

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Annual

Pacific Place - Artesia Parcels
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	152.75	1000sqft	3.51	152,750.00	0
Parking Lot	10.42	Acre	10.42	453,895.20	0
Gasoline/Service Station	6.00	Pump	0.02	847.05	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2021
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	485.9	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - SCE CO2 factor for 2021

Land Use - Warehouse is surrogate for self-storage

Gas station is surrogate for car wash

Construction Phase - Schedule per applicant

Off-road Equipment -

Off-road Equipment - Building - added 1 equipment for pile installation or surcharge compaction

Off-road Equipment - Developer provided information

Off-road Equipment -

Off-road Equipment - Developer provided information

Off-road Equipment - Provided by developer

Trips and VMT - Provided by developer

Grading - Provided by developer

Architectural Coating - Reduced exterior coating based on design

Vehicle Trips - No trip gen for car wash

Self storage trips per traffic memo

Area Coating - Reduced exterior painting based on design

Energy Use -

Water And Wastewater - Water use data per applicant

Construction Off-road Equipment Mitigation - .

Energy Mitigation - Energy mitigation is 2019 Building Code

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	76,799.00	50,000.00
tblAreaCoating	Area_Nonresidential_Exterior	76799	50000
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00

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tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	11.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	10.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	30.00	40.00
tblConstructionPhase	NumDays	300.00	197.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	20.00	32.00
tblGrading	AcresOfGrading	120.00	100.00
tblGrading	AcresOfGrading	135.00	75.00
tblGrading	AcresOfGrading	69.00	0.00

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tblGrading	MaterialImported	0.00	5,000.00
tblGrading	MaterialImported	0.00	10,000.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	5.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	5.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	485.9
tblTripsAndVMT	HaulingTripNumber	1,250.00	960.00
tblTripsAndVMT	WorkerTripNumber	25.00	30.00
tblTripsAndVMT	WorkerTripNumber	15.00	20.00
tblVehicleTrips	ST_TR	168.56	0.00
tblVehicleTrips	ST_TR	1.68	1.69
tblVehicleTrips	SU_TR	168.56	0.00
tblVehicleTrips	SU_TR	1.68	1.36
tblVehicleTrips	WD_TR	168.56	0.00
tblVehicleTrips	WD_TR	1.68	1.62
tblWater	IndoorWaterUseRate	79,691.33	365,000.00
tblWater	IndoorWaterUseRate	35,323,437.50	73,000.00

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tblWater	OutdoorWaterUseRate	48,843.07	0.00
tblWater	OutdoorWaterUseRate	0.00	321,930.00

2.0 Emissions Summary

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	12-1-2020	2-28-2021	4.4443	2.3659
2	3-1-2021	5-31-2021	0.6991	0.6720
3	6-1-2021	8-31-2021	0.6969	0.6698
4	9-1-2021	9-30-2021	0.2272	0.2184
		Highest	4.4443	2.3659

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	0.6559	2.0000e-005	2.1700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			4.2000e-003	1.0000e-005	0.0000	4.4800e-003
Energy	8.0000e-004	7.2700e-003	6.1000e-003	4.0000e-005		5.5000e-004	5.5000e-004		5.5000e-004	5.5000e-004			176.2937	0.0102	2.2200e-003	177.2116
Mobile	0.0914	0.4901	1.3753	4.8700e-003	0.3958	4.1400e-003	0.3999	0.1061	3.8600e-003	0.1100			449.2525	0.0235	0.0000	449.8399
Waste						0.0000	0.0000		0.0000	0.0000			29.8011	1.7612	0.0000	73.8310
Water						0.0000	0.0000		0.0000	0.0000			2.1842	0.0144	3.6000e-004	2.6521
Total	0.7481	0.4974	1.3836	4.9100e-003	0.3958	4.7000e-003	0.4005	0.1061	4.4200e-003	0.1105			657.5358	1.8093	2.5800e-003	703.5390

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6559	2.0000e-005	2.1700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			4.2000e-003	1.0000e-005	0.0000	4.4800e-003
Energy	5.7000e-004	5.2100e-003	4.3800e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004			167.3636	9.7600e-003	2.1000e-003	168.2335
Mobile	0.0914	0.4901	1.3753	4.8700e-003	0.3958	4.1400e-003	0.3999	0.1061	3.8600e-003	0.1100			449.2525	0.0235	0.0000	449.8399
Waste						0.0000	0.0000		0.0000	0.0000			14.9006	0.8806	0.0000	36.9155
Water						0.0000	0.0000		0.0000	0.0000			1.9636	0.0126	3.2000e-004	2.3739
Total	0.7478	0.4954	1.3819	4.9000e-003	0.3958	4.5500e-003	0.4003	0.1061	4.2700e-003	0.1104			633.4845	0.9265	2.4200e-003	657.3673

