170	0.4170						
Total	1.2656	10.1212	15.2858	0.0245		0.4333	0.4333		0.4170	0.4170						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1174	4.5977	1.6857	0.0212	0.7682	0.0246	0.7929	0.2212	0.0236	0.2447						
Worker	0.5656	0.3582	5.2715	0.0165	2.1349	0.0110	2.1459	0.5662	0.0101	0.5763						
Total	0.6830	4.9559	6.9571	0.0377	2.9032	0.0356	2.9388	0.7874	0.0336	0.8210						

3.10 Paving - 2025

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	1.3329	10.8092	17.1468	0.0285		0.4439	0.4439		0.4287	0.4287						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						

2159 Bay Street - South Coast Air Basin, Winter

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

Total	1.3329	10.8092	17.1468	0.0285		0.4439	0.4439		0.4287	0.4287						
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0391	1.5326	0.5619	7.0500e-003	0.2561	8.2100e-003	0.2643	0.0737	7.8500e-003	0.0816						
Worker	0.0592	0.0375	0.5520	1.7300e-003	0.2236	1.1500e-003	0.2247	0.0593	1.0600e-003	0.0603						
Total	0.0984	1.5701	1.1139	8.7800e-003	0.4796	9.3600e-003	0.4890	0.1330	8.9100e-003	0.1419						

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	1.3329	10.8092	17.1468	0.0285		0.4439	0.4439		0.4287	0.4287						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	1.3329	10.8092	17.1468	0.0285		0.4439	0.4439		0.4287	0.4287						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0391	1.5326	0.5619	7.0500e-003	0.2561	8.2100e-003	0.2643	0.0737	7.8500e-003	0.0816						
Worker	0.0592	0.0375	0.5520	1.7300e-003	0.2236	1.1500e-003	0.2247	0.0593	1.0600e-003	0.0603						
Total	0.0984	1.5701	1.1139	8.7800e-003	0.4796	9.3600e-003	0.4890	0.1330	8.9100e-003	0.1419						

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

2159 Bay Street - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.0527	6.4751	56.3684	0.1222	13.8130	0.0910	13.9040	3.6809	0.0846	3.7654						
Unmitigated	6.0527	6.4751	56.3684	0.1222	13.8130	0.0910	13.9040	3.6809	0.0846	3.7654						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
Quality Restaurant	0.00	0.00	0.00		
User Defined Commercial	2,365.00	2,365.00	2,365.00	6,551,145	6,551,145
User Defined Industrial	137.00	137.00	137.00	4,987	4,987
Total	2,502.00	2,502.00	2,502.00	6,556,131	6,556,131

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	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
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.61	0.00	0.00	100.00	0.00	100	0	0
User Defined Industrial	0.00	0.00	0.00	0.00	100.00	0.00	0	0	100

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
General Office Building	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
Quality Restaurant	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
User Defined Commercial	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
User Defined Industrial	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						
NaturalGas Unmitigated	0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						

2159 Bay Street - South Coast Air Basin, Winter

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

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
General Office Building	6194.35	0.0668	0.6073	0.5101	3.6400e-003		0.0462	0.0462		0.0462	0.0462						
Quality Restaurant	3161.1	0.0341	0.3099	0.2603	1.8600e-003		0.0236	0.0236		0.0236	0.0236						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						

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					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
General Office Building	6194.35	0.0668	0.6073	0.5101	3.6400e-003		0.0462	0.0462		0.0462	0.0462						
Quality Restaurant	3161.1	0.0341	0.3099	0.2603	1.8600e-003		0.0236	0.0236		0.0236	0.0236						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						

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	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Unmitigated	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						

2159 Bay Street - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.5860					0.0000	0.0000		0.0000	0.0000						
Consumer Products	4.5001					0.0000	0.0000		0.0000	0.0000						
Landscaping	8.7700e-003	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Total	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-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	lb/day										lb/day					
Architectural Coating	0.5860					0.0000	0.0000		0.0000	0.0000						
Consumer Products	4.5001					0.0000	0.0000		0.0000	0.0000						
Landscaping	8.7700e-003	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Total	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						

7.0 Water Detail**7.1 Mitigation Measures Water**

Apply Water Conservation Strategy

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
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	12	300	0.73	Diesel

2159 Bay Street - South Coast Air Basin, Winter

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

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

Equipment Type	Number
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10.1 Stationary Sources**Unmitigated/Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						
Total	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						

11.0 Vegetation

2159 Bay Street - South Coast Air Basin, Summer

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

2159 Bay Street
South Coast Air Basin, Summer

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	217.19	1000sqft	4.99	217,189.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
User Defined Industrial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	711.00	Space	6.40	284,400.00	0
Quality Restaurant	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	647	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 RPS (Year 2025) - 616 lbs/MWh

Land Use - User Defined Commercial = Project VMT

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Trips and VMT - see assumptions

Demolition -

Grading - see assumptions

Vehicle Trips - Calculations are based on LADOT VMT Calculator

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - see assumptions

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Sanitation - Waste Diversion Rate (2013)

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	156.00

2159 Bay Street - South Coast Air Basin, Summer

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

tblConstructionPhase	NumDays	300.00	52.00
tblConstructionPhase	NumDays	300.00	181.00
tblConstructionPhase	NumDays	300.00	210.00
tblConstructionPhase	NumDays	300.00	156.00
tblConstructionPhase	NumDays	300.00	156.00
tblConstructionPhase	NumDays	20.00	77.00
tblConstructionPhase	NumDays	30.00	131.00
tblConstructionPhase	NumDays	20.00	77.00
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	NumDaysWeek	5.00	6.00
tblEnergyUse	T24E	3.50	0.57
tblEnergyUse	T24E	4.11	4.60
tblEnergyUse	T24E	7.24	8.11
tblEnergyUse	T24NG	9.92	10.02
tblEnergyUse	T24NG	42.55	42.98
tblGrading	AcresOfGrading	65.50	10.00
tblGrading	MaterialExported	0.00	140,000.00
tblLandUse	LandUseSquareFeet	217,190.00	217,189.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029

2159 Bay Street - South Coast Air Basin, Summer

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

tblProjectCharacteristics	CO2IntensityFactor	691.98	647
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblSolidWaste	SolidWasteGenerationRate	4.56	2.28
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	300.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	1.00
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	12.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	22.60
tblTripsAndVMT	HaulingTripLength	20.00	22.60
tblTripsAndVMT	HaulingTripNumber	233.00	1,540.00
tblTripsAndVMT	HaulingTripNumber	17,500.00	32,750.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	83.00	160.00
tblTripsAndVMT	VendorTripNumber	83.00	240.00
tblTripsAndVMT	VendorTripNumber	83.00	80.00
tblTripsAndVMT	VendorTripNumber	83.00	120.00
tblTripsAndVMT	VendorTripNumber	83.00	120.00
tblTripsAndVMT	VendorTripNumber	0.00	40.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.61
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	69.00	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	12.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	44.00	0.00
tblVehicleTrips	PB_TP	0.00	100.00
tblVehicleTrips	PR_TP	77.00	0.00

2159 Bay Street - South Coast Air Basin, Summer

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

tblVehicleTrips	PR_TP	38.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	90.04	0.00
tblVehicleTrips	ST_TR	0.00	2,365.00
tblVehicleTrips	ST_TR	0.00	137.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	71.97	0.00
tblVehicleTrips	SU_TR	0.00	2,365.00
tblVehicleTrips	SU_TR	0.00	137.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	83.84	0.00
tblVehicleTrips	WD_TR	0.00	2,365.00
tblVehicleTrips	WD_TR	0.00	137.00
tblWater	IndoorWaterUseRate	1,517,668.56	758,834.28
tblWater	OutdoorWaterUseRate	96,872.46	48,436.23

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					
2023	3.9416	55.6384	40.4930	0.2115	5.4841	1.3900	6.6583	1.4731	1.3290	2.5712						
2024	19.0094	41.1952	58.1489	0.1507	5.9750	1.5370	7.5120	1.6137	1.4914	3.1050						
2025	18.9964	42.3205	62.5247	0.1666	6.7107	1.4064	8.1172	1.8204	1.3518	3.1722						
Maximum	19.0094	55.6384	62.5247	0.2115	6.7107	1.5370	8.1172	1.8204	1.4914	3.1722						

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.9416	55.6384	40.4930	0.2115	5.3610	1.3900	6.5352	1.4566	1.3290	2.5547						
2024	19.0094	41.1952	58.1489	0.1507	5.9750	1.5370	7.5120	1.6137	1.4914	3.1050						
2025	18.9964	42.3205	62.5247	0.1666	6.7107	1.4064	8.1172	1.8204	1.3518	3.1722						
Maximum	19.0094	55.6384	62.5247	0.2115	6.7107	1.5370	8.1172	1.8204	1.4914	3.1722						

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2159 Bay Street - South Coast Air Basin, Summer

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

Percent Reduction	0.00	0.00	0.00	0.00	0.68	0.00	0.55	0.34	0.00	0.19	0.00	0.00	0.00	0.00	0.00	0.00
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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	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Energy	0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						
Mobile	6.2538	6.0273	57.4377	0.1279	13.8130	0.0909	13.9039	3.6809	0.0845	3.7654						
Stationary	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						
Total	11.9418	8.3214	59.5587	0.1357	13.8130	0.2334	14.0464	3.6809	0.2270	3.9078						

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	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Energy	0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						
Mobile	6.2538	6.0273	57.4377	0.1279	13.8130	0.0909	13.9039	3.6809	0.0845	3.7654						
Stationary	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						
Total	11.9418	8.3214	59.5587	0.1357	13.8130	0.2334	14.0464	3.6809	0.2270	3.9078						

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2023	3/31/2023	6	77	
2	Grading	Grading	4/1/2023	8/31/2023	6	131	
3	Mat Foundation (Concrete Pour)	Building Construction	9/1/2023	10/31/2023	6	52	
4	Foundation	Building Construction	11/1/2023	5/29/2024	6	181	
5	Building Construction	Building Construction	6/1/2024	1/31/2025	6	210	
6	Building Facade	Building Construction	11/1/2024	5/1/2025	6	156	
7	Architectural Coating	Architectural Coating	11/1/2024	5/1/2025	6	156	

2159 Bay Street - South Coast Air Basin, Summer

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

8	Interior Construction	Building Construction	2/1/2025	8/1/2025	6	156
9	Paving	Paving	4/1/2025	6/28/2025	6	77

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 6.4

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 333,284; Non-Residential Outdoor: 111,095; Striped Parking Area: 17,064

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	1	8.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Crushing/Proc. Equipment	1	8.00	85	0.78
Demolition	Excavators	1	8.00	158	0.38
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Demolition	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Trenchers	1	8.00	78	0.50
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Excavators	2	8.00	158	0.38
Grading	Forklifts	1	8.00	89	0.20
Grading	Generator Sets	0	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Trenchers	1	8.00	78	0.50
Grading	Welders	2	8.00	46	0.45
Mat Foundation (Concrete Pour)	Bore/Drill Rigs	1	8.00	221	0.50
Mat Foundation (Concrete Pour)	Cranes	1	8.00	231	0.29
Mat Foundation (Concrete Pour)	Forklifts	0	8.00	89	0.20
Mat Foundation (Concrete Pour)	Generator Sets	1	8.00	84	0.74
Mat Foundation (Concrete Pour)	Pumps	5	8.00	84	0.74
Mat Foundation (Concrete Pour)	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Mat Foundation (Concrete Pour)	Trenchers	1	8.00	78	0.50
Mat Foundation (Concrete Pour)	Welders	1	8.00	46	0.45
Foundation	Concrete/Industrial Saws	1	8.00	81	0.73
Foundation	Cranes	1	8.00	231	0.29
Foundation	Forklifts	2	8.00	89	0.20
Foundation	Generator Sets	1	8.00	84	0.74
Foundation	Pumps	2	8.00	84	0.74
Foundation	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Foundation	Welders	1	8.00	46	0.45
Building Construction	Aerial Lifts	2	8.00	63	0.31
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Concrete/Industrial Saws	2	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74

2159 Bay Street - South Coast Air Basin, Summer

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

Building Construction	Pumps	2	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.43
Building Facade	Aerial Lifts	1	8.00	63	0.31
Building Facade	Air Compressors	1	8.00	78	0.48
Building Facade	Cranes	1	8.00	231	0.29
Building Facade	Forklifts	2	8.00	89	0.20
Building Facade	Generator Sets	1	8.00	84	0.74
Building Facade	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Facade	Welders	0	8.00	46	0.43
Architectural Coating	Air Compressors	1	6.00	78	0.48
Interior Construction	Air Compressors	1	8.00	78	0.48
Interior Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Interior Construction	Cranes	0	7.00	231	0.29
Interior Construction	Forklifts	2	8.00	89	0.20
Interior Construction	Generator Sets	1	8.00	84	0.74
Interior Construction	Paving Equipment	1	8.00	132	0.36
Interior Construction	Plate Compactors	1	8.00	8	0.43
Interior Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Interior Construction	Welders	1	8.00	46	0.43
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Generator Sets	1	8.00	84	0.74
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Plate Compactors	1	8.00	8	0.43
Paving	Rollers	0	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving	Welders	1	8.00	46	0.43

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	10	25.00	10.00	1,540.00	14.70	6.90	22.60	LD_Mix	HDT_Mix	HHDT
Grading	10	25.00	10.00	32,750.00	14.70	6.90	22.60	LD_Mix	HDT_Mix	HHDT
Mat Foundation	10	191.00	160.00	0.00	14.70	6.90	20.00	LD_Mix	HHDT	HHDT
(Concrete Reinforced) Foundation	8	191.00	240.00	0.00	14.70	6.90	20.00	LD_Mix	HHDT	HHDT
Building Construction	12	191.00	80.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Facade	6	191.00	120.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	38.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Interior Construction	9	191.00	120.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	40.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2023

Unmitigated Construction On-Site

2159 Bay Street - South Coast Air Basin, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6562	0.0000	0.6562	0.0994	0.0000	0.0994						
Off-Road	3.1386	27.6563	28.9967	0.0534		1.3669	1.3669		1.2979	1.2979						
Total	3.1386	27.6563	28.9967	0.0534	0.6562	1.3669	2.0230	0.0994	1.2979	1.3973						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0450	2.7364	0.7394	0.0129	0.3951	0.0195	0.4146	0.1083	0.0187	0.1269						
Vendor	0.0107	0.3659	0.1404	1.8200e-003	0.0640	2.0200e-003	0.0660	0.0184	1.9300e-003	0.0204						
Worker	0.0791	0.0533	0.8717	2.4400e-003	0.2794	1.5700e-003	0.2810	0.0741	1.4500e-003	0.0756						
Total	0.1348	3.1556	1.7516	0.0172	0.7386	0.0231	0.7617	0.2008	0.0220	0.2229						

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					0.2559	0.0000	0.2559	0.0388	0.0000	0.0388						
Off-Road	3.1386	27.6563	28.9967	0.0534		1.3669	1.3669		1.2979	1.2979						
Total	3.1386	27.6563	28.9967	0.0534	0.2559	1.3669	1.6228	0.0388	1.2979	1.3367						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0450	2.7364	0.7394	0.0129	0.3951	0.0195	0.4146	0.1083	0.0187	0.1269						
Vendor	0.0107	0.3659	0.1404	1.8200e-003	0.0640	2.0200e-003	0.0660	0.0184	1.9300e-003	0.0204						
Worker	0.0791	0.0533	0.8717	2.4400e-003	0.2794	1.5700e-003	0.2810	0.0741	1.4500e-003	0.0756						
Total	0.1348	3.1556	1.7516	0.0172	0.7386	0.0231	0.7617	0.2008	0.0220	0.2229						

2159 Bay Street - South Coast Air Basin, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2018	0.0000	0.2018	0.0270	0.0000	0.0270						
Off-Road	2.3560	21.0141	21.0749	0.0458		0.9270	0.9270		0.8616	0.8616						
Total	2.3560	21.0141	21.0749	0.0458	0.2018	0.9270	1.1288	0.0270	0.8616	0.8887						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5624	34.2050	9.2430	0.1614	4.9388	0.2436	5.1824	1.3535	0.2331	1.5866						
Vendor	0.0107	0.3659	0.1404	1.8200e-003	0.0640	2.0200e-003	0.0660	0.0184	1.9300e-003	0.0204						
Worker	0.0791	0.0533	0.8717	2.4400e-003	0.2794	1.5700e-003	0.2810	0.0741	1.4500e-003	0.0756						
Total	0.6522	34.6242	10.2551	0.1657	5.2823	0.2472	5.5295	1.4461	0.2365	1.6825						

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					0.0787	0.0000	0.0787	0.0106	0.0000	0.0106						
Off-Road	2.3560	21.0141	21.0749	0.0458		0.9270	0.9270		0.8616	0.8616						
Total	2.3560	21.0141	21.0749	0.0458	0.0787	0.9270	1.0057	0.0106	0.8616	0.8722						

Mitigated Construction Off-Site

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

2159 Bay Street - South Coast Air Basin, Summer

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

Hauling	0.5624	34.2050	9.2430	0.1614	4.9368	0.2436	5.1824	1.3535	0.2331	1.5866						
Vendor	0.0107	0.3659	0.1404	1.8200e-003	0.0640	2.0200e-003	0.0660	0.0184	1.9300e-003	0.0204						
Worker	0.0791	0.0533	0.8717	2.4400e-003	0.2794	1.5700e-003	0.2810	0.0741	1.4500e-003	0.0756						
Total	0.6522	34.6242	10.2551	0.1657	5.2823	0.2472	5.5295	1.4461	0.2365	1.6825						

3.4 Mat Foundation (Concrete Pour) - 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	3.1126	26.9886	30.4331	0.0606		1.3073	1.3073		1.2713	1.2713						
Total	3.1126	26.9886	30.4331	0.0606		1.3073	1.3073		1.2713	1.2713						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.2249	8.6391	3.4001	0.0343	0.9674	0.0487	1.0161	0.2653	0.0466	0.3119						
Worker	0.6041	0.4069	6.6598	0.0187	2.1349	0.0120	2.1470	0.5662	0.0111	0.5773						
Total	0.8290	9.0460	10.0599	0.0530	3.1023	0.0608	3.1631	0.8315	0.0577	0.8892						

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	3.1126	26.9886	30.4331	0.0606		1.3073	1.3073		1.2713	1.2713						
Total	3.1126	26.9886	30.4331	0.0606		1.3073	1.3073		1.2713	1.2713						

Mitigated Construction Off-Site

2159 Bay Street - South Coast Air Basin, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.2249	8.6391	3.4001	0.0343	0.9674	0.0487	1.0161	0.2653	0.0466	0.3119						
Worker	0.6041	0.4069	6.6598	0.0187	2.1349	0.0120	2.1470	0.5662	0.0111	0.5773						
Total	0.8290	9.0460	10.0599	0.0530	3.1023	0.0608	3.1631	0.8315	0.0577	0.8892						

3.5 Foundation - 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	2.1062	17.9609	20.5792	0.0374		0.8593	0.8593		0.8371	0.8371						
Total	2.1062	17.9609	20.5792	0.0374		0.8593	0.8593		0.8371	0.8371						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.3374	12.9586	5.1002	0.0515	1.4511	0.0731	1.5242	0.3980	0.0699	0.4679						
Worker	0.6041	0.4069	6.6598	0.0187	2.1349	0.0120	2.1470	0.5662	0.0111	0.5773						
Total	0.9415	13.3656	11.7600	0.0701	3.5860	0.0851	3.6711	0.9642	0.0810	1.0452						

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	2.1062	17.9609	20.5792	0.0374		0.8593	0.8593		0.8371	0.8371						
Total	2.1062	17.9609	20.5792	0.0374		0.8593	0.8593		0.8371	0.8371						

2159 Bay Street - South Coast Air Basin, Summer

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

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.3374	12.9586	5.1002	0.0515	1.4511	0.0731	1.5242	0.3980	0.0699	0.4679						
Worker	0.6041	0.4069	6.6598	0.0187	2.1349	0.0120	2.1470	0.5662	0.0111	0.5773						
Total	0.9415	13.3656	11.7600	0.0701	3.5860	0.0851	3.6711	0.9642	0.0810	1.0452						

3.5 Foundation - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9656	16.7680	20.4706	0.0374		0.7512	0.7512		0.7314	0.7314						
Total	1.9656	16.7680	20.4706	0.0374		0.7512	0.7512		0.7314	0.7314						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.3356	12.9853	5.1471	0.0507	1.4511	0.0734	1.5244	0.3980	0.0702	0.4682						
Worker	0.5638	0.3635	6.1996	0.0181	2.1349	0.0115	2.1464	0.5662	0.0106	0.5768						
Total	0.8994	13.3488	11.3466	0.0689	3.5860	0.0849	3.6709	0.9642	0.0808	1.0450						

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	1.9656	16.7680	20.4706	0.0374		0.7512	0.7512		0.7314	0.7314						
Total	1.9656	16.7680	20.4706	0.0374		0.7512	0.7512		0.7314	0.7314						

2159 Bay Street - South Coast Air Basin, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.3356	12.9853	5.1471	0.0507	1.4511	0.0734	1.5244	0.3980	0.0702	0.4682						
Worker	0.5638	0.3635	6.1996	0.0181	2.1349	0.0115	2.1464	0.5662	0.0106	0.5768						
Total	0.8994	13.3488	11.3466	0.0689	3.5860	0.0849	3.6709	0.9642	0.0808	1.0450						

3.6 Building Construction - 2024**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5887	21.8598	28.7197	0.0510		0.9612	0.9612		0.9399	0.9399						
Total	2.5887	21.8598	28.7197	0.0510		0.9612	0.9612		0.9399	0.9399						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0837	2.9400	1.1052	0.0143	0.5122	0.0163	0.5284	0.1475	0.0156	0.1630						
Worker	0.5638	0.3635	6.1996	0.0181	2.1349	0.0115	2.1464	0.5662	0.0106	0.5768						
Total	0.6475	3.3035	7.3048	0.0325	2.6471	0.0278	2.6749	0.7136	0.0262	0.7398						

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					

2159 Bay Street - South Coast Air Basin, Summer

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

Off-Road	2.5887	21.8598	28.7197	0.0510		0.9612	0.9612		0.9399	0.9399						
Total	2.5887	21.8598	28.7197	0.0510		0.9612	0.9612		0.9399	0.9399						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0837	2.9400	1.1052	0.0143	0.5122	0.0163	0.5284	0.1475	0.0156	0.1630						
Worker	0.5638	0.3635	6.1996	0.0181	2.1349	0.0115	2.1464	0.5662	0.0106	0.5768						
Total	0.6475	3.3035	7.3048	0.0325	2.6471	0.0278	2.6749	0.7136	0.0262	0.7398						

3.6 Building Construction - 2025**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	2.4312	20.5015	28.6298	0.0510		0.8324	0.8324		0.8132	0.8132						
Total	2.4312	20.5015	28.6298	0.0510		0.8324	0.8324		0.8132	0.8132						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0818	2.9268	1.0890	0.0141	0.5122	0.0163	0.5285	0.1475	0.0156	0.1631						
Worker	0.5278	0.3268	5.7756	0.0175	2.1349	0.0110	2.1459	0.5662	0.0101	0.5763						
Total	0.6096	3.2535	6.8645	0.0316	2.6471	0.0273	2.6744	0.7136	0.0257	0.7394						

Mitigated Construction On-Site

2159 Bay Street - South Coast Air Basin, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.4312	20.5015	28.6298	0.0510		0.8324	0.8324		0.8132	0.8132						
Total	2.4312	20.5015	28.6298	0.0510		0.8324	0.8324		0.8132	0.8132						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0818	2.9268	1.0890	0.0141	0.5122	0.0163	0.5285	0.1475	0.0156	0.1631						
Worker	0.5278	0.3268	5.7756	0.0175	2.1349	0.0110	2.1459	0.5662	0.0101	0.5763						
Total	0.6096	3.2535	6.8645	0.0316	2.6471	0.0273	2.6744	0.7136	0.0257	0.7394						

3.7 Building Facade - 2024**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0808	9.9672	11.2235	0.0211		0.4489	0.4489		0.4284	0.4284						
Total	1.0808	9.9672	11.2235	0.0211		0.4489	0.4489		0.4284	0.4284						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1255	4.4100	1.6579	0.0215	0.7683	0.0244	0.7926	0.2212	0.0233	0.2445						
Worker	0.5638	0.3635	6.1996	0.0181	2.1349	0.0115	2.1464	0.5662	0.0106	0.5768						
Total	0.6893	4.7735	7.8574	0.0397	2.9032	0.0359	2.9391	0.7874	0.0339	0.8213						

2159 Bay Street - South Coast Air Basin, Summer

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

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	1.0808	9.9672	11.2235	0.0211		0.4489	0.4489		0.4284	0.4284						
Total	1.0808	9.9672	11.2235	0.0211		0.4489	0.4489		0.4284	0.4284						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1255	4.4100	1.6579	0.0215	0.7683	0.0244	0.7926	0.2212	0.0233	0.2445						
Worker	0.5638	0.3635	6.1996	0.0181	2.1349	0.0115	2.1464	0.5662	0.0106	0.5768						
Total	0.6893	4.7735	7.8574	0.0397	2.9032	0.0359	2.9391	0.7874	0.0339	0.8213						

3.7 Building Facade - 2025

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	1.0148	9.2482	11.1667	0.0211		0.3953	0.3953		0.3768	0.3768						
Total	1.0148	9.2482	11.1667	0.0211		0.3953	0.3953		0.3768	0.3768						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1226	4.3901	1.6334	0.0211	0.7682	0.0245	0.7928	0.2212	0.0234	0.2446						
Worker	0.5278	0.3268	5.7756	0.0175	2.1349	0.0110	2.1459	0.5662	0.0101	0.5763						
Total	0.6504	4.7169	7.4090	0.0386	2.9032	0.0355	2.9386	0.7874	0.0335	0.8209						

2159 Bay Street - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**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	1.0148	9.2482	11.1667	0.0211		0.3953	0.3953		0.3768	0.3768						
Total	1.0148	9.2482	11.1667	0.0211		0.3953	0.3953		0.3768	0.3768						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1226	4.3901	1.6334	0.0211	0.7682	0.0245	0.7928	0.2212	0.0234	0.2446						
Worker	0.5278	0.3268	5.7756	0.0175	2.1349	0.0110	2.1459	0.5662	0.0101	0.5763						
Total	0.6504	4.7169	7.4090	0.0386	2.9032	0.0355	2.9386	0.7874	0.0335	0.8209						

3.8 Architectural Coating - 2024**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.7102					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609						
Total	13.8909	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

2159 Bay Street - South Coast Air Basin, Summer

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

Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.1122	0.0723	1.2334	3.6100e-003	0.4248	2.2900e-003	0.4270	0.1127	2.1100e-003	0.1148						
Total	0.1122	0.0723	1.2334	3.6100e-003	0.4248	2.2900e-003	0.4270	0.1127	2.1100e-003	0.1148						

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	13.7102					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609						
Total	13.8909	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.1122	0.0723	1.2334	3.6100e-003	0.4248	2.2900e-003	0.4270	0.1127	2.1100e-003	0.1148						
Total	0.1122	0.0723	1.2334	3.6100e-003	0.4248	2.2900e-003	0.4270	0.1127	2.1100e-003	0.1148						

3.8 Architectural Coating - 2025**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	13.7102					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						
Total	13.8810	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						

Unmitigated Construction Off-Site

2159 Bay Street - South Coast Air Basin, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.1050	0.0650	1.1491	3.4800e-003	0.4248	2.1800e-003	0.4269	0.1127	2.0100e-003	0.1147						
Total	0.1050	0.0650	1.1491	3.4800e-003	0.4248	2.1800e-003	0.4269	0.1127	2.0100e-003	0.1147						

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	13.7102					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						
Total	13.8810	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.1050	0.0650	1.1491	3.4800e-003	0.4248	2.1800e-003	0.4269	0.1127	2.0100e-003	0.1147						
Total	0.1050	0.0650	1.1491	3.4800e-003	0.4248	2.1800e-003	0.4269	0.1127	2.0100e-003	0.1147						

3.9 Interior Construction - 2025**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	1.2656	10.1212	15.2858	0.0245		0.4333	0.4333		0.4170	0.4170						

2159 Bay Street - South Coast Air Basin, Summer

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

Total	1.2656	10.1212	15.2858	0.0245		0.4333	0.4333		0.4170	0.4170						
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1226	4.3901	1.6334	0.0211	0.7682	0.0245	0.7928	0.2212	0.0234	0.2446						
Worker	0.5278	0.3268	5.7756	0.0175	2.1349	0.0110	2.1459	0.5662	0.0101	0.5763						
Total	0.6504	4.7169	7.4090	0.0386	2.9032	0.0355	2.9386	0.7874	0.0335	0.8209						

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	1.2656	10.1212	15.2858	0.0245		0.4333	0.4333		0.4170	0.4170						
Total	1.2656	10.1212	15.2858	0.0245		0.4333	0.4333		0.4170	0.4170						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1226	4.3901	1.6334	0.0211	0.7682	0.0245	0.7928	0.2212	0.0234	0.2446						
Worker	0.5278	0.3268	5.7756	0.0175	2.1349	0.0110	2.1459	0.5662	0.0101	0.5763						
Total	0.6504	4.7169	7.4090	0.0386	2.9032	0.0355	2.9386	0.7874	0.0335	0.8209						

3.10 Paving - 2025**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
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2159 Bay Street - South Coast Air Basin, Summer

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

Category	lb/day										lb/day					
Off-Road	1.3329	10.8092	17.1468	0.0285		0.4439	0.4439		0.4287	0.4287						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	1.3329	10.8092	17.1468	0.0285		0.4439	0.4439		0.4287	0.4287						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0409	1.4634	0.5445	7.0400e-003	0.2561	8.1700e-003	0.2643	0.0737	7.8100e-003	0.0815						
Worker	0.0553	0.0342	0.6048	1.8300e-003	0.2236	1.1500e-003	0.2247	0.0593	1.0600e-003	0.0603						
Total	0.0962	1.4976	1.1493	8.8700e-003	0.4796	9.3200e-003	0.4890	0.1330	8.8700e-003	0.1419						

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	1.3329	10.8092	17.1468	0.0285		0.4439	0.4439		0.4287	0.4287						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	1.3329	10.8092	17.1468	0.0285		0.4439	0.4439		0.4287	0.4287						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0409	1.4634	0.5445	7.0400e-003	0.2561	8.1700e-003	0.2643	0.0737	7.8100e-003	0.0815						
Worker	0.0553	0.0342	0.6048	1.8300e-003	0.2236	1.1500e-003	0.2247	0.0593	1.0600e-003	0.0603						
Total	0.0962	1.4976	1.1493	8.8700e-003	0.4796	9.3200e-003	0.4890	0.1330	8.8700e-003	0.1419						

2159 Bay Street - South Coast Air Basin, Summer

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.2538	6.0273	57.4377	0.1279	13.8130	0.0909	13.9039	3.6809	0.0845	3.7654						
Unmitigated	6.2538	6.0273	57.4377	0.1279	13.8130	0.0909	13.9039	3.6809	0.0845	3.7654						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
Quality Restaurant	0.00	0.00	0.00		
User Defined Commercial	2,365.00	2,365.00	2,365.00	6,551,145	6,551,145
User Defined Industrial	137.00	137.00	137.00	4,987	4,987
Total	2,502.00	2,502.00	2,502.00	6,556,131	6,556,131

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	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
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.61	0.00	0.00	100.00	0.00	100	0	0
User Defined Industrial	0.00	0.00	0.00	0.00	100.00	0.00	0	0	100

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
General Office Building	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
Quality Restaurant	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
User Defined Commercial	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
User Defined Industrial	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2159 Bay Street - South Coast Air Basin, Summer

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

Category	lb/day										lb/day					
NaturalGas Mitigated	0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						
NaturalGas Unmitigated	0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						

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					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
General Office Building	6194.35	0.0668	0.6073	0.5101	3.6400e-003		0.0462	0.0462		0.0462	0.0462						
Quality Restaurant	3161.1	0.0341	0.3099	0.2603	1.8600e-003		0.0236	0.0236		0.0236	0.0236						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						

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					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
General Office Building	6194.35	0.0668	0.6073	0.5101	3.6400e-003		0.0462	0.0462		0.0462	0.0462						
Quality Restaurant	3161.1	0.0341	0.3099	0.2603	1.8600e-003		0.0236	0.0236		0.0236	0.0236						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						

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
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2159 Bay Street - South Coast Air Basin, Summer

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

Category	lb/day								lb/day							
Mitigated	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Unmitigated	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-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	lb/day										lb/day					
Architectural Coating	0.5860					0.0000	0.0000		0.0000	0.0000						
Consumer Products	4.5001					0.0000	0.0000		0.0000	0.0000						
Landscaping	8.7700e-003	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Total	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-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	lb/day										lb/day					
Architectural Coating	0.5860					0.0000	0.0000		0.0000	0.0000						
Consumer Products	4.5001					0.0000	0.0000		0.0000	0.0000						
Landscaping	8.7700e-003	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Total	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

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
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10.0 Stationary Equipment

2159 Bay Street - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	12	300	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources**Unmitigated/Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency Generator	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						
Total	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						

11.0 Vegetation

2159 Bay Street (with TDM) - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**2159 Bay Street (with TDM)**
South Coast Air Basin, Winter**1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	217.19	1000sqft	4.99	217,189.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
User Defined Industrial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	711.00	Space	6.40	284,400.00	0
Quality Restaurant	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	616	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 RPS (Year 202) - 616 lbs/MWh

Land Use - User Defined Commercial = Project VMT

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Trips and VMT - see assumptions

Demolition -

Grading - see assumptions

Vehicle Trips - Calculations are based on LADOT VMT Calculator

Vehicle Emission Factors - see assumptions

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - see assumptions

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Sanitation - Waste Diversion Rate (2013)

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	64.00

2159 Bay Street (with TDM) - South Coast Air Basin, Winter

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

tbiConstructionPhase	NumDays	30.00	109.00
tbiConstructionPhase	NumDays	300.00	43.00
tbiConstructionPhase	NumDays	300.00	151.00
tbiConstructionPhase	NumDays	300.00	175.00
tbiConstructionPhase	NumDays	300.00	130.00
tbiConstructionPhase	NumDays	20.00	130.00
tbiConstructionPhase	NumDays	300.00	130.00
tbiConstructionPhase	NumDays	20.00	65.00
tbiEnergyUse	LightingElect	1.75	2.33
tbiEnergyUse	T24E	3.50	0.57
tbiEnergyUse	T24E	4.11	4.60
tbiEnergyUse	T24E	7.24	8.11
tbiEnergyUse	T24NG	9.92	10.02
tbiEnergyUse	T24NG	42.55	42.98
tbiGrading	AcresOfGrading	54.50	10.00
tbiGrading	MaterialExported	0.00	140,000.00
tbiLandUse	LandUseSquareFeet	217,190.00	217,189.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tbiProjectCharacteristics	CO2IntensityFactor	691.98	616
tbiProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tbiSolidWaste	SolidWasteGenerationRate	4.56	2.28
tbiTripsAndVMT	HaulingTripLength	20.00	22.60
tbiTripsAndVMT	HaulingTripLength	20.00	22.60
tbiTripsAndVMT	HaulingTripNumber	233.00	1,280.00
tbiTripsAndVMT	HaulingTripNumber	17,500.00	27,250.00
tbiTripsAndVMT	VendorTripNumber	0.00	10.00

2159 Bay Street (with TDM) - South Coast Air Basin, Winter

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

tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	83.00	160.00
tblTripsAndVMT	VendorTripNumber	83.00	240.00
tblTripsAndVMT	VendorTripNumber	83.00	80.00
tblTripsAndVMT	VendorTripNumber	83.00	120.00
tblTripsAndVMT	VendorTripNumber	83.00	120.00
tblTripsAndVMT	VendorTripNumber	0.00	40.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripNumber	25.00	26.00
tblTripsAndVMT	WorkerTripNumber	25.00	26.00
tblTripsAndVMT	WorkerTripNumber	191.00	126.00
tblTripsAndVMT	WorkerTripNumber	191.00	250.00
tblTripsAndVMT	WorkerTripNumber	191.00	400.00
tblTripsAndVMT	WorkerTripNumber	191.00	350.00
tblTripsAndVMT	WorkerTripNumber	38.00	0.00
tblTripsAndVMT	WorkerTripNumber	191.00	300.00
tblTripsAndVMT	WorkerTripNumber	20.00	100.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.57
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	69.00	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	12.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	44.00	0.00
tblVehicleTrips	PB_TP	0.00	100.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	38.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00