	ROG	NOx	CO	SO2	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	0.03	0.41	0.12	0.20	0.00	3.19	0.04	0.00	3.39	0.14	0.00	0.00	3.66	48.79	6.20	6.56

3.0 Construction Detail

Construction Phase

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	12/1/2020	12/31/2020	5	23	
2	Grading	Grading	1/2/2021	2/28/2021	5	40	
3	Soil Surcharge Program	Grading	1/2/2021	2/12/2021	5	30	
4	Building Construction	Building Construction	3/1/2021	11/30/2021	5	197	
5	Paving	Paving	10/18/2021	11/17/2021	5	23	
6	Architectural Coating	Architectural Coating	10/18/2021	11/30/2021	5	32	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 100

Acres of Paving: 10.42

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 230,396; Non-Residential Outdoor: 50,000; Striped Parking Area: 27,234 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Excavators	2	8.00	158	0.38
Site Preparation	Rubber Tired Dozers	5	8.00	247	0.40
Site Preparation	Scrapers	3	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading		0		0	
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41
Grading	Rubber Tired Dozers	5	8.00	247	0.40
Grading	Scrapers	3	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37

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Building Construction	Aerial Lifts	2	8.00	63	0.31
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Other Construction Equipment	0	8.00	172	0.42
Building Construction	Rough Terrain Forklifts	2	8.00	100	0.40
Building Construction	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Construction	Welders	0	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48
Soil Surcharge Program	Excavators	0	8.00	158	0.38
Soil Surcharge Program	Graders	1	8.00	187	0.41
Soil Surcharge Program	Rubber Tired Dozers	1	8.00	247	0.40
Soil Surcharge Program	Scrapers	4	8.00	367	0.48
Soil Surcharge Program	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	10	25.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	10	30.00	0.00	625.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	255.00	100.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	51.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Soil Surcharge Program	6	20.00	0.00	960.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

3.2 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.3463	0.0000	0.3463	0.1903	0.0000	0.1903			0.0000	0.0000	0.0000	0.0000
Off-Road	0.1020	1.1125	0.5701	1.1300e-003		0.0504	0.0504		0.0464	0.0464			99.5063	0.0322	0.0000	100.3109
Total	0.1020	1.1125	0.5701	1.1300e-003	0.3463	0.0504	0.3967	0.1903	0.0464	0.2367			99.5063	0.0322	0.0000	100.3109

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3.2 Site Preparation - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	1.3300e-003	1.0700e-003	0.0118	3.0000e-005	3.1500e-003	3.0000e-005	3.1800e-003	8.4000e-004	2.0000e-005	8.6000e-004			2.9364	9.0000e-005	0.0000	2.9387
Total	1.3300e-003	1.0700e-003	0.0118	3.0000e-005	3.1500e-003	3.0000e-005	3.1800e-003	8.4000e-004	2.0000e-005	8.6000e-004			2.9364	9.0000e-005	0.0000	2.9387

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					0.1351	0.0000	0.1351	0.0742	0.0000	0.0742			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0278	0.5376	0.6293	1.1300e-003		0.0210	0.0210		0.0210	0.0210			99.5062	0.0322	0.0000	100.3108
Total	0.0278	0.5376	0.6293	1.1300e-003	0.1351	0.0210	0.1560	0.0742	0.0210	0.0952			99.5062	0.0322	0.0000	100.3108

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3.2 Site Preparation - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	1.3300e-003	1.0700e-003	0.0118	3.0000e-005	3.1500e-003	3.0000e-005	3.1800e-003	8.4000e-004	2.0000e-005	8.6000e-004			2.9364	9.0000e-005	0.0000	2.9387
Total	1.3300e-003	1.0700e-003	0.0118	3.0000e-005	3.1500e-003	3.0000e-005	3.1800e-003	8.4000e-004	2.0000e-005	8.6000e-004			2.9364	9.0000e-005	0.0000	2.9387

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.6555	0.0000	0.6555	0.3368	0.0000	0.3368			0.0000	0.0000	0.0000	0.0000
Off-Road	0.1696	1.8254	0.9549	1.9700e-003		0.0824	0.0824		0.0758	0.0758			173.1068	0.0560	0.0000	174.5065
Total	0.1696	1.8254	0.9549	1.9700e-003	0.6555	0.0824	0.7379	0.3368	0.0758	0.4126			173.1068	0.0560	0.0000	174.5065