2159 Bay Street (with TDM) - South Coast Air Basin, Winter

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

tblVehicleTrips	ST_TR	90.04	0.00
tblVehicleTrips	ST_TR	0.00	2,110.00
tblVehicleTrips	ST_TR	0.00	137.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	71.97	0.00
tblVehicleTrips	SU_TR	0.00	2,110.00
tblVehicleTrips	SU_TR	0.00	137.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	83.84	0.00
tblVehicleTrips	WD_TR	0.00	2,110.00
tblVehicleTrips	WD_TR	0.00	137.00
tblWater	IndoorWaterUseRate	1,517,668.56	758,834.28
tblWater	OutdoorWaterUseRate	96,872.46	48,436.23

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	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Energy	0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						
Mobile	5.6017	6.0744	52.2505	0.1120	12.2596	0.0838	12.3434	3.2668	0.0779	3.3447						
Stationary	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						
Total	11.2897	8.3684	54.3715	0.1199	12.2596	0.2262	12.4858	3.2668	0.2203	3.4872						

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	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Energy	0.0938	0.8530	0.7165	5.1200e-003		0.0648	0.0648		0.0648	0.0648						
Mobile	5.6017	6.0744	52.2505	0.1120	12.2596	0.0838	12.3434	3.2668	0.0779	3.3447						
Stationary	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						
Total	11.2826	8.3042	54.3176	0.1195	12.2596	0.2213	12.4810	3.2668	0.2154	3.4823						

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.06	0.77	0.10	0.32	0.00	2.16	0.04	0.00	2.21	0.14	0.00	0.00	0.00	0.00	0.00	0.00

2159 Bay Street (with TDM) - South Coast Air Basin, Winter

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

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.6017	6.0744	52.2505	0.1120	12.2596	0.0838	12.3434	3.2668	0.0779	3.3447						
Unmitigated	5.6017	6.0744	52.2505	0.1120	12.2596	0.0838	12.3434	3.2668	0.0779	3.3447						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
Quality Restaurant	0.00	0.00	0.00		
User Defined Commercial	2,110.00	2,110.00	2,110.00	5,814,063	5,814,063
User Defined Industrial	137.00	137.00	137.00	4,987	4,987
Total	2,247.00	2,247.00	2,247.00	5,819,050	5,819,050

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	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
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.57	0.00	0.00	100.00	0.00	100	0	0
User Defined Industrial	0.00	0.00	0.00	0.00	100.00	0.00	0	0	100

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.543401	0.061496	0.184986	0.128935	0.023820	0.006437	0.011961	0.008652	0.000812	0.000508	0.024540	0.000745	0.003706
General Office Building	0.543401	0.061496	0.184986	0.128935	0.023820	0.006437	0.011961	0.008652	0.000812	0.000508	0.024540	0.000745	0.003706
Quality Restaurant	0.543401	0.061496	0.184986	0.128935	0.023820	0.006437	0.011961	0.008652	0.000812	0.000508	0.024540	0.000745	0.003706
User Defined Commercial	0.543401	0.061496	0.184986	0.128935	0.023820	0.006437	0.011961	0.008652	0.000812	0.000508	0.024540	0.000745	0.003706
User Defined Industrial	0.543401	0.061496	0.184986	0.128935	0.023820	0.006437	0.011961	0.008652	0.000812	0.000508	0.024540	0.000745	0.003706

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

2159 Bay Street (with TDM) - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0938	0.8530	0.7165	5.1200e-003		0.0648	0.0648		0.0648	0.0648						
NaturalGas Unmitigated	0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						

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					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
General Office Building	6194.35	0.0668	0.6073	0.5101	3.6400e-003		0.0462	0.0462		0.0462	0.0462						
Quality Restaurant	3161.1	0.0341	0.3099	0.2603	1.8600e-003		0.0236	0.0236		0.0236	0.0236						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						

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					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
General Office Building	5.59812	0.0604	0.5488	0.4610	3.2900e-003		0.0417	0.0417		0.0417	0.0417						
Quality Restaurant	3.10222	0.0335	0.3041	0.2555	1.8200e-003		0.0231	0.0231		0.0231	0.0231						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.0938	0.8530	0.7165	5.1100e-003		0.0648	0.0648		0.0648	0.0648						

6.0 Area Detail

6.1 Mitigation Measures Area

2159 Bay Street (with TDM) - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Unmitigated	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-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	lb/day										lb/day					
Architectural Coating	0.5860					0.0000	0.0000		0.0000	0.0000						
Consumer Products	4.5001					0.0000	0.0000		0.0000	0.0000						
Landscaping	8.7700e-003	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Total	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-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	lb/day										lb/day					
Architectural Coating	0.5860					0.0000	0.0000		0.0000	0.0000						
Consumer Products	4.5001					0.0000	0.0000		0.0000	0.0000						
Landscaping	8.7700e-003	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Total	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

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
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2159 Bay Street (with TDM) - South Coast Air Basin, Winter

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

10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	12	300	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources**Unmitigated/Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency Generator	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						
Total	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						

11.0 Vegetation

2159 Bay Street (with TDM) - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**2159 Bay Street (with TDM)
South Coast Air Basin, Summer****1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	217.19	1000sqft	4.99	217,189.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
User Defined Industrial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	711.00	Space	6.40	284,400.00	0
Quality Restaurant	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	616	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 RPS (Year 202) - 616 lbs/MWh

Land Use - User Defined Commercial = Project VMT

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Trips and VMT - see assumptions

Demolition -

Grading - see assumptions

Vehicle Trips - Calculations are based on LADOT VMT Calculator

Vehicle Emission Factors - see assumptions

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - see assumptions

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Sanitation - Waste Diversion Rate (2013)

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	130.00

2159 Bay Street (with TDM) - South Coast Air Basin, Summer

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

tbiConstructionPhase	NumDays	300.00	43.00
tbiConstructionPhase	NumDays	300.00	151.00
tbiConstructionPhase	NumDays	300.00	175.00
tbiConstructionPhase	NumDays	300.00	130.00
tbiConstructionPhase	NumDays	300.00	130.00
tbiConstructionPhase	NumDays	20.00	64.00
tbiConstructionPhase	NumDays	30.00	109.00
tbiConstructionPhase	NumDays	20.00	65.00
tbiEnergyUse	LightingElect	1.75	2.33
tbiEnergyUse	T24E	3.50	0.57
tbiEnergyUse	T24E	4.11	4.60
tbiEnergyUse	T24E	7.24	8.11
tbiEnergyUse	T24NG	9.92	10.02
tbiEnergyUse	T24NG	42.55	42.98
tbiGrading	AcresOfGrading	54.50	10.00
tbiGrading	MaterialExported	0.00	140,000.00
tbiLandUse	LandUseSquareFeet	217,190.00	217,189.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tbiProjectCharacteristics	CO2IntensityFactor	691.98	616
tbiProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tbiSolidWaste	SolidWasteGenerationRate	4.56	2.28
tbiStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	300.00
tbiStationaryGeneratorsPumpsUse	HoursPerDay	0.00	1.00
tbiStationaryGeneratorsPumpsUse	HoursPerYear	0.00	12.00
tbiStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tbiTripsAndVMT	HaulingTripLength	20.00	22.60

2159 Bay Street (with TDM) - South Coast Air Basin, Summer

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

tblTripsAndVMT	HaulingTripLength	20.00	22.60
tblTripsAndVMT	HaulingTripNumber	233.00	1,280.00
tblTripsAndVMT	HaulingTripNumber	17,500.00	27,250.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	83.00	160.00
tblTripsAndVMT	VendorTripNumber	83.00	240.00
tblTripsAndVMT	VendorTripNumber	83.00	80.00
tblTripsAndVMT	VendorTripNumber	83.00	120.00
tblTripsAndVMT	VendorTripNumber	83.00	120.00
tblTripsAndVMT	VendorTripNumber	0.00	40.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripNumber	25.00	26.00
tblTripsAndVMT	WorkerTripNumber	25.00	26.00
tblTripsAndVMT	WorkerTripNumber	191.00	126.00
tblTripsAndVMT	WorkerTripNumber	191.00	250.00
tblTripsAndVMT	WorkerTripNumber	191.00	400.00
tblTripsAndVMT	WorkerTripNumber	191.00	350.00
tblTripsAndVMT	WorkerTripNumber	38.00	0.00
tblTripsAndVMT	WorkerTripNumber	191.00	300.00
tblTripsAndVMT	WorkerTripNumber	20.00	100.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.57
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	69.00	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	12.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	44.00	0.00
tblVehicleTrips	PB_TP	0.00	100.00

2159 Bay Street (with TDM) - South Coast Air Basin, Summer

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

tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	38.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	90.04	0.00
tblVehicleTrips	ST_TR	0.00	2,110.00
tblVehicleTrips	ST_TR	0.00	137.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	71.97	0.00
tblVehicleTrips	SU_TR	0.00	2,110.00
tblVehicleTrips	SU_TR	0.00	137.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	83.84	0.00
tblVehicleTrips	WD_TR	0.00	2,110.00
tblVehicleTrips	WD_TR	0.00	137.00
tblWater	IndoorWaterUseRate	1,517,668.56	758,834.28
tblWater	OutdoorWaterUseRate	96,872.46	48,436.23

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	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Energy	0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						
Mobile	5.5862	5.3650	51.0926	0.1135	12.2601	0.0808	12.3409	3.2670	0.0751	3.3421						
Stationary	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						
Total	11.2742	7.6590	53.2136	0.1214	12.2601	0.2233	12.4833	3.2670	0.2176	3.4846						

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	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Energy	0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						
Mobile	5.5862	5.3650	51.0926	0.1135	12.2601	0.0808	12.3409	3.2670	0.0751	3.3421						
Stationary	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						

2159 Bay Street (with TDM) - South Coast Air Basin, Summer

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

Total	11.2742	7.6590	53.2136	0.1214	12.2601	0.2233	12.4833	3.2670	0.2176	3.4846						
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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Mitigated	5.5862	5.3650	51.0926	0.1135	12.2601	0.0808	12.3409	3.2670	0.0751	3.3421						
Unmitigated	5.5862	5.3650	51.0926	0.1135	12.2601	0.0808	12.3409	3.2670	0.0751	3.3421						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
Quality Restaurant	0.00	0.00	0.00		
User Defined Commercial	2,110.00	2,110.00	2,110.00	5,814,063	5,814,063
User Defined Industrial	137.00	137.00	137.00	4,987	4,987
Total	2,247.00	2,247.00	2,247.00	5,819,050	5,819,050

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	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
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.57	0.00	0.00	100.00	0.00	100	0	0
User Defined Industrial	0.00	0.00	0.00	0.00	100.00	0.00	0	0	100

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
General Office Building	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
Quality Restaurant	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
User Defined Commercial	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
User Defined Industrial	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

2159 Bay Street (with TDM) - South Coast Air Basin, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						
NaturalGas Unmitigated	0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						

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					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
General Office Building	6194.35	0.0668	0.6073	0.5101	3.6400e-003		0.0462	0.0462		0.0462	0.0462						
Quality Restaurant	3161.1	0.0341	0.3099	0.2603	1.8600e-003		0.0236	0.0236		0.0236	0.0236						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						

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					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
General Office Building	6194.35	0.0668	0.6073	0.5101	3.6400e-003		0.0462	0.0462		0.0462	0.0462						
Quality Restaurant	3161.1	0.0341	0.3099	0.2603	1.8600e-003		0.0236	0.0236		0.0236	0.0236						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.1009	0.9172	0.7705	5.5000e-003		0.0697	0.0697		0.0697	0.0697						

6.0 Area Detail**6.1 Mitigation Measures Area**

2159 Bay Street (with TDM) - South Coast Air Basin, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Unmitigated	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-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	lb/day										lb/day					
Architectural Coating	0.5860					0.0000	0.0000		0.0000	0.0000						
Consumer Products	4.5001					0.0000	0.0000		0.0000	0.0000						
Landscaping	8.7700e-003	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Total	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-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	lb/day										lb/day					
Architectural Coating	0.5860					0.0000	0.0000		0.0000	0.0000						
Consumer Products	4.5001					0.0000	0.0000		0.0000	0.0000						
Landscaping	8.7700e-003	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						
Total	5.0948	8.6000e-004	0.0952	1.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004						

7.0 Water Detail**7.1 Mitigation Measures Water**

Apply Water Conservation Strategy

8.0 Waste Detail**8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

2159 Bay Street (with TDM) - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	12	300	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources**Unmitigated/Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						
Total	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						

11.0 Vegetation

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

2159 Bay Street - Construction Onsite
South Coast Air Basin, Winter

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	217.19	1000sqft	4.99	217,189.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
User Defined Industrial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	711.00	Space	6.40	284,400.00	0
Quality Restaurant	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	616	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 RPS (Year 2025) - 6416 lbs/MWh

Land Use - User Defined Commercial = Project VMT

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Trips and VMT - see assumptions

Demolition -

Grading - see assumptions

Vehicle Trips - Calculations are based on LADOT VMT Calculator

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - see assumptions

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Sanitation - Waste Diversion Rate (2013)

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	155.00

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

tblConstructionPhase	NumDays	300.00	52.00
tblConstructionPhase	NumDays	300.00	181.00
tblConstructionPhase	NumDays	300.00	210.00
tblConstructionPhase	NumDays	300.00	79.00
tblConstructionPhase	NumDays	300.00	155.00
tblConstructionPhase	NumDays	20.00	77.00
tblConstructionPhase	NumDays	30.00	131.00
tblConstructionPhase	NumDays	20.00	105.00
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	NumDaysWeek	5.00	6.00
tblEnergyUse	T24E	3.50	0.57
tblEnergyUse	T24E	4.11	4.60
tblEnergyUse	T24E	7.24	8.11
tblEnergyUse	T24NG	9.92	10.02
tblEnergyUse	T24NG	42.55	42.98
tblGrading	AcresOfGrading	65.50	10.00
tblGrading	MaterialExported	0.00	140,000.00
tblLandUse	LandUseSquareFeet	217,190.00	217,189.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

tblProjectCharacteristics	CO2IntensityFactor	691.98	616
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblSolidWaste	SolidWasteGenerationRate	4.56	2.28
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	300.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	1.00
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	12.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripNumber	233.00	1,540.00
tblTripsAndVMT	HaulingTripNumber	17,500.00	32,750.00
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	83.00	160.00
tblTripsAndVMT	VendorTripNumber	83.00	240.00
tblTripsAndVMT	VendorTripNumber	83.00	80.00
tblTripsAndVMT	VendorTripNumber	83.00	120.00
tblTripsAndVMT	VendorTripNumber	83.00	120.00
tblTripsAndVMT	VendorTripNumber	0.00	40.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripNumber	25.00	26.00
tblTripsAndVMT	WorkerTripNumber	25.00	26.00
tblTripsAndVMT	WorkerTripNumber	191.00	126.00
tblTripsAndVMT	WorkerTripNumber	191.00	250.00

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

tblTripsAndVMT	WorkerTripNumber	191.00	400.00
tblTripsAndVMT	WorkerTripNumber	191.00	350.00
tblTripsAndVMT	WorkerTripNumber	38.00	0.00
tblTripsAndVMT	WorkerTripNumber	191.00	300.00
tblTripsAndVMT	WorkerTripNumber	20.00	100.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.61
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	69.00	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	12.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	44.00	0.00
tblVehicleTrips	PB_TP	0.00	100.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	38.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	90.04	0.00
tblVehicleTrips	ST_TR	0.00	2,365.00
tblVehicleTrips	ST_TR	0.00	137.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	71.97	0.00
tblVehicleTrips	SU_TR	0.00	2,365.00
tblVehicleTrips	SU_TR	0.00	137.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	83.84	0.00
tblVehicleTrips	WD_TR	0.00	2,365.00
tblVehicleTrips	WD_TR	0.00	137.00
tblWater	IndoorWaterUseRate	1,517,668.56	758,834.28
tblWater	OutdoorWaterUseRate	96,872.46	48,436.23

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

2.0 Emissions Summary**2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.4072	30.1624	33.4951	0.0655	0.6618	1.3674	2.0292	0.1010	1.2985	1.3995						
2024	18.5839	35.7988	47.4507	0.0802	0.0881	1.4767	1.5648	0.0254	1.4344	1.4599						
2025	18.2878	33.6148	47.1153	0.0800	0.0881	1.2846	1.3727	0.0254	1.2465	1.2719						
Maximum	18.5839	35.7988	47.4507	0.0802	0.6618	1.4767	2.0292	0.1010	1.4344	1.4599						

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.4072	30.1624	33.4951	0.0655	0.2615	1.3674	1.6289	0.0404	1.2985	1.3389						
2024	18.5839	35.7988	47.4507	0.0802	0.0881	1.4767	1.5648	0.0254	1.4344	1.4599						
2025	18.2878	33.6148	47.1153	0.0800	0.0881	1.2846	1.3727	0.0254	1.2465	1.2719						
Maximum	18.5839	35.7988	47.4507	0.0802	0.2615	1.4767	1.6289	0.0404	1.4344	1.4599						

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	47.76	0.00	8.06	39.92	0.00	1.47	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2023	3/31/2023	6	77	
2	Grading	Grading	4/1/2023	8/31/2023	6	131	
3	Mat Foundation (Concrete Pour)	Building Construction	9/1/2023	10/31/2023	6	52	
4	Foundation	Building Construction	11/1/2023	5/29/2024	6	181	
5	Building Construction	Building Construction	6/1/2024	1/31/2025	6	210	
6	Building Facade	Building Construction	11/1/2024	1/31/2025	6	79	
7	Architectural Coating	Architectural Coating	11/1/2024	4/30/2025	6	158	
8	Interior Construction	Building Construction	2/1/2025	7/31/2025	6	155	
9	Paving	Paving	4/1/2025	7/31/2025	6	105	

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 6.4

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 333,284; Non-Residential Outdoor: 111,095; Striped Parking Area: 17,064

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	1	8.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Crushing/Proc. Equipment	1	8.00	85	0.78
Demolition	Excavators	1	8.00	158	0.38
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Demolition	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Trenchers	1	8.00	78	0.50
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Excavators	2	8.00	158	0.38
Grading	Forklifts	1	8.00	89	0.20
Grading	Generator Sets	0	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Trenchers	1	8.00	78	0.50
Grading	Welders	2	8.00	46	0.45
Mat Foundation (Concrete Pour)	Bore/Drill Rigs	1	8.00	221	0.50
Mat Foundation (Concrete Pour)	Cranes	1	8.00	231	0.29
Mat Foundation (Concrete Pour)	Forklifts	0	8.00	89	0.20
Mat Foundation (Concrete Pour)	Generator Sets	1	8.00	84	0.74
Mat Foundation (Concrete Pour)	Pumps	5	8.00	84	0.74
Mat Foundation (Concrete Pour)	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Mat Foundation (Concrete Pour)	Trenchers	1	8.00	78	0.50
Mat Foundation (Concrete Pour)	Welders	1	8.00	46	0.45
Foundation	Concrete/Industrial Saws	1	8.00	81	0.73
Foundation	Cranes	1	8.00	231	0.29
Foundation	Forklifts	2	8.00	89	0.20
Foundation	Generator Sets	1	8.00	84	0.74
Foundation	Pumps	2	8.00	84	0.74
Foundation	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Foundation	Welders	1	8.00	46	0.45
Building Construction	Aerial Lifts	2	8.00	63	0.31
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Concrete/Industrial Saws	2	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pumps	2	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

Building Facade	Aerial Lifts	1	8.00	63	0.31
Building Facade	Air Compressors	1	8.00	78	0.48
Building Facade	Cranes	1	8.00	231	0.29
Building Facade	Forklifts	2	8.00	89	0.20
Building Facade	Generator Sets	1	8.00	84	0.74
Building Facade	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Facade	Welders	0	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Interior Construction	Air Compressors	1	8.00	78	0.48
Interior Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Interior Construction	Cranes	0	7.00	231	0.29
Interior Construction	Forklifts	2	8.00	89	0.20
Interior Construction	Generator Sets	1	8.00	84	0.74
Interior Construction	Paving Equipment	1	8.00	132	0.36
Interior Construction	Plate Compactors	1	8.00	8	0.43
Interior Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Interior Construction	Welders	1	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Generator Sets	1	8.00	84	0.74
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Plate Compactors	1	8.00	8	0.43
Paving	Rollers	0	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	10	26.00	10.00	1,540.00	0.10	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Grading	10	26.00	10.00	32,750.00	0.10	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Mat Foundation (Concrete, Rebar)	10	126.00	160.00	0.00	0.10	0.10	0.10	LD_Mix	HHDT	HHDT
Foundation	8	250.00	240.00	0.00	0.10	0.10	0.10	LD_Mix	HHDT	HHDT
Building Construction	12	400.00	80.00	0.00	0.10	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Building Facade	6	350.00	120.00	0.00	0.10	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	0.10	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Interior Construction	9	300.00	120.00	0.00	0.10	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Paving	8	100.00	40.00	0.00	0.10	0.10	0.10	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2023

Unmitigated Construction On-Site

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

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

Fugitive Dust					0.6562	0.0000	0.6562	0.0994	0.0000	0.0994						
Off-Road	3.1386	27.6563	28.9967	0.0534		1.3669	1.3669		1.2979	1.2979						
Total	3.1386	27.6563	28.9967	0.0534	0.6562	1.3669	2.0230	0.0994	1.2979	1.3973						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0181	0.3890	0.2987	5.7000e-004	2.1700e-003	3.3000e-004	2.5000e-003	6.3000e-004	3.1000e-004	9.4000e-004						
Vendor	5.7500e-003	0.1210	0.0939	1.7000e-004	1.1900e-003	1.0000e-004	1.2900e-003	3.7000e-004	1.0000e-004	4.7000e-004						
Worker	0.0309	0.0127	0.1387	6.0000e-005	2.2300e-003	1.3000e-004	2.3600e-003	6.3000e-004	1.2000e-004	7.5000e-004						
Total	0.0548	0.5228	0.5313	8.0000e-004	5.5900e-003	5.6000e-004	6.1500e-003	1.6300e-003	5.3000e-004	2.1600e-003						

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					0.2559	0.0000	0.2559	0.0388	0.0000	0.0388						
Off-Road	3.1386	27.6563	28.9967	0.0534		1.3669	1.3669		1.2979	1.2979						
Total	3.1386	27.6563	28.9967	0.0534	0.2559	1.3669	1.6228	0.0388	1.2979	1.3367						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0181	0.3890	0.2987	5.7000e-004	2.1700e-003	3.3000e-004	2.5000e-003	6.3000e-004	3.1000e-004	9.4000e-004						
Vendor	5.7500e-003	0.1210	0.0939	1.7000e-004	1.1900e-003	1.0000e-004	1.2900e-003	3.7000e-004	1.0000e-004	4.7000e-004						
Worker	0.0309	0.0127	0.1387	6.0000e-005	2.2300e-003	1.3000e-004	2.3600e-003	6.3000e-004	1.2000e-004	7.5000e-004						
Total	0.0548	0.5228	0.5313	8.0000e-004	5.5900e-003	5.6000e-004	6.1500e-003	1.6300e-003	5.3000e-004	2.1600e-003						

3.3 Grading - 2023

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

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					0.2018	0.0000	0.2018	0.0270	0.0000	0.0270						
Off-Road	2.3560	21.0141	21.0749	0.0458		0.9270	0.9270		0.8616	0.8616						
Total	2.3560	21.0141	21.0749	0.0458	0.2018	0.9270	1.1288	0.0270	0.8616	0.8887						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2266	4.8630	3.7339	7.0700e-003	0.0271	4.0800e-003	0.0312	7.9000e-003	3.9100e-003	0.0118						
Vendor	5.7500e-003	0.1210	0.0939	1.7000e-004	1.1900e-003	1.0000e-004	1.2900e-003	3.7000e-004	1.0000e-004	4.7000e-004						
Worker	0.0309	0.0127	0.1387	6.0000e-005	2.2300e-003	1.3000e-004	2.3600e-003	6.3000e-004	1.2000e-004	7.5000e-004						
Total	0.2632	4.9967	3.9665	7.3000e-003	0.0306	4.3100e-003	0.0349	8.9000e-003	4.1300e-003	0.0130						

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					0.0787	0.0000	0.0787	0.0106	0.0000	0.0106						
Off-Road	2.3560	21.0141	21.0749	0.0458		0.9270	0.9270		0.8616	0.8616						
Total	2.3560	21.0141	21.0749	0.0458	0.0787	0.9270	1.0057	0.0106	0.8616	0.8722						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2266	4.8630	3.7339	7.0700e-003	0.0271	4.0800e-003	0.0312	7.9000e-003	3.9100e-003	0.0118						
Vendor	5.7500e-003	0.1210	0.0939	1.7000e-004	1.1900e-003	1.0000e-004	1.2900e-003	3.7000e-004	1.0000e-004	4.7000e-004						

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

Worker	0.0309	0.0127	0.1387	6.0000e-005	2.2300e-003	1.3000e-004	2.3600e-003	6.3000e-004	1.2000e-004	7.5000e-004						
Total	0.2632	4.9967	3.9665	7.3000e-003	0.0306	4.3100e-003	0.0349	8.9000e-003	4.1300e-003	0.0130						

3.4 Mat Foundation (Concrete Pour) - 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	3.1126	26.9886	30.4331	0.0606		1.3073	1.3073		1.2713	1.2713						
Total	3.1126	26.9886	30.4331	0.0606		1.3073	1.3073		1.2713	1.2713						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1450	3.1123	2.3897	4.5000e-003	0.0174	2.6100e-003	0.0200	5.0600e-003	2.5000e-003	7.5600e-003						
Worker	0.1496	0.0615	0.6723	3.1000e-004	0.0108	6.4000e-004	0.0115	3.0300e-003	5.9000e-004	3.6200e-003						
Total	0.2946	3.1738	3.0620	4.8400e-003	0.0282	3.2500e-003	0.0314	8.0900e-003	3.0900e-003	0.0112						

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	3.1126	26.9886	30.4331	0.0606		1.3073	1.3073		1.2713	1.2713						
Total	3.1126	26.9886	30.4331	0.0606		1.3073	1.3073		1.2713	1.2713						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1450	3.1123	2.3897	4.5300e-003	0.0174	2.6100e-003	0.0200	5.0600e-003	2.5000e-003	7.5600e-003						
Worker	0.1496	0.0615	0.6723	3.1000e-004	0.0108	6.4000e-004	0.0115	3.0300e-003	5.9000e-004	3.6200e-003						
Total	0.2946	3.1738	3.0620	4.8400e-003	0.0282	3.2500e-003	0.0314	8.0900e-003	3.0900e-003	0.0112						

3.5 Foundation - 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	2.1062	17.9609	20.5792	0.0374		0.8593	0.8593		0.8371	0.8371						
Total	2.1062	17.9609	20.5792	0.0374		0.8593	0.8593		0.8371	0.8371						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.2175	4.6684	3.5846	6.7900e-003	0.0261	3.9200e-003	0.0300	7.5900e-003	3.7500e-003	0.0113						
Worker	0.2969	0.1220	1.3339	6.2000e-004	0.0215	1.2600e-003	0.0227	6.0100e-003	1.1600e-003	7.1800e-003						
Total	0.5144	4.7905	4.9185	7.4100e-003	0.0475	5.1800e-003	0.0527	0.0136	4.9100e-003	0.0185						

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	2.1062	17.9609	20.5792	0.0374		0.8593	0.8593		0.8371	0.8371						
Total	2.1062	17.9609	20.5792	0.0374		0.8593	0.8593		0.8371	0.8371						

Mitigated Construction Off-Site

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.2175	4.6684	3.5846	6.7900e-003	0.0261	3.9200e-003	0.0300	7.5900e-003	3.7500e-003	0.0113						
Worker	0.2969	0.1220	1.3339	6.2000e-004	0.0215	1.2600e-003	0.0227	6.0100e-003	1.1600e-003	7.1800e-003						
Total	0.5144	4.7905	4.9185	7.4100e-003	0.0475	5.1800e-003	0.0527	0.0136	4.9100e-003	0.0185						

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9656	16.7680	20.4706	0.0374		0.7512	0.7512		0.7314	0.7314						
Total	1.9656	16.7680	20.4706	0.0374		0.7512	0.7512		0.7314	0.7314						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.2168	4.6477	3.5805	6.6900e-003	0.0261	3.8500e-003	0.0299	7.5900e-003	3.6800e-003	0.0113						
Worker	0.2739	0.1129	1.2815	6.0000e-004	0.0215	1.2100e-003	0.0227	6.0100e-003	1.1100e-003	7.1200e-003						
Total	0.4907	4.7605	4.8620	7.2900e-003	0.0475	5.0600e-003	0.0526	0.0136	4.7900e-003	0.0184						

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	1.9656	16.7680	20.4706	0.0374		0.7512	0.7512		0.7314	0.7314						
Total	1.9656	16.7680	20.4706	0.0374		0.7512	0.7512		0.7314	0.7314						

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.2168	4.6477	3.5805	6.6900e-003	0.0261	3.8500e-003	0.0299	7.5900e-003	3.6800e-003	0.0113						
Worker	0.2739	0.1129	1.2815	6.0000e-004	0.0215	1.2100e-003	0.0227	6.0100e-003	1.1100e-003	7.1200e-003						
Total	0.4907	4.7605	4.8620	7.2900e-003	0.0475	5.0600e-003	0.0526	0.0136	4.7900e-003	0.0184						

3.6 Building Construction - 2024**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5887	21.8598	28.7197	0.0510		0.9612	0.9612		0.9399	0.9399						
Total	2.5887	21.8598	28.7197	0.0510		0.9612	0.9612		0.9399	0.9399						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0453	0.9657	0.7412	1.3400e-003	9.5000e-003	7.9000e-004	0.0103	2.9500e-003	7.6000e-004	3.7100e-003						
Worker	0.4383	0.1806	2.0504	9.7000e-004	0.0343	1.9300e-003	0.0363	9.6200e-003	1.7700e-003	0.0114						
Total	0.4836	1.1463	2.7916	2.3100e-003	0.0438	2.7200e-003	0.0466	0.0126	2.5300e-003	0.0151						

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					

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

Off-Road	2.5887	21.8598	28.7197	0.0510		0.9612	0.9612		0.9399	0.9399						
Total	2.5887	21.8598	28.7197	0.0510		0.9612	0.9612		0.9399	0.9399						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0453	0.9657	0.7412	1.3400e-003	9.5000e-003	7.9000e-004	0.0103	2.9500e-003	7.6000e-004	3.7100e-003						
Worker	0.4383	0.1806	2.0504	9.7000e-004	0.0343	1.9300e-003	0.0363	9.6200e-003	1.7700e-003	0.0114						
Total	0.4836	1.1463	2.7916	2.3100e-003	0.0438	2.7200e-003	0.0466	0.0126	2.5300e-003	0.0151						

3.6 Building Construction - 2025**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	2.4312	20.5015	28.6298	0.0510		0.8324	0.8324		0.8132	0.8132						
Total	2.4312	20.5015	28.6298	0.0510		0.8324	0.8324		0.8132	0.8132						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0447	0.9622	0.7326	1.3200e-003	9.5000e-003	7.8000e-004	0.0103	2.9500e-003	7.5000e-004	3.7000e-003						
Worker	0.4057	0.1675	1.9617	9.3000e-004	0.0343	1.8500e-003	0.0362	9.6200e-003	1.7000e-003	0.0113						
Total	0.4503	1.1297	2.6943	2.2500e-003	0.0438	2.6300e-003	0.0465	0.0126	2.4500e-003	0.0150						

Mitigated Construction On-Site

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.4312	20.5015	28.6298	0.0510		0.8324	0.8324		0.8132	0.8132						
Total	2.4312	20.5015	28.6298	0.0510		0.8324	0.8324		0.8132	0.8132						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0447	0.9622	0.7326	1.3200e-003	9.5000e-003	7.8000e-004	0.0103	2.9500e-003	7.5000e-004	3.7000e-003						
Worker	0.4057	0.1675	1.9617	9.3000e-004	0.0343	1.8500e-003	0.0362	9.6200e-003	1.7000e-003	0.0113						
Total	0.4503	1.1297	2.6943	2.2500e-003	0.0438	2.6300e-003	0.0465	0.0126	2.4500e-003	0.0150						

3.7 Building Facade - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0808	9.9672	11.2235	0.0211		0.4489	0.4489		0.4284	0.4284						
Total	1.0808	9.9672	11.2235	0.0211		0.4489	0.4489		0.4284	0.4284						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0679	1.4486	1.1117	2.0100e-003	0.0142	1.1900e-003	0.0154	4.4300e-003	1.1400e-003	5.5700e-003						
Worker	0.3835	0.1580	1.7941	8.5000e-004	0.0300	1.6900e-003	0.0317	8.4200e-003	1.5500e-003	9.9700e-003						
Total	0.4514	1.6066	2.9058	2.8600e-003	0.0443	2.8800e-003	0.0472	0.0129	2.6900e-003	0.0155						

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

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	1.0808	9.9672	11.2235	0.0211		0.4489	0.4489		0.4284	0.4284						
Total	1.0808	9.9672	11.2235	0.0211		0.4489	0.4489		0.4284	0.4284						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0679	1.4486	1.1117	2.0100e-003	0.0142	1.1900e-003	0.0154	4.4300e-003	1.1400e-003	5.5700e-003						
Worker	0.3835	0.1580	1.7941	8.5000e-004	0.0300	1.6900e-003	0.0317	8.4200e-003	1.5500e-003	9.9700e-003						
Total	0.4514	1.6066	2.9058	2.8600e-003	0.0443	2.8800e-003	0.0472	0.0129	2.6900e-003	0.0155						

3.7 Building Facade - 2025

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	1.0148	9.2482	11.1667	0.0211		0.3953	0.3953		0.3768	0.3768						
Total	1.0148	9.2482	11.1667	0.0211		0.3953	0.3953		0.3768	0.3768						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0670	1.4433	1.0989	1.9800e-003	0.0142	1.1700e-003	0.0154	4.4300e-003	1.1200e-003	5.5500e-003						
Worker	0.3550	0.1466	1.7165	8.2000e-004	0.0300	1.6200e-003	0.0317	8.4200e-003	1.4900e-003	9.9000e-003						
Total	0.4219	1.5899	2.8154	2.8000e-003	0.0443	2.7900e-003	0.0471	0.0129	2.6100e-003	0.0155						

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**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	1.0148	9.2482	11.1667	0.0211		0.3953	0.3953		0.3768	0.3768						
Total	1.0148	9.2482	11.1667	0.0211		0.3953	0.3953		0.3768	0.3768						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0670	1.4433	1.0989	1.9800e-003	0.0142	1.1700e-003	0.0154	4.4300e-003	1.1200e-003	5.5500e-003						
Worker	0.3550	0.1466	1.7165	8.2000e-004	0.0300	1.6200e-003	0.0317	8.4200e-003	1.4900e-003	9.9000e-003						
Total	0.4219	1.5899	2.8154	2.8000e-003	0.0443	2.7900e-003	0.0471	0.0129	2.6100e-003	0.0155						

3.8 Architectural Coating - 2024**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.7986					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609						
Total	13.9794	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

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	13.7986					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609						
Total	13.9794	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

3.8 Architectural Coating - 2025**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	13.7986					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						
Total	13.9695	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						

Unmitigated Construction Off-Site

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

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	13.7986					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						
Total	13.9695	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

3.9 Interior Construction - 2025**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	1.2656	10.1212	15.2858	0.0245		0.4333	0.4333		0.4170	0.4170						

2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

Total	1.2656	10.1212	15.2858	0.0245		0.4333	0.4333		0.4170	0.4170						
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0670	1.4433	1.0989	1.9800e-003	0.0142	1.1700e-003	0.0154	4.4300e-003	1.1200e-003	5.5500e-003						
Worker	0.3042	0.1256	1.4713	7.0000e-004	0.0258	1.3900e-003	0.0271	7.2200e-003	1.2700e-003	8.4900e-003						
Total	0.3712	1.5690	2.5701	2.6800e-003	0.0400	2.5600e-003	0.0426	0.0117	2.3900e-003	0.0140						

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	1.2656	10.1212	15.2858	0.0245		0.4333	0.4333		0.4170	0.4170						
Total	1.2656	10.1212	15.2858	0.0245		0.4333	0.4333		0.4170	0.4170						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0670	1.4433	1.0989	1.9800e-003	0.0142	1.1700e-003	0.0154	4.4300e-003	1.1200e-003	5.5500e-003						
Worker	0.3042	0.1256	1.4713	7.0000e-004	0.0258	1.3900e-003	0.0271	7.2200e-003	1.2700e-003	8.4900e-003						
Total	0.3712	1.5690	2.5701	2.6800e-003	0.0400	2.5600e-003	0.0426	0.0117	2.3900e-003	0.0140						

3.10 Paving - 2025**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
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2159 Bay Street - Construction Onsite - South Coast Air Basin, Winter