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3.3 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.6300e-003	0.0865	0.0202	2.4000e-004	5.3700e-003	2.6000e-004	5.6300e-003	1.4700e-003	2.5000e-004	1.7200e-003			23.8218	1.6500e-003	0.0000	23.8631
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	2.5800e-003	2.0100e-003	0.0227	7.0000e-005	6.5700e-003	5.0000e-005	6.6300e-003	1.7500e-003	5.0000e-005	1.8000e-003			5.9335	1.7000e-004	0.0000	5.9379
Total	5.2100e-003	0.0885	0.0429	3.1000e-004	0.0119	3.1000e-004	0.0123	3.2200e-003	3.0000e-004	3.5200e-003			29.7553	1.8200e-003	0.0000	29.8010

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					0.2557	0.0000	0.2557	0.1314	0.0000	0.1314			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0484	0.9350	1.0945	1.9700e-003		0.0365	0.0365		0.0365	0.0365			173.1066	0.0560	0.0000	174.5063
Total	0.0484	0.9350	1.0945	1.9700e-003	0.2557	0.0365	0.2921	0.1314	0.0365	0.1678			173.1066	0.0560	0.0000	174.5063

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3.3 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.6300e-003	0.0865	0.0202	2.4000e-004	5.3700e-003	2.6000e-004	5.6300e-003	1.4700e-003	2.5000e-004	1.7200e-003			23.8218	1.6500e-003	0.0000	23.8631
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	2.5800e-003	2.0100e-003	0.0227	7.0000e-005	6.5700e-003	5.0000e-005	6.6300e-003	1.7500e-003	5.0000e-005	1.8000e-003			5.9335	1.7000e-004	0.0000	5.9379
Total	5.2100e-003	0.0885	0.0429	3.1000e-004	0.0119	3.1000e-004	0.0123	3.2200e-003	3.0000e-004	3.5200e-003			29.7553	1.8200e-003	0.0000	29.8010

3.4 Soil Surcharge Program - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1307	0.0000	0.1307	0.0540	0.0000	0.0540			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0783	0.8956	0.5074	1.1400e-003		0.0358	0.0358		0.0329	0.0329			99.8903	0.0323	0.0000	100.6980
Total	0.0783	0.8956	0.5074	1.1400e-003	0.1307	0.0358	0.1665	0.0540	0.0329	0.0870			99.8903	0.0323	0.0000	100.6980

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3.4 Soil Surcharge Program - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.0400e-003	0.1329	0.0310	3.7000e-004	8.2500e-003	4.0000e-004	8.6500e-003	2.2700e-003	3.8000e-004	2.6500e-003			36.5902	2.5400e-003	0.0000	36.6537
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	1.2900e-003	1.0000e-003	0.0113	3.0000e-005	3.2900e-003	3.0000e-005	3.3100e-003	8.7000e-004	2.0000e-005	9.0000e-004			2.9668	9.0000e-005	0.0000	2.9689
Total	5.3300e-003	0.1339	0.0423	4.0000e-004	0.0115	4.3000e-004	0.0120	3.1400e-003	4.0000e-004	3.5500e-003			39.5570	2.6300e-003	0.0000	39.6226

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					0.0510	0.0000	0.0510	0.0211	0.0000	0.0211			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0279	0.5402	0.6054	1.1400e-003		0.0205	0.0205		0.0205	0.0205			99.8902	0.0323	0.0000	100.6979
Total	0.0279	0.5402	0.6054	1.1400e-003	0.0510	0.0205	0.0715	0.0211	0.0205	0.0416			99.8902	0.0323	0.0000	100.6979

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3.4 Soil Surcharge Program - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.0400e-003	0.1329	0.0310	3.7000e-004	8.2500e-003	4.0000e-004	8.6500e-003	2.2700e-003	3.8000e-004	2.6500e-003			36.5902	2.5400e-003	0.0000	36.6537
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	1.2900e-003	1.0000e-003	0.0113	3.0000e-005	3.2900e-003	3.0000e-005	3.3100e-003	8.7000e-004	2.0000e-005	9.0000e-004			2.9668	9.0000e-005	0.0000	2.9689
Total	5.3300e-003	0.1339	0.0423	4.0000e-004	0.0115	4.3000e-004	0.0120	3.1400e-003	4.0000e-004	3.5500e-003			39.5570	2.6300e-003	0.0000	39.6226