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

Category	lb/day										lb/day					
Off-Road	1.3329	10.8092	17.1468	0.0285		0.4439	0.4439		0.4287	0.4287						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	1.3329	10.8092	17.1468	0.0285		0.4439	0.4439		0.4287	0.4287						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0223	0.4811	0.3663	6.6000e-004	4.7500e-003	3.9000e-004	5.1400e-003	1.4800e-003	3.7000e-004	1.8500e-003						
Worker	0.1014	0.0419	0.4904	2.3000e-004	8.5800e-003	4.6000e-004	9.0500e-003	2.4100e-003	4.2000e-004	2.8300e-003						
Total	0.1237	0.5230	0.8567	8.9000e-004	0.0133	8.5000e-004	0.0142	3.8900e-003	7.9000e-004	4.6800e-003						

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	1.3329	10.8092	17.1468	0.0285		0.4439	0.4439		0.4287	0.4287						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	1.3329	10.8092	17.1468	0.0285		0.4439	0.4439		0.4287	0.4287						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0223	0.4811	0.3663	6.6000e-004	4.7500e-003	3.9000e-004	5.1400e-003	1.4800e-003	3.7000e-004	1.8500e-003						
Worker	0.1014	0.0419	0.4904	2.3000e-004	8.5800e-003	4.6000e-004	9.0500e-003	2.4100e-003	4.2000e-004	2.8300e-003						
Total	0.1237	0.5230	0.8567	8.9000e-004	0.0133	8.5000e-004	0.0142	3.8900e-003	7.9000e-004	4.6800e-003						

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**2159 Bay Street - Construction Onsite**
South Coast Air Basin, Summer**1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	217.19	1000sqft	4.99	217,189.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
User Defined Industrial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	711.00	Space	6.40	284,400.00	0
Quality Restaurant	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	616	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 RPS (Year 2025) - 6416 lbs/MWh

Land Use - User Defined Commercial = Project VMT

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Trips and VMT - see assumptions

Demolition -

Grading - see assumptions

Vehicle Trips - Calculations are based on LADOT VMT Calculator

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - see assumptions

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Sanitation - Waste Diversion Rate (2013)

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	155.00

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

tblConstructionPhase	NumDays	300.00	52.00
tblConstructionPhase	NumDays	300.00	181.00
tblConstructionPhase	NumDays	300.00	210.00
tblConstructionPhase	NumDays	300.00	79.00
tblConstructionPhase	NumDays	300.00	155.00
tblConstructionPhase	NumDays	20.00	77.00
tblConstructionPhase	NumDays	30.00	131.00
tblConstructionPhase	NumDays	20.00	105.00
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	NumDaysWeek	5.00	6.00
tblEnergyUse	T24E	3.50	0.57
tblEnergyUse	T24E	4.11	4.60
tblEnergyUse	T24E	7.24	8.11
tblEnergyUse	T24NG	9.92	10.02
tblEnergyUse	T24NG	42.55	42.98
tblGrading	AcresOfGrading	65.50	10.00
tblGrading	MaterialExported	0.00	140,000.00
tblLandUse	LandUseSquareFeet	217,190.00	217,189.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

tblTripsAndVMT	WorkerTripNumber	191.00	400.00
tblTripsAndVMT	WorkerTripNumber	191.00	350.00
tblTripsAndVMT	WorkerTripNumber	38.00	0.00
tblTripsAndVMT	WorkerTripNumber	191.00	300.00
tblTripsAndVMT	WorkerTripNumber	20.00	100.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.61
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	69.00	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	12.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	44.00	0.00
tblVehicleTrips	PB_TP	0.00	100.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	38.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	90.04	0.00
tblVehicleTrips	ST_TR	0.00	2,365.00
tblVehicleTrips	ST_TR	0.00	137.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	71.97	0.00
tblVehicleTrips	SU_TR	0.00	2,365.00
tblVehicleTrips	SU_TR	0.00	137.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	83.84	0.00
tblVehicleTrips	WD_TR	0.00	2,365.00
tblVehicleTrips	WD_TR	0.00	137.00
tblWater	IndoorWaterUseRate	1,517,668.56	758,834.28
tblWater	OutdoorWaterUseRate	96,872.46	48,436.23

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

2.0 Emissions Summary**2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.4389	29.9443	33.3164	0.0654	0.6618	1.3674	2.0291	0.1010	1.2984	1.3994						
2024	18.6551	35.6294	46.7860	0.0801	0.0881	1.4764	1.5646	0.0254	1.4342	1.4596						
2025	18.3575	33.4469	46.4773	0.0800	0.0881	1.2844	1.3725	0.0254	1.2463	1.2717						
Maximum	18.6551	35.6294	46.7860	0.0801	0.6618	1.4764	2.0291	0.1010	1.4342	1.4596						

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.4389	29.9443	33.3164	0.0654	0.2615	1.3674	1.6289	0.0404	1.2984	1.3388						
2024	18.6551	35.6294	46.7860	0.0801	0.0881	1.4764	1.5646	0.0254	1.4342	1.4596						
2025	18.3575	33.4469	46.4773	0.0800	0.0881	1.2844	1.3725	0.0254	1.2463	1.2717						
Maximum	18.6551	35.6294	46.7860	0.0801	0.2615	1.4764	1.6289	0.0404	1.4342	1.4596						

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	47.76	0.00	8.06	39.92	0.00	1.47	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2023	3/31/2023	6	77	
2	Grading	Grading	4/1/2023	8/31/2023	6	131	
3	Mat Foundation (Concrete Pour)	Building Construction	9/1/2023	10/31/2023	6	52	
4	Foundation	Building Construction	11/1/2023	5/29/2024	6	181	
5	Building Construction	Building Construction	6/1/2024	1/31/2025	6	210	
6	Building Facade	Building Construction	11/1/2024	1/31/2025	6	79	
7	Architectural Coating	Architectural Coating	11/1/2024	4/30/2025	6	158	
8	Interior Construction	Building Construction	2/1/2025	7/31/2025	6	155	
9	Paving	Paving	4/1/2025	7/31/2025	6	105	

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 6.4

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 333,284; Non-Residential Outdoor: 111,095; Striped Parking Area: 17,064

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	1	8.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Crushing/Proc. Equipment	1	8.00	85	0.78
Demolition	Excavators	1	8.00	158	0.38
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Demolition	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Trenchers	1	8.00	78	0.50
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Excavators	2	8.00	158	0.38
Grading	Forklifts	1	8.00	89	0.20
Grading	Generator Sets	0	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Trenchers	1	8.00	78	0.50
Grading	Welders	2	8.00	46	0.45
Mat Foundation (Concrete Pour)	Bore/Drill Rigs	1	8.00	221	0.50
Mat Foundation (Concrete Pour)	Cranes	1	8.00	231	0.29
Mat Foundation (Concrete Pour)	Forklifts	0	8.00	89	0.20
Mat Foundation (Concrete Pour)	Generator Sets	1	8.00	84	0.74
Mat Foundation (Concrete Pour)	Pumps	5	8.00	84	0.74
Mat Foundation (Concrete Pour)	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Mat Foundation (Concrete Pour)	Trenchers	1	8.00	78	0.50
Mat Foundation (Concrete Pour)	Welders	1	8.00	46	0.45
Foundation	Concrete/Industrial Saws	1	8.00	81	0.73
Foundation	Cranes	1	8.00	231	0.29
Foundation	Forklifts	2	8.00	89	0.20
Foundation	Generator Sets	1	8.00	84	0.74
Foundation	Pumps	2	8.00	84	0.74
Foundation	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Foundation	Welders	1	8.00	46	0.45
Building Construction	Aerial Lifts	2	8.00	63	0.31
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Concrete/Industrial Saws	2	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pumps	2	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

Building Facade	Aerial Lifts	1	8.00	63	0.31
Building Facade	Air Compressors	1	8.00	78	0.48
Building Facade	Cranes	1	8.00	231	0.29
Building Facade	Forklifts	2	8.00	89	0.20
Building Facade	Generator Sets	1	8.00	84	0.74
Building Facade	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Facade	Welders	0	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Interior Construction	Air Compressors	1	8.00	78	0.48
Interior Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Interior Construction	Cranes	0	7.00	231	0.29
Interior Construction	Forklifts	2	8.00	89	0.20
Interior Construction	Generator Sets	1	8.00	84	0.74
Interior Construction	Paving Equipment	1	8.00	132	0.36
Interior Construction	Plate Compactors	1	8.00	8	0.43
Interior Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Interior Construction	Welders	1	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Generator Sets	1	8.00	84	0.74
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Plate Compactors	1	8.00	8	0.43
Paving	Rollers	0	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	10	26.00	10.00	1,540.00	0.10	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Grading	10	26.00	10.00	32,750.00	0.10	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Mat Foundation (Concrete, Rebar)	10	126.00	160.00	0.00	0.10	0.10	0.10	LD_Mix	HHDT	HHDT
Foundation	8	250.00	240.00	0.00	0.10	0.10	0.10	LD_Mix	HHDT	HHDT
Building Construction	12	400.00	80.00	0.00	0.10	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Building Facade	6	350.00	120.00	0.00	0.10	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	0.10	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Interior Construction	9	300.00	120.00	0.00	0.10	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Paving	8	100.00	40.00	0.00	0.10	0.10	0.10	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2023

Unmitigated Construction On-Site

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

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

Fugitive Dust					0.6562	0.0000	0.6562	0.0994	0.0000	0.0994						
Off-Road	3.1386	27.6563	28.9967	0.0534		1.3669	1.3669		1.2979	1.2979						
Total	3.1386	27.6563	28.9967	0.0534	0.6562	1.3669	2.0230	0.0994	1.2979	1.3973						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0208	0.3624	0.2888	5.5000e-004	2.1700e-003	2.9000e-004	2.4600e-003	6.3000e-004	2.7000e-004	9.1000e-004						
Vendor	6.3600e-003	0.1140	0.0890	1.7000e-004	1.1900e-003	9.0000e-005	1.2800e-003	3.7000e-004	9.0000e-005	4.5000e-004						
Worker	0.0330	0.0116	0.1182	7.0000e-005	2.2300e-003	1.3000e-004	2.3600e-003	6.3000e-004	1.2000e-004	7.5000e-004						
Total	0.0602	0.4881	0.4960	7.9000e-004	5.5900e-003	5.1000e-004	6.1000e-003	1.6300e-003	4.8000e-004	2.1100e-003						

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					0.2559	0.0000	0.2559	0.0388	0.0000	0.0388						
Off-Road	3.1386	27.6563	28.9967	0.0534		1.3669	1.3669		1.2979	1.2979						
Total	3.1386	27.6563	28.9967	0.0534	0.2559	1.3669	1.6228	0.0388	1.2979	1.3367						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0208	0.3624	0.2888	5.5000e-004	2.1700e-003	2.9000e-004	2.4600e-003	6.3000e-004	2.7000e-004	9.1000e-004						
Vendor	6.3600e-003	0.1140	0.0890	1.7000e-004	1.1900e-003	9.0000e-005	1.2800e-003	3.7000e-004	9.0000e-005	4.5000e-004						
Worker	0.0330	0.0116	0.1182	7.0000e-005	2.2300e-003	1.3000e-004	2.3600e-003	6.3000e-004	1.2000e-004	7.5000e-004						
Total	0.0602	0.4881	0.4960	7.9000e-004	5.5900e-003	5.1000e-004	6.1000e-003	1.6300e-003	4.8000e-004	2.1100e-003						

3.3 Grading - 2023

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

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					0.2018	0.0000	0.2018	0.0270	0.0000	0.0270						
Off-Road	2.3560	21.0141	21.0749	0.0458		0.9270	0.9270		0.8616	0.8616						
Total	2.3560	21.0141	21.0749	0.0458	0.2018	0.9270	1.1288	0.0270	0.8616	0.8887						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2601	4.5302	3.6104	6.9200e-003	0.0271	3.5800e-003	0.0307	7.9000e-003	3.4200e-003	0.0113						
Vendor	6.3600e-003	0.1140	0.0890	1.7000e-004	1.1900e-003	9.0000e-005	1.2800e-003	3.7000e-004	9.0000e-005	4.5000e-004						
Worker	0.0330	0.0116	0.1182	7.0000e-005	2.2300e-003	1.3000e-004	2.3600e-003	6.3000e-004	1.2000e-004	7.5000e-004						
Total	0.2994	4.6559	3.8176	7.1600e-003	0.0306	3.8000e-003	0.0344	8.9000e-003	3.6300e-003	0.0125						

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					0.0787	0.0000	0.0787	0.0106	0.0000	0.0106						
Off-Road	2.3560	21.0141	21.0749	0.0458		0.9270	0.9270		0.8616	0.8616						
Total	2.3560	21.0141	21.0749	0.0458	0.0787	0.9270	1.0057	0.0106	0.8616	0.8722						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2601	4.5302	3.6104	6.9200e-003	0.0271	3.5800e-003	0.0307	7.9000e-003	3.4200e-003	0.0113						
Vendor	6.3600e-003	0.1140	0.0890	1.7000e-004	1.1900e-003	9.0000e-005	1.2800e-003	3.7000e-004	9.0000e-005	4.5000e-004						

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

Worker	0.0330	0.0116	0.1182	7.0000e-005	2.2300e-003	1.3000e-004	2.3600e-003	6.3000e-004	1.2000e-004	7.5000e-004						
Total	0.2994	4.6559	3.8176	7.1600e-003	0.0306	3.8000e-003	0.0344	8.9000e-003	3.6300e-003	0.0125						

3.4 Mat Foundation (Concrete Pour) - 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	3.1126	26.9886	30.4331	0.0606		1.3073	1.3073		1.2713	1.2713						
Total	3.1126	26.9886	30.4331	0.0606		1.3073	1.3073		1.2713	1.2713						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1665	2.8993	2.3107	4.4500e-003	0.0174	2.2900e-003	0.0197	5.0600e-003	2.1800e-003	7.2500e-003						
Worker	0.1599	0.0564	0.5727	3.2000e-004	0.0108	6.4000e-004	0.0115	3.0300e-003	5.9000e-004	3.6200e-003						
Total	0.3263	2.9557	2.8833	4.7500e-003	0.0282	2.9300e-003	0.0311	8.0900e-003	2.7800e-003	0.0109						

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	3.1126	26.9886	30.4331	0.0606		1.3073	1.3073		1.2713	1.2713						
Total	3.1126	26.9886	30.4331	0.0606		1.3073	1.3073		1.2713	1.2713						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1665	2.8993	2.3107	4.4300e-003	0.0174	2.2900e-003	0.0197	5.0600e-003	2.1900e-003	7.2500e-003						
Worker	0.1599	0.0564	0.5727	3.2000e-004	0.0108	6.4000e-004	0.0115	3.0300e-003	5.9000e-004	3.6200e-003						
Total	0.3263	2.9557	2.8833	4.7500e-003	0.0282	2.9300e-003	0.0311	8.0900e-003	2.7800e-003	0.0109						

3.5 Foundation - 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	2.1062	17.9609	20.5792	0.0374		0.8593	0.8593		0.8371	0.8371						
Total	2.1062	17.9609	20.5792	0.0374		0.8593	0.8593		0.8371	0.8371						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.2497	4.3490	3.4660	6.6400e-003	0.0261	3.4300e-003	0.0295	7.5900e-003	3.2800e-003	0.0109						
Worker	0.3172	0.1118	1.1363	6.4000e-004	0.0215	1.2600e-003	0.0227	6.0100e-003	1.1600e-003	7.1800e-003						
Total	0.5669	4.4608	4.6022	7.2800e-003	0.0475	4.6900e-003	0.0522	0.0136	4.4400e-003	0.0181						

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	2.1062	17.9609	20.5792	0.0374		0.8593	0.8593		0.8371	0.8371						
Total	2.1062	17.9609	20.5792	0.0374		0.8593	0.8593		0.8371	0.8371						

Mitigated Construction Off-Site

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.2497	4.3490	3.4660	6.6400e-003	0.0261	3.4300e-003	0.0295	7.5900e-003	3.2800e-003	0.0109						
Worker	0.3172	0.1118	1.1363	6.4000e-004	0.0215	1.2600e-003	0.0227	6.0100e-003	1.1600e-003	7.1800e-003						
Total	0.5669	4.4608	4.6022	7.2800e-003	0.0475	4.6900e-003	0.0522	0.0136	4.4400e-003	0.0181						

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9656	16.7680	20.4706	0.0374		0.7512	0.7512		0.7314	0.7314						
Total	1.9656	16.7680	20.4706	0.0374		0.7512	0.7512		0.7314	0.7314						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.2490	4.3266	3.4633	6.5400e-003	0.0261	3.3900e-003	0.0294	7.5900e-003	3.2400e-003	0.0108						
Worker	0.2935	0.1034	1.0915	6.2000e-004	0.0215	1.2100e-003	0.0227	6.0100e-003	1.1100e-003	7.1200e-003						
Total	0.5425	4.4301	4.5548	7.1600e-003	0.0475	4.6000e-003	0.0521	0.0136	4.3500e-003	0.0180						

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	1.9656	16.7680	20.4706	0.0374		0.7512	0.7512		0.7314	0.7314						
Total	1.9656	16.7680	20.4706	0.0374		0.7512	0.7512		0.7314	0.7314						

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.2490	4.3266	3.4633	6.5400e-003	0.0261	3.3900e-003	0.0294	7.5900e-003	3.2400e-003	0.0108						
Worker	0.2935	0.1034	1.0915	6.2000e-004	0.0215	1.2100e-003	0.0227	6.0100e-003	1.1100e-003	7.1200e-003						
Total	0.5425	4.4301	4.5548	7.1600e-003	0.0475	4.6000e-003	0.0521	0.0136	4.3500e-003	0.0180						

3.6 Building Construction - 2024**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5887	21.8598	28.7197	0.0510		0.9612	0.9612		0.9399	0.9399						
Total	2.5887	21.8598	28.7197	0.0510		0.9612	0.9612		0.9399	0.9399						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0502	0.9093	0.7033	1.3200e-003	9.5000e-003	7.1000e-004	0.0102	2.9500e-003	6.8000e-004	3.6300e-003						
Worker	0.4697	0.1655	1.7464	9.9000e-004	0.0343	1.9300e-003	0.0363	9.6200e-003	1.7700e-003	0.0114						
Total	0.5199	1.0748	2.4497	2.3100e-003	0.0438	2.6400e-003	0.0465	0.0126	2.4500e-003	0.0150						

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					

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

Off-Road	2.5887	21.8598	28.7197	0.0510		0.9612	0.9612		0.9399	0.9399						
Total	2.5887	21.8598	28.7197	0.0510		0.9612	0.9612		0.9399	0.9399						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0502	0.9093	0.7033	1.3200e-003	9.5000e-003	7.1000e-004	0.0102	2.9500e-003	6.8000e-004	3.6300e-003						
Worker	0.4697	0.1655	1.7464	9.9000e-004	0.0343	1.9300e-003	0.0363	9.6200e-003	1.7700e-003	0.0114						
Total	0.5199	1.0748	2.4497	2.3100e-003	0.0438	2.6400e-003	0.0465	0.0126	2.4500e-003	0.0150						

3.6 Building Construction - 2025**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	2.4312	20.5015	28.6298	0.0510		0.8324	0.8324		0.8132	0.8132						
Total	2.4312	20.5015	28.6298	0.0510		0.8324	0.8324		0.8132	0.8132						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0496	0.9055	0.6956	1.2900e-003	9.5000e-003	7.0000e-004	0.0102	2.9500e-003	6.7000e-004	3.6200e-003						
Worker	0.4362	0.1535	1.6707	9.6000e-004	0.0343	1.8500e-003	0.0362	9.6200e-003	1.7000e-003	0.0113						
Total	0.4859	1.0591	2.3663	2.2500e-003	0.0438	2.5500e-003	0.0464	0.0126	2.3700e-003	0.0149						

Mitigated Construction On-Site

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.4312	20.5015	28.6298	0.0510		0.8324	0.8324		0.8132	0.8132						
Total	2.4312	20.5015	28.6298	0.0510		0.8324	0.8324		0.8132	0.8132						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0496	0.9055	0.6956	1.2900e-003	9.5000e-003	7.0000e-004	0.0102	2.9500e-003	6.7000e-004	3.6200e-003						
Worker	0.4362	0.1535	1.6707	9.6000e-004	0.0343	1.8500e-003	0.0362	9.6200e-003	1.7000e-003	0.0113						
Total	0.4859	1.0591	2.3663	2.2500e-003	0.0438	2.5500e-003	0.0464	0.0126	2.3700e-003	0.0149						

3.7 Building Facade - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0808	9.9672	11.2235	0.0211		0.4489	0.4489		0.4284	0.4284						
Total	1.0808	9.9672	11.2235	0.0211		0.4489	0.4489		0.4284	0.4284						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0753	1.3639	1.0550	1.9800e-003	0.0142	1.0600e-003	0.0153	4.4300e-003	1.0200e-003	5.4400e-003						
Worker	0.4110	0.1448	1.5281	8.7000e-004	0.0300	1.6900e-003	0.0317	8.4200e-003	1.5500e-003	9.9700e-003						
Total	0.4863	1.5087	2.5830	2.8500e-003	0.0443	2.7500e-003	0.0470	0.0129	2.5700e-003	0.0154						

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

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	1.0808	9.9672	11.2235	0.0211		0.4489	0.4489		0.4284	0.4284						
Total	1.0808	9.9672	11.2235	0.0211		0.4489	0.4489		0.4284	0.4284						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0753	1.3639	1.0550	1.9800e-003	0.0142	1.0600e-003	0.0153	4.4300e-003	1.0200e-003	5.4400e-003						
Worker	0.4110	0.1448	1.5281	8.7000e-004	0.0300	1.6900e-003	0.0317	8.4200e-003	1.5500e-003	9.9700e-003						
Total	0.4863	1.5087	2.5830	2.8500e-003	0.0443	2.7500e-003	0.0470	0.0129	2.5700e-003	0.0154						

3.7 Building Facade - 2025

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	1.0148	9.2482	11.1667	0.0211		0.3953	0.3953		0.3768	0.3768						
Total	1.0148	9.2482	11.1667	0.0211		0.3953	0.3953		0.3768	0.3768						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0744	1.3583	1.0435	1.9400e-003	0.0142	1.0500e-003	0.0153	4.4300e-003	1.0000e-003	5.4300e-003						
Worker	0.3817	0.1344	1.4618	8.4000e-004	0.0300	1.6200e-003	0.0317	8.4200e-003	1.4900e-003	9.9000e-003						
Total	0.4561	1.4926	2.5053	2.7800e-003	0.0443	2.6700e-003	0.0470	0.0129	2.4900e-003	0.0153						

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**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	1.0148	9.2482	11.1667	0.0211		0.3953	0.3953		0.3768	0.3768						
Total	1.0148	9.2482	11.1667	0.0211		0.3953	0.3953		0.3768	0.3768						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0744	1.3583	1.0435	1.9400e-003	0.0142	1.0500e-003	0.0153	4.4300e-003	1.0000e-003	5.4300e-003						
Worker	0.3817	0.1344	1.4618	8.4000e-004	0.0300	1.6200e-003	0.0317	8.4200e-003	1.4900e-003	9.9000e-003						
Total	0.4561	1.4926	2.5053	2.7800e-003	0.0443	2.6700e-003	0.0470	0.0129	2.4900e-003	0.0153						

3.8 Architectural Coating - 2024**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.7986					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609						
Total	13.9794	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

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	13.7986					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609						
Total	13.9794	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

3.8 Architectural Coating - 2025**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	13.7986					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						
Total	13.9695	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						

Unmitigated Construction Off-Site

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

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	13.7986					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						
Total	13.9695	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

3.9 Interior Construction - 2025**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	1.2656	10.1212	15.2858	0.0245		0.4333	0.4333		0.4170	0.4170						

2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

Total	1.2656	10.1212	15.2858	0.0245		0.4333	0.4333		0.4170	0.4170						
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0744	1.3583	1.0435	1.9400e-003	0.0142	1.0500e-003	0.0153	4.4300e-003	1.0000e-003	5.4300e-003						
Worker	0.3272	0.1152	1.2530	7.2000e-004	0.0258	1.3900e-003	0.0271	7.2200e-003	1.2700e-003	8.4900e-003						
Total	0.4016	1.4734	2.2965	2.6600e-003	0.0400	2.4400e-003	0.0424	0.0117	2.2700e-003	0.0139						

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	1.2656	10.1212	15.2858	0.0245		0.4333	0.4333		0.4170	0.4170						
Total	1.2656	10.1212	15.2858	0.0245		0.4333	0.4333		0.4170	0.4170						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0744	1.3583	1.0435	1.9400e-003	0.0142	1.0500e-003	0.0153	4.4300e-003	1.0000e-003	5.4300e-003						
Worker	0.3272	0.1152	1.2530	7.2000e-004	0.0258	1.3900e-003	0.0271	7.2200e-003	1.2700e-003	8.4900e-003						
Total	0.4016	1.4734	2.2965	2.6600e-003	0.0400	2.4400e-003	0.0424	0.0117	2.2700e-003	0.0139						

3.10 Paving - 2025**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
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2159 Bay Street - Construction Onsite - South Coast Air Basin, Summer

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

Category	lb/day										lb/day					
Off-Road	1.3329	10.8092	17.1468	0.0285		0.4439	0.4439		0.4287	0.4287						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	1.3329	10.8092	17.1468	0.0285		0.4439	0.4439		0.4287	0.4287						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0248	0.4528	0.3478	6.5000e-004	4.7500e-003	3.5000e-004	5.1000e-003	1.4800e-003	3.3000e-004	1.8100e-003						
Worker	0.1091	0.0384	0.4177	2.4000e-004	8.5800e-003	4.6000e-004	9.0500e-003	2.4100e-003	4.2000e-004	2.8300e-003						
Total	0.1339	0.4911	0.7655	8.9000e-004	0.0133	8.1000e-004	0.0142	3.8900e-003	7.5000e-004	4.6400e-003						

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	1.3329	10.8092	17.1468	0.0285		0.4439	0.4439		0.4287	0.4287						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	1.3329	10.8092	17.1468	0.0285		0.4439	0.4439		0.4287	0.4287						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0248	0.4528	0.3478	6.5000e-004	4.7500e-003	3.5000e-004	5.1000e-003	1.4800e-003	3.3000e-004	1.8100e-003						
Worker	0.1091	0.0384	0.4177	2.4000e-004	8.5800e-003	4.6000e-004	9.0500e-003	2.4100e-003	4.2000e-004	2.8300e-003						
Total	0.1339	0.4911	0.7655	8.9000e-004	0.0133	8.1000e-004	0.0142	3.8900e-003	7.5000e-004	4.6400e-003						

2159 Bay Street

CO Hotspots Analysis

Direction	Santa Fe and 7th Street	
	Future with Project	
	AM	PM
SBR	20	32
SBT	386	593
SBL	44	50
EBR	214	82
EBT	1278	527
EBL	577	354
NBR	200	384
NBT	705	698
NBL	190	274
WBR	231	245
WBT	443	894
WBL	17	47
Max Daily Trips ^a	32,638	32,328
Caltrans K Factor (%) ^b	13.19%	12.93%

^a Maximum Daily Trips are based on the Caltrans K Factor which is the percentage of the AADT in both directions during the peak hour.

^b Caltrans K Factor obtained from 10 Freeway Monitoring Station, Postmile 18.410 which is closest to the Project site. Please refer to:
<https://dot.ca.gov/programs/traffic-operations/census>

2159 Bay Street

Draft EIR

Appendix B-3-Greenhouse Gas Emissions Worksheets and Modeling Output Files

- Appendix B-3: Greenhouse Gas Worksheets and Modeling Output Files
 - Appendix B-3.1: GHG Modeling Parameters and Summary of Emissions
 - GHG Emissions Summary
 - GHG Parameters and Summary
 - VMT Calculations
 - Modeling Parameters
 - Electric Vehicle Charging Calculations
 - Appendix B-3.2: CalEEMod Outputs
 - Baseline (Existing Year)
 - Baseline (Buildout Year)
 - Project Construction and Operations
 - Project Operations (No MXD or PDFs)
 - Project Operations (No PDFs)

2159 Bay Street

Operational Emissions Summary (GHG)

CalEEMod Output Summary	Project with no PDFs	Project with PDFs ^a
Project Construction	CO₂e	CO₂e
2023	2,186	2,186
2024	1,498	1,498
2025	997	997
Total	4,681	4,681
Atomized Total	156	156
Baseline (Baseline Year)^b		
Area	0	0
Energy (Natural Gas)	198	198
Mobile	321	321
Emergency Generators	-	-
Solid Waste	5	5
Water/Wastewater	58	58
Total	582	582
Baseline (Buildout Year)^b		
Area	0	0
Energy (Natural Gas)	163	163
Mobile	267	267
Emergency Generators	-	-
Solid Waste	5	5
Water/Wastewater	47	47
Total	483	483
Buildout (Buildout Year)^c		
Area	0	0
Energy (Natural Gas)	1,237	1,177
Mobile	2,591	1,873
Electric Vehicle Charging Credit	(116)	(116)
Emergency Generators	1	1
Solid Waste	24	24
Water/Wastewater	217	217
Construction	156	156
Total	4,111	3,332
Project (Buildout less Baseline)		
Area	0	0
Energy (Natural Gas)	1,074	1,013
Mobile	2,324	1,606
Electric Vehicle Charging Credit	(116)	(116)
Emergency Generators	1	1
Solid Waste	19	19
Water/Wastewater	170	170
Construction	156	156
Total	3,628	2,849

^a Project with no PDFs does not include EPA MXD model reductions. Project with PDFs includes compliance with GHG-PDF-1 and Mitigation Measure TR-MM-1

^b Existing Uses

^c Please refer to CalEEMod outputs for Future uses

2159 Bay Street**LADOT VMT Calculator Data****VMT Summary**

	Existing	Proposed Project	With Mitigation	Project Weekday Trips	Weekend Trips	Weekend Vs. Weekday Ratio
Daily Trips	309	2,322	2,063	1	1	1.00
Daily VMT	2,351	17,691	15,630			
Pass-by trips	0	137				

Project without TDM (MXD Data)

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT	Reduction vs. Unadjusted MXD (%)
Home Based Work Production	0	0.0%	0	7.5	0	0	
Home Based Other Production	0	0.0%	0	5.4	0	0	
Non-Home Based Other Production	400	-3.5%	386	8.0	3200	3088	
Home-Based Work Attraction	1274	-22.1%	993	8.4	10702	8341	
Home-Based Other Attraction	836	-20.7%	663	6.4	5,350	4243	
Non-Home Based Other Attraction	400	-3.5%	386	7.3	2920	2818	
Total	2,910				22,172	18,490	17%

Project with TDM (MXD Data)

	Proposed Project			Project with Mitigation Measures			
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT	
Home Based Work Production	-2.6%	0	0	-20.0%	0	0	
Home Based Other Production	-2.6%	0	0	-20.0%	0	0	
Non-Home Based Other Production	-2.6%	376	3007	-8.4%	354	2830	
Home-Based Work Attraction	-2.6%	967	8123	-20.0%	794	6673	
Home-Based Other Attraction	-2.6%	646	4132	-8.4%	608	3888	
Non-Home Based Other Attraction	-2.6%	376	2744	-8.4%	354	2582	28%
Total		2,365	18,006		2,110	15,973	
Residential VMT			0			0	

Source: Linscott, Law and Greenspan

GHG SOURCE CALCULATIONS:	
ENERGY	
Consistent with Section 120.6(c), Mandatory Requirements for Enclosed Parking Garages, the ventilation rate shall be at least 0.15 cfm/sq f when the garage is scheduled to be occupied.	
Buildout Parking Garage Ventilation	
Square Footage =	284,400 ft2
Minimum Ventilation =	0.15 cfm/ft2
Flowrate =	42660 cfm
Number of Fans (11,000 cfm)	10.0 fans
Number of Fans	5 fans
Horsepower per Fan	9 hp
Horsepower to kW Conv.	0.746 kW per hp
Total kW =	33.57
Annual kW =	147,037 conservatively assumes operational 50 percent of the time even though it would only be operational when CO sensors read CO concentrations in excess of 25 ppm (2013 Building Energy Efficiency Standards)
Usage Rate:	0.52 kWh/sq ft annual
Adjustment:	0.57 (CalEEMod applies mitigation to all land uses. So, this adjustment accounts for the 10% reduction in 2016 Title 24 standards which is equivalent to 2019 Title 24)
Buildout Parking Garage Lighting	
Square Footage =	284,400 ft2
Allowed Lighting Power =	0.2 watts per ft2 (Table 140.6 (Complete Building Method Lighting Power Density Value) of the 2013 Building Energy Efficiency Standards)
Annual kW =	497,023 conservatively assumes maximum lighting power 24 hours per day)
Annual kW/sq ft =	1.75 kWh/sq ft annual
Adjustment:	2.33 (CalEEMod applies mitigation to all land uses. So, this adjustment accounts for the 25% reduction in lighting associated with LEED Silver)
Elevator (no change CalEEMod Default)	0.19 kWh/sq ft annual
APPLICABLE GHG REDUCTION MEASURES Included within CalEEMod	
Energy Reduction Measures Included in CalEEMod Run:	
High Efficiency Lighting (25%)	
Title 24 (Above 10%) - This is to account for 2019 Title 24	
Water Reduction Measures Included in CalEEMod Run:	
20 Percent Reduction Beyond Code Requirements	
Waste Diversion Rate Reduction Measures Included in CalEEMod Run:	
-Project assumes a 76.4% Diversion Rate (Los Angeles, 2011)	
Area Source Reduction Measure Included in CalEEMod Run:	
-New Residential DU's do not include fireplaces.	

GHG Emissions Reductions for Residential Uses Associated with (Electric Vehicle Charging Stations/Plugins

Step 1: Estimating GHG Emissions Reduction to Replace Gasoline/Diesel Vehicle with Electric Vehicle

LADWP Electricity Emission Factor ¹	0.28 MTCO ₂ E/MWh
Fuel Economy of Electric Vehicle ²	0.33 kWh/mile
Electric Vehicle GHG Emissions	92.2 grams/mile
GHG Emissions from Residential Miles Traveled (CalEEMod) ³	292.0 grams/mile
GHG Emissions Reduction from Additional Electric Vehicles, per mile	199.8 grams/mile

Step 2: Estimating Project Residential-Related VMT GHG Emissions

Residential Average Yearly VMT with TDM and PDFs ⁴	5,819,050 miles/year
Percent of Residential Miles Driven in Electric Vehicles due to this Measure	10.0%
Residential VMT that is Displaced by EVs due to this Measure	581,905 miles/year
GHG Emissions Reduction from Residential Electric Vehicles	116 MTCO₂E/MWh

Energy Usage for Charging Vehicles **192,029 kWh/year**

Notes:

- 1) CO₂ intensity factor reflects a 2023 RPS for LADWP (672 lbs of CO₂E/MWh).
- 2) US Department of Energy, 2013. Benefits and Considerations of Electricity as a Vehicle Fuel. Available at: http://afdc.energy.gov/fuels/electricity_benefits.html.
- 3) CalEEMod Output file provided in Appendix XX.X of this Draft EIR.
- 4) Residential charging of vehicles would primarily occur over night, while commercial use charging of vehicles would primarily occur during the day. In addition, it is assumed that the charging stations/plugins for residential uses would be fully utilized which is supported by the projected number of electric vehicles in the future. Bloomberg New Energy Finance projects that electric vehicles will represent 35 percent of global new car sales by 2040 (<https://about.bnef.com/blog/electric-vehicles-to-be-35-of-global-new-car-sales-by-2040/>).