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0672	0.8539	0.8384	1.5100e-003		0.0315	0.0315		0.0290	0.0290			132.3990	0.0428	0.0000	133.4696
Total	0.0672	0.8539	0.8384	1.5100e-003		0.0315	0.0315		0.0290	0.0290			132.3990	0.0428	0.0000	133.4696

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3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0306	0.9721	0.2636	2.5000e-003	0.0621	1.9800e-003	0.0640	0.0179	1.9000e-003	0.0198			242.7991	0.0149	0.0000	243.1715
Worker	0.1081	0.0841	0.9498	2.7500e-003	0.2752	2.2700e-003	0.2775	0.0731	2.0900e-003	0.0752			248.3912	7.3100e-003	0.0000	248.5740
Total	0.1387	1.0562	1.2134	5.2500e-003	0.3373	4.2500e-003	0.3415	0.0910	3.9900e-003	0.0950			491.1904	0.0222	0.0000	491.7454

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0370	0.8030	1.0301	1.5100e-003		0.0487	0.0487		0.0487	0.0487			132.3989	0.0428	0.0000	133.4694
Total	0.0370	0.8030	1.0301	1.5100e-003		0.0487	0.0487		0.0487	0.0487			132.3989	0.0428	0.0000	133.4694

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3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0306	0.9721	0.2636	2.5000e-003	0.0621	1.9800e-003	0.0640	0.0179	1.9000e-003	0.0198			242.7991	0.0149	0.0000	243.1715
Worker	0.1081	0.0841	0.9498	2.7500e-003	0.2752	2.2700e-003	0.2775	0.0731	2.0900e-003	0.0752			248.3912	7.3100e-003	0.0000	248.5740
Total	0.1387	1.0562	1.2134	5.2500e-003	0.3373	4.2500e-003	0.3415	0.0910	3.9900e-003	0.0950			491.1904	0.0222	0.0000	491.7454

3.6 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0144	0.1486	0.1685	2.6000e-004		7.7900e-003	7.7900e-003		7.1700e-003	7.1700e-003			23.0270	7.4500e-003	0.0000	23.2132
Paving	0.0137					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	0.0281	0.1486	0.1685	2.6000e-004		7.7900e-003	7.7900e-003		7.1700e-003	7.1700e-003			23.0270	7.4500e-003	0.0000	23.2132

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3.6 Paving - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	7.4000e-004	5.8000e-004	6.5200e-003	2.0000e-005	1.8900e-003	2.0000e-005	1.9100e-003	5.0000e-004	1.0000e-005	5.2000e-004			1.7059	5.0000e-005	0.0000	1.7071
Total	7.4000e-004	5.8000e-004	6.5200e-003	2.0000e-005	1.8900e-003	2.0000e-005	1.9100e-003	5.0000e-004	1.0000e-005	5.2000e-004			1.7059	5.0000e-005	0.0000	1.7071

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	6.4500e-003	0.1299	0.1989	2.6000e-004		7.0100e-003	7.0100e-003		7.0100e-003	7.0100e-003			23.0270	7.4500e-003	0.0000	23.2132
Paving	0.0137					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	0.0201	0.1299	0.1989	2.6000e-004		7.0100e-003	7.0100e-003		7.0100e-003	7.0100e-003			23.0270	7.4500e-003	0.0000	23.2132

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3.6 Paving - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	7.4000e-004	5.8000e-004	6.5200e-003	2.0000e-005	1.8900e-003	2.0000e-005	1.9100e-003	5.0000e-004	1.0000e-005	5.2000e-004			1.7059	5.0000e-005	0.0000	1.7071
Total	7.4000e-004	5.8000e-004	6.5200e-003	2.0000e-005	1.8900e-003	2.0000e-005	1.9100e-003	5.0000e-004	1.0000e-005	5.2000e-004			1.7059	5.0000e-005	0.0000	1.7071

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7129					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Off-Road	3.5000e-003	0.0244	0.0291	5.0000e-005		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003			4.0852	2.8000e-004	0.0000	4.0922
Total	0.7164	0.0244	0.0291	5.0000e-005		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003			4.0852	2.8000e-004	0.0000	4.0922

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3.7 Architectural Coating - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	3.5100e-003	2.7300e-003	0.0309	9.0000e-005	8.9400e-003	7.0000e-005	9.0200e-003	2.3700e-003	7.0000e-005	2.4400e-003			8.0696	2.4000e-004	0.0000	8.0755
Total	3.5100e-003	2.7300e-003	0.0309	9.0000e-005	8.9400e-003	7.0000e-005	9.0200e-003	2.3700e-003	7.0000e-005	2.4400e-003			8.0696	2.4000e-004	0.0000	8.0755