2159 Bay Street - Existing - South Coast Air Basin, Annual

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

2159 Bay Street - Existing
South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	23.11	1000sqft	0.53	23,106.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
General Light Industry	16.22	1000sqft	0.37	16,222.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2019
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	801	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 RPS (Year 2019) - 801 lbs/MWh

Land Use - see assumptions

Grading -

Vehicle Trips - Values based on LADOT VMT Calculator

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use -

Mobile Land Use Mitigation -

Energy Mitigation -

Waste Mitigation - City of LA Sanitation - Waste Diversion Rate (2013)

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	23,110.00	23,106.00
tblLandUse	LandUseSquareFeet	16,220.00	16,222.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblProjectCharacteristics	CO2IntensityFactor	691.98	801
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.62
tblVehicleTrips	CC_TTP	28.00	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	13.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00

2159 Bay Street
Existing (Baseline) - Annual

CalEEMod Version: CalEEMod.2020.4.0

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2159 Bay Street - Existing - South Coast Air Basin, Annual

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

tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	59.00	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PR_TP	92.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.99	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	0.00	300.00
tblVehicleTrips	SU_TR	5.00	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	0.00	300.00
tblVehicleTrips	WD_TR	4.96	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	0.00	300.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area																1.0700e-003
Energy																197.7990
Mobile																320.6829
Waste																20.9207
Water																58.1542
Total																597.5580

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																1.0700e-003
Energy																197.7990

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

Mobile																	320.6829
Waste																	4.9373
Water																	58.1542
Total																	581.5746

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.67

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																320.6829
Unmitigated																320.6829

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
General Light Industry	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
User Defined Commercial	300.00	300.00	300.00	832,104	832,104
Total	300.00	300.00	300.00	832,104	832,104

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	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
General Light Industry	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.62	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.545223	0.057501	0.183942	0.133860	0.023931	0.005849	0.012188	0.008460	0.000868	0.000541	0.022800	0.000735	0.004102
General Office Building	0.545223	0.057501	0.183942	0.133860	0.023931	0.005849	0.012188	0.008460	0.000868	0.000541	0.022800	0.000735	0.004102
User Defined Commercial	0.545223	0.057501	0.183942	0.133860	0.023931	0.005849	0.012188	0.008460	0.000868	0.000541	0.022800	0.000735	0.004102

5.0 Energy Detail

Historical Energy Use: N

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

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																169.3712
Electricity Unmitigated																169.3712
NaturalGas Mitigated																28.4278
NaturalGas Unmitigated																28.4278

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					
General Light Industry	291347																15.6398
General Office Building	238223																12.7880
User Defined Commercial	0																0.0000
Total																	28.4278

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					
General Light Industry	291347																15.6398
General Office Building	238223																12.7880
User Defined Commercial	0																0.0000
Total																	28.4278

5.3 Energy by Land Use - Electricity

Unmitigated

2159 Bay Street - Existing - South Coast Air Basin, Annual

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

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	176171				64.1689
General Office Building	288825				105.2023
User Defined Commercial	0				0.0000
Total					169.3712

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	176171				64.1689
General Office Building	288825				105.2023
User Defined Commercial	0				0.0000
Total					169.3712

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																1.0700e-003
Unmitigated																1.0700e-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
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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

SubCategory tons/yr										MT/yr					
Architectural Coating															0.0000
Consumer Products															0.0000
Landscaping															1.0700e-003
Total															1.0700e-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	tons/yr										M1/yr					
Architectural Coating																0.0000
Consumer Products																0.0000
Landscaping																1.0700e-003
Total																1.0700e-003

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				58.1542
Unmitigated				58.1542

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	3.75088 / 0				22.8952
General Office Building	4.10743 / 2.51746				35.2590

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

User Defined Commercial	0 / 0				0.0000
Total					58.1542

Mitigated

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	3.75088 / 0				22.8952
General Office Building	4.10743 / 2.51746				35.2590
User Defined Commercial	0 / 0				0.0000
Total					58.1542

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				4.9373
Unmitigated				20.9207

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	20.11				10.1134
General Office Building	21.49				10.8074
User Defined Commercial	0				0.0000
Total					20.9207

2159 Bay Street - Existing - South Coast Air Basin, Annual

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

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	4.74596				2.3868
General Office Building	5.07164				2.5505
User Defined Commercial	0				0.0000
Total					4.9373

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
----------------	--------

11.0 Vegetation

2159 Bay Street - Existing (Buildout Year) - South Coast Air Basin, Annual

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

2159 Bay Street - Existing (Buildout Year)
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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	23.11	1000sqft	0.53	23,106.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
General Light Industry	16.22	1000sqft	0.37	16,222.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	616	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 RPS (Year 2025) - 616 lbs/MWh

Land Use - see assumptions

Vehicle Trips - Values based on LADOT VMT Calculator

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use -

Mobile Land Use Mitigation -

Energy Mitigation -

Waste Mitigation - City of LA Sanitation - Waste Diversion Rate (2013)

Fleet Mix -

Grading - see assumptions

Table Name	Column Name	Default Value	New Value
tblEnergyUse	T24E	2.01	2.25
tblEnergyUse	T24E	4.11	4.60
tblEnergyUse	T24NG	13.51	13.65
tblEnergyUse	T24NG	9.92	10.02
tblGrading	AcresOfGrading	0.13	0.00
tblLandUse	LandUseSquareFeet	23,110.00	23,106.00
tblLandUse	LandUseSquareFeet	16,220.00	16,222.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	691.98	616
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.62
tblVehicleTrips	CC_TTP	28.00	0.00

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

tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	13.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	59.00	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PR_TP	92.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.99	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	0.00	300.00
tblVehicleTrips	SU_TR	5.00	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	0.00	300.00
tblVehicleTrips	WD_TR	4.96	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	0.00	300.00

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																1.0700e-003
Energy																163.3983
Mobile																267.3144
Waste																20.9207
Water																47.2502
Total																498.8847

2159 Bay Street
Existing (Buildout Year) - Annual

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

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																1.0700e-003
Energy																163.3983
Mobile																267.3144
Waste																4.9373
Water																47.2502
Total																482.9013

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.20

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																267.3144
Unmitigated																267.3144

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
General Light Industry	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
User Defined Commercial	300.00	300.00	300.00	832,104	832,104
Total	300.00	300.00	300.00	832,104	832,104

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	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
General Light Industry	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.62	0.00	0.00	100.00	0.00	100	0	0

2159 Bay Street - Existing (Buildout Year) - South Coast Air Basin, Annual

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
General Office Building	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
User Defined Commercial	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644

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																134.7246
Electricity Unmitigated																134.7246
NaturalGas Mitigated																28.6738
NaturalGas Unmitigated																28.6738

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					
General Light Industry	293618																15.7617
General Office Building	240533																12.9121
User Defined Commercial	0																0.0000
Total																	28.6738

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					
General Light Industry	293618																15.7617

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

General Office Building	240533													12.9121
User Defined Commercial	0													0.0000
Total														28.6738

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	180064				50.5175
General Office Building	300147				84.2071
User Defined Commercial	0				0.0000
Total					134.7246

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	180064				50.5175
General Office Building	300147				84.2071
User Defined Commercial	0				0.0000
Total					134.7246

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																1.0700e-003
Unmitigated																1.0700e-003

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating																0.0000
Consumer Products																0.0000
Landscaping																1.0700e-003
Total																1.0700e-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	tons/yr										MT/yr					
Architectural Coating																0.0000
Consumer Products																0.0000
Landscaping																1.0700e-003
Total																1.0700e-003

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				47.2502
Unmitigated				47.2502

7.2 Water by Land Use

Unmitigated

2159 Bay Street - Existing (Buildout Year) - South Coast Air Basin, Annual

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

Indoor/Outdoor Use		Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	3.75088 / 0				18.8078
General Office Building	4.10743 / 2.51746				28.4424
User Defined Commercial	0 / 0				0.0000
Total					47.2502

Mitigated

Indoor/Outdoor Use		Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	3.75088 / 0				18.8078
General Office Building	4.10743 / 2.51746				28.4424
User Defined Commercial	0 / 0				0.0000
Total					47.2502

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				4.9373
Unmitigated				20.9207

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
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2159 Bay Street - Existing (Buildout Year) - South Coast Air Basin, Annual

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

Land Use	tons	MT/yr			
General Light Industry	20.11				10.1134
General Office Building	21.49				10.8074
User Defined Commercial	0				0.0000
Total					20.9207

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	4.74596				2.3868
General Office Building	5.07164				2.5505
User Defined Commercial	0				0.0000
Total					4.9373

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

2159 Bay Street - South Coast Air Basin, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**2159 Bay Street**
South Coast Air Basin, Annual**1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	217.19	1000sqft	4.99	217,189.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
User Defined Industrial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	711.00	Space	6.40	284,400.00	0
Quality Restaurant	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	647	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 RPS (Year 2025) - 616 lbs/MWh

Land Use - User Defined Commercial = Project VMT

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Trips and VMT - see assumptions

Demolition -

Grading - see assumptions

Vehicle Trips - Calculations are based on LADOT VMT Calculator

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - see assumptions

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Sanitation - Waste Diversion Rate (2013)

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	77.00
tblConstructionPhase	NumDays	30.00	131.00
tblConstructionPhase	NumDays	300.00	52.00
tblConstructionPhase	NumDays	300.00	181.00
tblConstructionPhase	NumDays	300.00	210.00
tblConstructionPhase	NumDays	300.00	156.00
tblConstructionPhase	NumDays	20.00	156.00

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

tblConstructionPhase	NumDays	300.00	156.00
tblConstructionPhase	NumDays	20.00	77.00
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
tblEnergyUse	T24E	3.50	0.57
tblEnergyUse	T24E	4.11	4.60
tblEnergyUse	T24E	7.24	8.11
tblEnergyUse	T24NG	9.92	10.02
tblEnergyUse	T24NG	42.55	42.98
tblGrading	AcresOfGrading	65.50	10.00
tblGrading	MaterialExported	0.00	140,000.00
tblLandUse	LandUseSquareFeet	217,190.00	217,189.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	691.98	647
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblSolidWaste	SolidWasteGenerationRate	4.56	2.28
tblTripsAndVMT	HaulingTripLength	20.00	22.60
tblTripsAndVMT	HaulingTripLength	20.00	22.60
tblTripsAndVMT	HaulingTripNumber	233.00	1,540.00
tblTripsAndVMT	HaulingTripNumber	17,500.00	32,750.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	83.00	160.00
tblTripsAndVMT	VendorTripNumber	83.00	240.00
tblTripsAndVMT	VendorTripNumber	83.00	80.00

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

tblTripsAndVMT	VendorTripNumber	83.00	120.00
tblTripsAndVMT	VendorTripNumber	83.00	120.00
tblTripsAndVMT	VendorTripNumber	0.00	40.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.61
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	69.00	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	12.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	44.00	0.00
tblVehicleTrips	PB_TP	0.00	100.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	38.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	90.04	0.00
tblVehicleTrips	ST_TR	0.00	2,365.00
tblVehicleTrips	ST_TR	0.00	137.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	71.97	0.00
tblVehicleTrips	SU_TR	0.00	2,365.00
tblVehicleTrips	SU_TR	0.00	137.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	83.84	0.00
tblVehicleTrips	WD_TR	0.00	2,365.00
tblVehicleTrips	WD_TR	0.00	137.00
tblWater	IndoorWaterUseRate	1,517,668.56	758,834.28
tblWater	OutdoorWaterUseRate	96,872.46	48,436.23

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023																2,186.2896
2024																1,498.4654
2025																996.8924
Maximum																2,186.2896

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023																2,186.2888
2024																1,498.4647
2025																996.8919
Maximum																2,186.2888

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
		Highest		

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																0.0247
Energy																1,289.8266
Mobile																2,109.7798
Stationary																1.3757
Waste																102.7277
Water																282.1705
Total																3,785.9050

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

Category	tons/yr										MT/yr			
Area														0.0247
Energy														1,189.9633
Mobile														2,108.7798
Stationary														1.3757
Waste														24.2437
Water														225.7364
Total														3,551.1236

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.20

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	1/1/2023	3/31/2023	6	77	
2	Grading	Grading	4/1/2023	8/31/2023	6	131	
3	Mat Foundation (Concrete Pour)	Building Construction	9/1/2023	10/31/2023	6	52	
4	Foundation	Building Construction	11/1/2023	5/29/2024	6	181	
5	Building Construction	Building Construction	6/1/2024	1/31/2025	6	210	
6	Building Facade	Building Construction	11/1/2024	5/1/2025	6	156	
7	Architectural Coating	Architectural Coating	11/1/2024	5/1/2025	6	156	
8	Interior Construction	Building Construction	2/1/2025	8/1/2025	6	156	
9	Paving	Paving	4/1/2025	6/28/2025	6	77	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 6.4

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 333,284; Non-Residential Outdoor: 111,095; Striped Parking Area: 17,064

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	1	8.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Crushing/Proc. Equipment	1	8.00	85	0.78
Demolition	Excavators	1	8.00	158	0.38
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Demolition	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Trenchers	1	8.00	78	0.50
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Excavators	2	8.00	158	0.38
Grading	Forklifts	1	8.00	89	0.20
Grading	Generator Sets	0	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Trenchers	1	8.00	78	0.50

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

Grading	Welders	2	8.00	46	0.45
Mat Foundation (Concrete Pour)	Bore/Drill Rigs	1	8.00	221	0.50
Mat Foundation (Concrete Pour)	Cranes	1	8.00	231	0.29
Mat Foundation (Concrete Pour)	Forklifts	0	8.00	89	0.20
Mat Foundation (Concrete Pour)	Generator Sets	1	8.00	84	0.74
Mat Foundation (Concrete Pour)	Pumps	5	8.00	84	0.74
Mat Foundation (Concrete Pour)	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Mat Foundation (Concrete Pour)	Trenchers	1	8.00	78	0.50
Mat Foundation (Concrete Pour)	Welders	1	8.00	46	0.45
Foundation	Concrete/Industrial Saws	1	8.00	81	0.73
Foundation	Cranes	1	8.00	231	0.29
Foundation	Forklifts	2	8.00	89	0.20
Foundation	Generator Sets	1	8.00	84	0.74
Foundation	Pumps	2	8.00	84	0.74
Foundation	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Foundation	Welders	1	8.00	46	0.45
Building Construction	Aerial Lifts	2	8.00	63	0.31
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Concrete/Industrial Saws	2	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pumps	2	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Building Facade	Aerial Lifts	1	8.00	63	0.31
Building Facade	Air Compressors	1	8.00	78	0.48
Building Facade	Cranes	1	8.00	231	0.29
Building Facade	Forklifts	2	8.00	89	0.20
Building Facade	Generator Sets	1	8.00	84	0.74
Building Facade	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Facade	Welders	0	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Interior Construction	Air Compressors	1	8.00	78	0.48
Interior Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Interior Construction	Cranes	0	7.00	231	0.29
Interior Construction	Forklifts	2	8.00	89	0.20
Interior Construction	Generator Sets	1	8.00	84	0.74
Interior Construction	Paving Equipment	1	8.00	132	0.36
Interior Construction	Plate Compactors	1	8.00	8	0.43
Interior Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Interior Construction	Welders	1	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Generator Sets	1	8.00	84	0.74
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Plate Compactors	1	8.00	8	0.43
Paving	Rollers	0	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Paving	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	10	25.00	10.00	1,540.00	14.70	6.90	22.60	LD_Mix	HDT_Mix	HHDT

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

Grading	10	25.00	10.00	32,750.00	14.70	6.90	22.60	LD_Mix	HDT_Mix	HHDT
Mat Foundation	10	191.00	160.00	0.00	14.70	6.90	20.00	LD_Mix	HHDT	HHDT
Foundation	8	191.00	240.00	0.00	14.70	6.90	20.00	LD_Mix	HHDT	HHDT
Building Construction	12	191.00	80.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Facade	6	191.00	120.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	38.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Interior Construction	9	191.00	120.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	40.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 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					
Fugitive Dust																0.0000
Off-Road																179.6846
Total																179.6846

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																52.2925
Vendor																7.1742
Worker																8.3320
Total																67.7987

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
Off-Road																179.6844
Total																179.6844

Mitigated Construction Off-Site

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																52.2925
Vendor																7.1742
Worker																8.3320
Total																67.7987

3.3 Grading - 2023**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust																0.0000
Off-Road																260.6647
Total																260.6647

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																1,112.0643
Vendor																12.2055
Worker																14.1752
Total																1,138.4450

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
Off-Road																260.6644
Total																260.6644

Mitigated Construction Off-Site

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																1,112.0643
Vendor																12.2055
Worker																14.1752
Total																1,138.4450

3.4 Mat Foundation (Concrete Pour) - 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																136.0130
Total																136.0130

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																93.7359
Worker																42.9888
Total																136.7247

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																136.0128
Total																136.0128

Mitigated Construction Off-Site

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																93.7359
Worker																42.9888
Total																136.7247

3.5 Foundation - 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																83.3663
Total																83.3663

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																140.6038
Worker																42.9888
Total																183.5926

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																83.3662
Total																83.3662

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Category	tons/yr										MT/yr						
Hauling																	0.0000
Vendor																	140.6038
Worker																	42.9888
Total																	183.5926

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road																206.8017
Total																206.8017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																344.1035
Worker																103.4907
Total																447.5942

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																206.8015
Total																206.8015

Mitigated Construction Off-Site

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

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

Hauling																	0.0000
Vendor																	344.1035
Worker																	103.4907
Total																	447.5942

3.6 Building Construction - 2024**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road																401.0330
Total																401.0330

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																134.4748
Worker																146.8125
Total																281.2873

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																401.0325
Total																401.0325

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																134.4748

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

Worker																	146.8125
Total																	281.2873

3.6 Building Construction - 2025**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																59.1651
Total																59.1651

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																19.4858
Worker																20.9182
Total																40.4040

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																59.1651
Total																59.1651

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																19.4858
Worker																20.9182

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

Total																	40.4040
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3.7 Building Facade - 2024**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road																47.7674
Total																47.7674

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																57.3171
Worker																41.7172
Total																99.0343

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																47.7673
Total																47.7673

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																57.3171
Worker																41.7172
Total																99.0343

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.7 Building Facade - 2025****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																95.5323
Total																95.5323

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																112.5847
Worker																80.5737
Total																193.1584

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																95.5321
Total																95.5321

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																112.5847
Worker																80.5737
Total																193.1584

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

3.8 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating																0.0000
Off-Road																6.6478
Total																6.6478

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																0.0000
Worker																8.2998
Total																8.2998

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																0.0000
Off-Road																6.6478
Total																6.6478

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																0.0000
Worker																8.2998
Total																8.2998

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

3.8 Architectural Coating - 2025

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																0.0000
Off-Road																13.2950
Total																13.2950

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																0.0000
Worker																16.0304
Total																16.0304

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																0.0000
Off-Road																13.2950
Total																13.2950

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																0.0000
Worker																16.0304
Total																16.0304

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

3.9 Interior Construction - 2025

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																162.2559
Total																162.2559

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																168.8771
Worker																120.8606
Total																289.7377

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																162.2557
Total																162.2557

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																168.8771
Worker																120.8606
Total																289.7377

3.10 Paving - 2025

Unmitigated Construction On-Site

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road																93.2817
Paving																0.0000
Total																93.2817

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																27.7853
Worker																6.2467
Total																34.0320

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																93.2816
Paving																0.0000
Total																93.2816

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																27.7853
Worker																6.2467
Total																34.0320

4.0 Operational Detail - Mobile

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

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																2,109.7798
Unmitigated																2,109.7798