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	0.7129					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Off-Road	3.5000e-003	0.0244	0.0291	5.0000e-005		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003			4.0852	2.8000e-004	0.0000	4.0922
Total	0.7164	0.0244	0.0291	5.0000e-005		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003			4.0852	2.8000e-004	0.0000	4.0922

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3.7 Architectural Coating - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	3.5100e-003	2.7300e-003	0.0309	9.0000e-005	8.9400e-003	7.0000e-005	9.0200e-003	2.3700e-003	7.0000e-005	2.4400e-003			8.0696	2.4000e-004	0.0000	8.0755
Total	3.5100e-003	2.7300e-003	0.0309	9.0000e-005	8.9400e-003	7.0000e-005	9.0200e-003	2.3700e-003	7.0000e-005	2.4400e-003			8.0696	2.4000e-004	0.0000	8.0755

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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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	0.0914	0.4901	1.3753	4.8700e-003	0.3958	4.1400e-003	0.3999	0.1061	3.8600e-003	0.1100			449.2525	0.0235	0.0000	449.8399
Unmitigated	0.0914	0.4901	1.3753	4.8700e-003	0.3958	4.1400e-003	0.3999	0.1061	3.8600e-003	0.1100			449.2525	0.0235	0.0000	449.8399

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Gasoline/Service Station	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	247.46	258.15	207.74	1,042,753	1,042,753
Total	247.46	258.15	207.74	1,042,753	1,042,753

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
Gasoline/Service Station	16.60	8.40	6.90	2.00	79.00	19.00	14	27	59
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

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Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Gasoline/Service Station	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Parking Lot	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Unrefrigerated Warehouse-No Rail	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000			161.6930	9.6500e-003	2.0000e-003	162.5293
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000			168.3839	0.0101	2.0800e-003	169.2548
NaturalGas Mitigated	5.7000e-004	5.2100e-003	4.3800e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004			5.6706	1.1000e-004	1.0000e-004	5.7043
NaturalGas Unmitigated	8.0000e-004	7.2700e-003	6.1000e-003	4.0000e-005		5.5000e-004	5.5000e-004		5.5000e-004	5.5000e-004			7.9098	1.5000e-004	1.5000e-004	7.9568

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5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas 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					
Gasoline/Service Station	15331.6	8.0000e-005	7.5000e-004	6.3000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.8182	2.0000e-005	1.0000e-005	0.8230
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	132893	7.2000e-004	6.5100e-003	5.4700e-003	4.0000e-005		5.0000e-004	5.0000e-004		5.0000e-004	5.0000e-004			7.0917	1.4000e-004	1.3000e-004	7.1338
Total		8.0000e-004	7.2600e-003	6.1000e-003	4.0000e-005		5.6000e-004	5.6000e-004		5.6000e-004	5.6000e-004			7.9098	1.6000e-004	1.4000e-004	7.9568

Mitigated

	Natural Gas 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					
Gasoline/Service Station	11862.9	6.0000e-005	5.8000e-004	4.9000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.6331	1.0000e-005	1.0000e-005	0.6368
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	94399.5	5.1000e-004	4.6300e-003	3.8900e-003	3.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004			5.0375	1.0000e-004	9.0000e-005	5.0675
Total		5.7000e-004	5.2100e-003	4.3800e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004			5.6706	1.1000e-004	1.0000e-004	5.7043

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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Gasoline/Service Station	9402.25	2.0723	1.2000e-004	3.0000e-005	2.0830
Parking Lot	158863	35.0136	2.0900e-003	4.3000e-004	35.1947
Unrefrigerated Warehouse-No Rail	595725	131.2981	7.8400e-003	1.6200e-003	131.9772
Total		168.3839	0.0101	2.0800e-003	169.2548

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Gasoline/Service Station	8830.5	1.9463	1.2000e-004	2.0000e-005	1.9563
Parking Lot	158863	35.0136	2.0900e-003	4.3000e-004	35.1947
Unrefrigerated Warehouse-No Rail	565939	124.7332	7.4400e-003	1.5400e-003	125.3783
Total		161.6930	9.6500e-003	1.9900e-003	162.5293

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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	0.6559	2.0000e-005	2.1700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			4.2000e-003	1.0000e-005	0.0000	4.4800e-003
Unmitigated	0.6559	2.0000e-005	2.1700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			4.2000e-003	1.0000e-005	0.0000	4.4800e-003

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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	0.0713					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5844					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-004	2.0000e-005	2.1700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			4.2000e-003	1.0000e-005	0.0000	4.4800e-003
Total	0.6559	2.0000e-005	2.1700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			4.2000e-003	1.0000e-005	0.0000	4.4800e-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	0.0713					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5844					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-004	2.0000e-005	2.1700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			4.2000e-003	1.0000e-005	0.0000	4.4800e-003
Total	0.6559	2.0000e-005	2.1700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005			4.2000e-003	1.0000e-005	0.0000	4.4800e-003

7.0 Water Detail

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Annual

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Toilet

Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.9636	0.0126	3.2000e-004	2.3739
Unmitigated	2.1842	0.0144	3.6000e-004	2.6521

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7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Gasoline/Service Station	0.365 / 0	1.1633	0.0120	2.9000e-004	1.5497
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0.073 / 0.32193	1.0210	2.4400e-003	7.0000e-005	1.1023
Total		2.1842	0.0144	3.6000e-004	2.6521

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Gasoline/Service Station	0.319886 / 0	1.0195	0.0105	2.6000e-004	1.3582
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0.0639772 / 0.302292	0.9441	2.1400e-003	6.0000e-005	1.0157
Total		1.9636	0.0126	3.2000e-004	2.3739

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8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	14.9006	0.8806	0.0000	36.9155
Unmitigated	29.8011	1.7612	0.0000	73.8310

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8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Gasoline/Service Station	3.23	0.6557	0.0388	0.0000	1.6244
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	143.58	29.1454	1.7225	0.0000	72.2066
Total		29.8011	1.7612	0.0000	73.8310

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Gasoline/Service Station	1.615	0.3278	0.0194	0.0000	0.8122
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	71.79	14.5727	0.8612	0.0000	36.1033
Total		14.9006	0.8806	0.0000	36.9155

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Annual

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

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

Pacific Place - Artesia Parcels
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	152.75	1000sqft	3.51	152,750.00	0
Parking Lot	10.42	Acre	10.42	453,895.20	0
Gasoline/Service Station	6.00	Pump	0.02	847.05	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2021
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	485.9	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

Project Characteristics - SCE CO2 factor for 2021

Land Use - Warehouse is surrogate for self-storage

Gas station is surrogate for car wash

Construction Phase - Schedule per applicant

Off-road Equipment -

Off-road Equipment - Building - added 1 equipment for pile installation or surcharge compaction

Off-road Equipment - Developer provided information

Off-road Equipment -

Off-road Equipment - Developer provided information

Off-road Equipment - Provided by developer

Trips and VMT - Provided by developer

Grading - Provided by developer

Architectural Coating - Reduced exterior coating based on design

Vehicle Trips - No trip gen for car wash

Self storage trips per traffic memo

Area Coating - Reduced exterior painting based on design

Energy Use -

Water And Wastewater - Water use data per applicant

Construction Off-road Equipment Mitigation - .

Energy Mitigation - Energy mitigation is 2019 Building Code

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	76,799.00	50,000.00
tblAreaCoating	Area_Nonresidential_Exterior	76799	50000
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	11.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	10.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	30.00	40.00
tblConstructionPhase	NumDays	300.00	197.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	20.00	32.00
tblGrading	AcresOfGrading	120.00	100.00
tblGrading	AcresOfGrading	135.00	75.00
tblGrading	AcresOfGrading	69.00	0.00

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tblGrading	MaterialImported	0.00	5,000.00
tblGrading	MaterialImported	0.00	10,000.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	5.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	5.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	485.9
tblTripsAndVMT	HaulingTripNumber	1,250.00	960.00
tblTripsAndVMT	WorkerTripNumber	25.00	30.00
tblTripsAndVMT	WorkerTripNumber	15.00	20.00
tblVehicleTrips	ST_TR	168.56	0.00
tblVehicleTrips	ST_TR	1.68	1.69
tblVehicleTrips	SU_TR	168.56	0.00
tblVehicleTrips	SU_TR	1.68	1.36
tblVehicleTrips	WD_TR	168.56	0.00
tblVehicleTrips	WD_TR	1.68	1.62
tblWater	IndoorWaterUseRate	79,691.33	365,000.00
tblWater	IndoorWaterUseRate	35,323,437.50	73,000.00

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

tblWater	OutdoorWaterUseRate	48,843.07	0.00
tblWater	OutdoorWaterUseRate	0.00	321,930.00