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
Quality Restaurant	0.00	0.00	0.00		
User Defined Commercial	2,365.00	2,365.00	2,365.00	6,551,145	6,551,145
User Defined Industrial	137.00	137.00	137.00	4,987	4,987
Total	2,502.00	2,502.00	2,502.00	6,556,131	6,556,131

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	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
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.61	0.00	0.00	100.00	0.00	100	0	0
User Defined Industrial	0.00	0.00	0.00	0.00	100.00	0.00	0	0	100

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
General Office Building	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
Quality Restaurant	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
User Defined Commercial	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
User Defined Industrial	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive 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																1,006.6570
Electricity Unmitigated																1,106.5204
NaturalGas Mitigated																183.3063
NaturalGas Unmitigated																183.3063

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

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0																0.0000
General Office Building	2.26094e+006																121.3692
Quality Restaurant	1.1538e+006																61.9371
User Defined Commercial	0																0.0000
User Defined Industrial	0																0.0000
Total																	183.3063

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					
Enclosed Parking with Elevator	0																0.0000
General Office Building	2.26094e+006																121.3692
Quality Restaurant	1.1538e+006																61.9371
User Defined Commercial	0																0.0000
User Defined Industrial	0																0.0000
Total																	183.3063

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	713844				210.3085
General Office Building	2.82129e+006				831.1905
Quality Restaurant	220700				65.0213
User Defined Commercial	0				0.0000
User Defined Industrial	0				0.0000
Total					1,106.5204

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

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	589419				173.6512
General Office Building	2.61658e+006				770.8828
Quality Restaurant	210863				62.1231
User Defined Commercial	0				0.0000
User Defined Industrial	0				0.0000
Total					1,006.6570

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																0.0247
Unmitigated																0.0247

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																0.0000
Consumer Products																0.0000
Landscaping																0.0247
Total																0.0247

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																0.0000
Consumer Products																0.0000

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

Landscaping																0.0247
Total																0.0247

7.0 Water Detail**7.1 Mitigation Measures Water**

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				225.7364
Unmitigated				282.1705

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0				0.0000
General Office Building	38.602 / 23.6593				278.0681
Quality Restaurant	0.758834 / 0.0484362				4.1025
User Defined Commercial	0 / 0				0.0000
User Defined Industrial	0 / 0				0.0000
Total					282.1705

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0				0.0000
General Office Building	30.8816 / 18.9274				222.4545
Quality Restaurant	0.607067 / 0.038749				3.2820
User Defined Commercial	0 / 0				0.0000
User Defined Industrial	0 / 0				0.0000
Total					225.7364

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**8.0 Waste Detail****8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				24.2437
Unmitigated				102.7277

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0				0.0000
General Office Building	201.99				101.5811
Quality Restaurant	2.28				1.1466
User Defined Commercial	0				0.0000
User Defined Industrial	0				0.0000
Total					102.7277

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0				0.0000
General Office Building	47.6696				23.9731
Quality Restaurant	0.53808				0.2706
User Defined Commercial	0				0.0000
User Defined Industrial	0				0.0000
Total					24.2437

9.0 Operational Offroad

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

10.0 Stationary Equipment

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	12	300	0.73	Diesel

Boilers

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

User Defined Equipment

Equipment Type	Number
----------------	--------

10.1 Stationary Sources**Unmitigated/Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel																1.3757
Total																1.3757

11.0 Vegetation

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

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	217.19	1000sqft	4.99	217,189.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
User Defined Industrial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	711.00	Space	6.40	284,400.00	0
Quality Restaurant	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	616	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 RPS (Year 2025) - 616 lbs/MWh

Land Use - User Defined Commercial = Project VMT

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Trips and VMT - see assumptions

Demolition -

Grading - see assumptions

Vehicle Trips - Calculations are based on LADOT VMT Calculator

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - see assumptions

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Sanitation - Waste Diversion Rate (2013)

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
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tblConstructionPhase	NumDays	20.00	64.00
tblConstructionPhase	NumDays	30.00	109.00
tblConstructionPhase	NumDays	300.00	43.00
tblConstructionPhase	NumDays	300.00	151.00
tblConstructionPhase	NumDays	300.00	175.00
tblConstructionPhase	NumDays	300.00	130.00
tblConstructionPhase	NumDays	20.00	130.00
tblConstructionPhase	NumDays	300.00	130.00
tblConstructionPhase	NumDays	20.00	65.00
tblEnergyUse	T24E	3.50	0.57
tblEnergyUse	T24E	4.11	4.60
tblEnergyUse	T24E	7.24	8.11
tblEnergyUse	T24NG	9.92	10.02
tblEnergyUse	T24NG	42.55	42.98
tblGrading	AcresOfGrading	54.50	10.00
tblGrading	MaterialExported	0.00	140,000.00
tblLandUse	LandUseSquareFeet	217,190.00	217,189.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	691.98	616
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblSolidWaste	SolidWasteGenerationRate	4.56	2.28
tblTripsAndVMT	HaulingTripLength	20.00	22.60
tblTripsAndVMT	HaulingTripLength	20.00	22.60
tblTripsAndVMT	HaulingTripNumber	233.00	1,280.00
tblTripsAndVMT	HaulingTripNumber	17,500.00	27,250.00

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tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	83.00	160.00
tblTripsAndVMT	VendorTripNumber	83.00	240.00
tblTripsAndVMT	VendorTripNumber	83.00	80.00
tblTripsAndVMT	VendorTripNumber	83.00	120.00
tblTripsAndVMT	VendorTripNumber	83.00	120.00
tblTripsAndVMT	VendorTripNumber	0.00	40.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripNumber	25.00	26.00
tblTripsAndVMT	WorkerTripNumber	25.00	26.00
tblTripsAndVMT	WorkerTripNumber	191.00	126.00
tblTripsAndVMT	WorkerTripNumber	191.00	250.00
tblTripsAndVMT	WorkerTripNumber	191.00	400.00
tblTripsAndVMT	WorkerTripNumber	191.00	350.00
tblTripsAndVMT	WorkerTripNumber	38.00	0.00
tblTripsAndVMT	WorkerTripNumber	191.00	300.00
tblTripsAndVMT	WorkerTripNumber	20.00	100.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.60
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	69.00	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	12.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	44.00	0.00
tblVehicleTrips	PB_TP	0.00	100.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	38.00	0.00

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tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	90.04	0.00
tblVehicleTrips	ST_TR	0.00	2,910.00
tblVehicleTrips	ST_TR	0.00	137.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	71.97	0.00
tblVehicleTrips	SU_TR	0.00	2,910.00
tblVehicleTrips	SU_TR	0.00	137.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	83.84	0.00
tblVehicleTrips	WD_TR	0.00	2,910.00
tblVehicleTrips	WD_TR	0.00	137.00
tblWater	IndoorWaterUseRate	1,517,668.56	758,834.28
tblWater	OutdoorWaterUseRate	96,872.46	48,436.23

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																0.0247
Energy																1,237.0146
Mobile																2,591.4794
Stationary																1.3757
Waste																102.7277
Water																271.2602
Total																4,203.8822

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																0.0247
Energy																1,237.0146
Mobile																2,591.4794
Stationary																1.3757

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

Waste																	24.2437
Water																	217.0081
Total																	4,071.1462

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.16

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																2,591.4794
Unmitigated																2,591.4794

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT		Annual VMT	
Enclosed Parking with Elevator	0.00	0.00	0.00				
General Office Building	0.00	0.00	0.00				
Quality Restaurant	0.00	0.00	0.00				
User Defined Commercial	2,910.00	2,910.00	2,910.00	8,050.224		8,050.224	
User Defined Industrial	137.00	137.00	137.00	4,987		4,987	
Total	3,047.00	3,047.00	3,047.00	8,055,211		8,055,211	

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	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
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.60	0.00	0.00	100.00	0.00	100	0	0
User Defined Industrial	0.00	0.00	0.00	0.00	100.00	0.00	0	0	100

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
General Office Building	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
Quality Restaurant	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
User Defined Commercial	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644

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User Defined Industrial	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
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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																1,053.7083
Electricity Unmitigated																1,053.7083
NaturalGas Mitigated																183.3063
NaturalGas Unmitigated																183.3063

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					
Enclosed Parking with Elevator	0																0.0000
General Office Building	2.26094e+006																121.3692
Quality Restaurant	1.1538e+006																61.9371
User Defined Commercial	0																0.0000
User Defined Industrial	0																0.0000
Total																	183.3063

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					
Enclosed Parking with Elevator	0																0.0000
General Office Building	2.26094e+006																121.3692

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

[illegible]

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	713844				200.2709
General Office Building	2,821,296+006				791.5194
Quality Restaurant	220700				61.9180
User Defined Commercial	0				0.0000
User Defined Industrial	0				0.0000
Total					1,053.7083

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	713844	200.2709			
General Office Building	2,821,296	791.5194			
Quality Restaurant	220700	61.9180			
User Defined Commercial	0	0.0000			
User Defined Industrial	0	0.0000			
Total		1,053.7083			

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated																0.0247
Unmitigated																0.0247

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																0.0000
Consumer Products																0.0000
Landscaping																0.0247
Total																0.0247

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																0.0000
Consumer Products																0.0000
Landscaping																0.0247
Total																0.0247

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				217.0081
Unmitigated				271.2602

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0				0.0000
General Office Building	38.602 / 23.6593				267.3042
Quality Restaurant	0.758834 / 0.0484362				3.9560
User Defined Commercial	0 / 0				0.0000
User Defined Industrial	0 / 0				0.0000
Total					271.2602

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0				0.0000
General Office Building	30.8816 / 18.9274				213.8434
Quality Restaurant	0.607067 / 0.038749				3.1648
User Defined Commercial	0 / 0				0.0000
User Defined Industrial	0 / 0				0.0000
Total					217.0081

8.0 Waste Detail

2159 Bay Street (No MXD Reductions) - South Coast Air Basin, Annual

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

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				24.2437
Unmitigated				102.7277

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0				0.0000
General Office Building	201.99				101.5811
Quality Restaurant	2.28				1.1466
User Defined Commercial	0				0.0000
User Defined Industrial	0				0.0000
Total					102.7277

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0				0.0000
General Office Building	47.6696				23.9731
Quality Restaurant	0.53808				0.2706
User Defined Commercial	0				0.0000
User Defined Industrial	0				0.0000
Total					24.2437

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2159 Bay Street (No MXD Reductions) - South Coast Air Basin, Annual

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

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	12	300	0.73	Diesel

Boilers

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

User Defined Equipment

Equipment Type	Number
----------------	--------

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel																1.3757
Total																1.3757

11.0 Vegetation

2159 Bay Street (with TDM) - South Coast Air Basin, Annual

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

**2159 Bay Street (with TDM)
South Coast Air Basin, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	217.19	1000sqft	4.99	217,189.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
User Defined Industrial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	711.00	Space	6.40	284,400.00	0
Quality Restaurant	5.00	1000sqft	0.11	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	616	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 RPS (Year 202) - 616 lbs/MWh

Land Use - User Defined Commercial = Project VMT

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see assumptions

Trips and VMT - see assumptions

Demolition -

Grading - see assumptions

Vehicle Trips - Calculations are based on LADOT VMT Calculator

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - see assumptions

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Sanitation - Waste Diversion Rate (2013)

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
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tblConstructionPhase	NumDays	20.00	64.00
tblConstructionPhase	NumDays	30.00	109.00
tblConstructionPhase	NumDays	300.00	43.00
tblConstructionPhase	NumDays	300.00	151.00
tblConstructionPhase	NumDays	300.00	175.00
tblConstructionPhase	NumDays	300.00	130.00
tblConstructionPhase	NumDays	20.00	130.00
tblConstructionPhase	NumDays	300.00	130.00
tblConstructionPhase	NumDays	20.00	65.00
tblEnergyUse	LightingElect	1.75	2.33
tblEnergyUse	T24E	3.50	0.57
tblEnergyUse	T24E	4.11	4.60
tblEnergyUse	T24E	7.24	8.11
tblEnergyUse	T24NG	9.92	10.02
tblEnergyUse	T24NG	42.55	42.98
tblGrading	AcresOfGrading	54.50	10.00
tblGrading	MaterialExported	0.00	140,000.00
tblLandUse	LandUseSquareFeet	217,190.00	217,189.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	691.98	616
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblSolidWaste	SolidWasteGenerationRate	4.56	2.28
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	300.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	1.00
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	12.00

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tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	22.60
tblTripsAndVMT	HaulingTripLength	20.00	22.60
tblTripsAndVMT	HaulingTripNumber	233.00	1,280.00
tblTripsAndVMT	HaulingTripNumber	17,500.00	27,250.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	83.00	160.00
tblTripsAndVMT	VendorTripNumber	83.00	240.00
tblTripsAndVMT	VendorTripNumber	83.00	80.00
tblTripsAndVMT	VendorTripNumber	83.00	120.00
tblTripsAndVMT	VendorTripNumber	83.00	120.00
tblTripsAndVMT	VendorTripNumber	0.00	40.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripNumber	25.00	26.00
tblTripsAndVMT	WorkerTripNumber	25.00	26.00
tblTripsAndVMT	WorkerTripNumber	191.00	126.00
tblTripsAndVMT	WorkerTripNumber	191.00	250.00
tblTripsAndVMT	WorkerTripNumber	191.00	400.00
tblTripsAndVMT	WorkerTripNumber	191.00	350.00
tblTripsAndVMT	WorkerTripNumber	38.00	0.00
tblTripsAndVMT	WorkerTripNumber	191.00	300.00
tblTripsAndVMT	WorkerTripNumber	20.00	100.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.57
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	69.00	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	12.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00

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

tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	44.00	0.00
tblVehicleTrips	PB_TP	0.00	100.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	38.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	90.04	0.00
tblVehicleTrips	ST_TR	0.00	2,110.00
tblVehicleTrips	ST_TR	0.00	137.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	71.97	0.00
tblVehicleTrips	SU_TR	0.00	2,110.00
tblVehicleTrips	SU_TR	0.00	137.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	83.84	0.00
tblVehicleTrips	WD_TR	0.00	2,110.00
tblVehicleTrips	WD_TR	0.00	137.00
tblWater	IndoorWaterUseRate	1,517,668.56	758,834.28
tblWater	OutdoorWaterUseRate	96,872.46	48,436.23

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																0.0247
Energy																1,283.2923
Mobile																1,873.2721
Stationary																1.3757
Waste																102.7277
Water																271.2602
Total																3,531.9526

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					

2159 Bay Street (with TDM) - South Coast Air Basin, Annual

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

Area																	0.0247
Energy																	1,176.6258
Mobile																	1,873.2721
Stationary																	1.3757
Waste																	24.2437
Water																	217.0081
Total																	3,292.5502

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.78

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																1,873.2721
Unmitigated																1,873.2721

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT		Annual VMT	
Enclosed Parking with Elevator	0.00	0.00	0.00				
General Office Building	0.00	0.00	0.00				
Quality Restaurant	0.00	0.00	0.00				
User Defined Commercial	2,110.00	2,110.00	2110.00	5,814,063		5,814,063	
User Defined Industrial	137.00	137.00	137.00	4,987		4,987	
Total	2,247.00	2,247.00	2,247.00	5,819,050		5,819,050	

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	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
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.57	0.00	0.00	100.00	0.00	100	0	0
User Defined Industrial	0.00	0.00	0.00	0.00	100.00	0.00	0	0	100

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
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Enclosed Parking with Elevator	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
General Office Building	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
Quality Restaurant	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
User Defined Commercial	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644
User Defined Industrial	0.542639	0.062168	0.185423	0.128137	0.023809	0.006526	0.012163	0.008660	0.000816	0.000502	0.024766	0.000746	0.003644

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive 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																993.3196
Electricity Unmitigated																1,099.9860
NaturalGas Mitigated																183.3063
NaturalGas Unmitigated																183.3063

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					
Enclosed Parking with Elevator	0																0.0000
General Office Building	2.26094e+006																121.3692
Quality Restaurant	1.1538e+006																61.9371
User Defined Commercial	0																0.0000
User Defined Industrial	0																0.0000
Total																	183.3063

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
--	----------------	-----	-----	----	-----	---------------	--------------	------------	----------------	---------------	-------------	----------	-----------	-----------	-----	-----	------

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

Land Use	kBTU/yr	tons/yr							MT/yr				
Enclosed Parking with Elevator	0												0.0000
General Office Building	2.26094e+006												121.3692
Quality Restaurant	1.1538e+006												61.9371
User Defined Commercial	0												0.0000
User Defined Industrial	0												0.0000
Total													183.3063

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	878796				246.5487
General Office Building	2.82123e+006				791.5194
Quality Restaurant	220700				61.9180
User Defined Commercial	0				0.0000
User Defined Industrial	0				0.0000
Total					1,099.9860

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	713133				200.0714
General Office Building	2.61658e+006				734.0900
Quality Restaurant	210863				59.1581
User Defined Commercial	0				0.0000
User Defined Industrial	0				0.0000
Total					993.3195

6.0 Area Detail

6.1 Mitigation Measures Area

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	ROG	NOx	CO	SO2	Fugitive 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																0.0247
Unmitigated																0.0247

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																0.0000
Consumer Products																0.0000
Landscaping																0.0247
Total																0.0247

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																0.0000
Consumer Products																0.0000
Landscaping																0.0247
Total																0.0247

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

2159 Bay Street (with TDM) - South Coast Air Basin, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				217.0081
Unmitigated				271.2602

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0				0.0000
General Office Building	38.602 / 23.6593				267.3042
Quality Restaurant	0.758834 / 0.0484362				3.9560
User Defined Commercial	0 / 0				0.0000
User Defined Industrial	0 / 0				0.0000
Total					271.2602

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0				0.0000
General Office Building	30.8816 / 18.9274				213.8434
Quality Restaurant	0.607067 / 0.038749				3.1648
User Defined Commercial	0 / 0				0.0000
User Defined Industrial	0 / 0				0.0000
Total					217.0081

8.0 Waste Detail

2159 Bay Street (with TDM) - South Coast Air Basin, Annual

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

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				24.2437
Unmitigated				102.7277

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0				0.0000
General Office Building	201.99				101.5811
Quality Restaurant	2.28				1.1466
User Defined Commercial	0				0.0000
User Defined Industrial	0				0.0000
Total					102.7277

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0				0.0000
General Office Building	47.6696				23.9731
Quality Restaurant	0.53808				0.2706
User Defined Commercial	0				0.0000
User Defined Industrial	0				0.0000
Total					24.2437

2159 Bay Street (with TDM) - South Coast Air Basin, Annual

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

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	12	300	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel																1.3757
Total																1.3757

11.0 Vegetation