2.0 Emissions Summary

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.5943	1.6000e-004	0.0173	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.0370	1.0000e-004		0.0395
Energy	4.3800e-003	0.0398	0.0334	2.4000e-004		3.0300e-003	3.0300e-003		3.0300e-003	3.0300e-003			47.7757	9.2000e-004	8.8000e-004	48.0596
Mobile	0.5589	2.7203	8.3767	0.0294	2.3526	0.0241	2.3767	0.6296	0.0225	0.6521			2,991.6547	0.1525		2,995.4680
Total	4.1575	2.7602	8.4275	0.0297	2.3526	0.0272	2.3798	0.6296	0.0256	0.6552			3,039.4674	0.1536	8.8000e-004	3,043.5671

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.5943	1.6000e-004	0.0173	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.0370	1.0000e-004		0.0395
Energy	3.1400e-003	0.0285	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003			34.2506	6.6000e-004	6.3000e-004	34.4541
Mobile	0.5589	2.7203	8.3767	0.0294	2.3526	0.0241	2.3767	0.6296	0.0225	0.6521			2,991.6547	0.1525		2,995.4680
Total	4.1563	2.7490	8.4180	0.0296	2.3526	0.0263	2.3789	0.6296	0.0247	0.6543			3,025.9423	0.1533	6.3000e-004	3,029.9616

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	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	0.03	0.41	0.11	0.24	0.00	3.16	0.04	0.00	3.36	0.13	0.00	0.00	0.44	0.17	28.41	0.45

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	12/1/2020	12/31/2020	5	23	
2	Grading	Grading	1/2/2021	2/28/2021	5	40	
3	Soil Surcharge Program	Grading	1/2/2021	2/12/2021	5	30	
4	Building Construction	Building Construction	3/1/2021	11/30/2021	5	197	
5	Paving	Paving	10/18/2021	11/17/2021	5	23	
6	Architectural Coating	Architectural Coating	10/18/2021	11/30/2021	5	32	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 100

Acres of Paving: 10.42

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 230,396; Non-Residential Outdoor: 50,000; Striped Parking Area: 27,234 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Excavators	2	8.00	158	0.38
Site Preparation	Rubber Tired Dozers	5	8.00	247	0.40
Site Preparation	Scrapers	3	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37

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Grading		0		0	
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41
Grading	Rubber Tired Dozers	5	8.00	247	0.40
Grading	Scrapers	3	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Aerial Lifts	2	8.00	63	0.31
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Other Construction Equipment	0	8.00	172	0.42
Building Construction	Rough Terrain Forklifts	2	8.00	100	0.40
Building Construction	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Construction	Welders	0	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48
Soil Surcharge Program	Excavators	0	8.00	158	0.38
Soil Surcharge Program	Graders	1	8.00	187	0.41
Soil Surcharge Program	Rubber Tired Dozers	1	8.00	247	0.40
Soil Surcharge Program	Scrapers	4	8.00	367	0.48
Soil Surcharge Program	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

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
Site Preparation	10	25.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	10	30.00	0.00	625.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	255.00	100.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	51.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Soil Surcharge Program	6	20.00	0.00	960.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

3.2 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					30.1104	0.0000	30.1104	16.5511	0.0000	16.5511			0.0000			0.0000
Off-Road	8.8661	96.7427	49.5695	0.0984		4.3837	4.3837		4.0330	4.0330			9,537.9947	3.0848		9,615.1143
Total	8.8661	96.7427	49.5695	0.0984	30.1104	4.3837	34.4941	16.5511	4.0330	20.5842			9,537.9947	3.0848		9,615.1143

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

3.2 Site Preparation - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.1151	0.0819	1.0946	2.9500e-003	0.2794	2.3400e-003	0.2818	0.0741	2.1500e-003	0.0763			294.0282	9.2700e-003		294.2600
Total	0.1151	0.0819	1.0946	2.9500e-003	0.2794	2.3400e-003	0.2818	0.0741	2.1500e-003	0.0763			294.0282	9.2700e-003		294.2600

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					11.7431	0.0000	11.7431	6.4549	0.0000	6.4549			0.0000			0.0000
Off-Road	2.4182	46.7510	54.7230	0.0984		1.8241	1.8241		1.8241	1.8241			9,537.9947	3.0848		9,615.1143
Total	2.4182	46.7510	54.7230	0.0984	11.7431	1.8241	13.5672	6.4549	1.8241	8.2791			9,537.9947	3.0848		9,615.1143

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

3.2 Site Preparation - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.1151	0.0819	1.0946	2.9500e-003	0.2794	2.3400e-003	0.2818	0.0741	2.1500e-003	0.0763			294.0282	9.2700e-003		294.2600
Total	0.1151	0.0819	1.0946	2.9500e-003	0.2794	2.3400e-003	0.2818	0.0741	2.1500e-003	0.0763			294.0282	9.2700e-003		294.2600

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					32.7758	0.0000	32.7758	16.8396	0.0000	16.8396			0.0000			0.0000
Off-Road	8.4786	91.2716	47.7466	0.0985		4.1203	4.1203		3.7907	3.7907			9,540.8795	3.0857		9,618.0223
Total	8.4786	91.2716	47.7466	0.0985	32.7758	4.1203	36.8961	16.8396	3.7907	20.6302			9,540.8795	3.0857		9,618.0223

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

3.3 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1303	4.1913	0.9827	0.0122	0.2732	0.0129	0.2861	0.0749	0.0123	0.0872			1,322.5723	0.0898		1,324.8162
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.1286	0.0884	1.2083	3.4300e-003	0.3353	2.7100e-003	0.3380	0.0889	2.5000e-003	0.0914			341.6310	0.0101		341.8826
Total	0.2589	4.2797	2.1911	0.0156	0.6085	0.0156	0.6241	0.1638	0.0148	0.1786			1,664.2033	0.0998		1,666.6988

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					12.7826	0.0000	12.7826	6.5674	0.0000	6.5674			0.0000			0.0000
Off-Road	2.4182	46.7510	54.7230	0.0985		1.8241	1.8241		1.8241	1.8241			9,540.8795	3.0857		9,618.0223
Total	2.4182	46.7510	54.7230	0.0985	12.7826	1.8241	14.6067	6.5674	1.8241	8.3916			9,540.8795	3.0857		9,618.0223

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

3.3 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1303	4.1913	0.9827	0.0122	0.2732	0.0129	0.2861	0.0749	0.0123	0.0872			1,322.5723	0.0898		1,324.8162
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.1286	0.0884	1.2083	3.4300e-003	0.3353	2.7100e-003	0.3380	0.0889	2.5000e-003	0.0914			341.6310	0.0101		341.8826
Total	0.2589	4.2797	2.1911	0.0156	0.6085	0.0156	0.6241	0.1638	0.0148	0.1786			1,664.2033	0.0998		1,666.6988

3.4 Soil Surcharge Program - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.7110	0.0000	8.7110	3.6022	0.0000	3.6022			0.0000			0.0000
Off-Road	5.2172	59.7070	33.8238	0.0758		2.3857	2.3857		2.1948	2.1948			7,340.6824	2.3741		7,400.0355
Total	5.2172	59.7070	33.8238	0.0758	8.7110	2.3857	11.0967	3.6022	2.1948	5.7970			7,340.6824	2.3741		7,400.0355

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

3.4 Soil Surcharge Program - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2668	8.5838	2.0127	0.0250	0.5595	0.0264	0.5859	0.1534	0.0252	0.1786			2,708.628 1	0.1838		2,713.223 5
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0857	0.0589	0.8056	2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610			227.7540	6.7100e-003		227.9217
Total	0.3525	8.6427	2.8182	0.0273	0.7831	0.0282	0.8112	0.2127	0.0269	0.2395			2,936.382 0	0.1905		2,941.145 2

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3973	0.0000	3.3973	1.4049	0.0000	1.4049			0.0000			0.0000
Off-Road	1.8627	36.0122	40.3585	0.0758		1.3660	1.3660		1.3660	1.3660			7,340.682 4	2.3741		7,400.035 5
Total	1.8627	36.0122	40.3585	0.0758	3.3973	1.3660	4.7633	1.4049	1.3660	2.7708			7,340.682 4	2.3741		7,400.035 5

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

3.4 Soil Surcharge Program - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2668	8.5838	2.0127	0.0250	0.5595	0.0264	0.5859	0.1534	0.0252	0.1786			2,708.6281	0.1838		2,713.2235
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0857	0.0589	0.8056	2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610			227.7540	6.7100e-003		227.9217
Total	0.3525	8.6427	2.8182	0.0273	0.7831	0.0282	0.8112	0.2127	0.0269	0.2395			2,936.3820	0.1905		2,941.1452

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6827	8.6689	8.5114	0.0153		0.3201	0.3201		0.2945	0.2945			1,481.6747	0.4792		1,493.6548
Total	0.6827	8.6689	8.5114	0.0153		0.3201	0.3201		0.2945	0.2945			1,481.6747	0.4792		1,493.6548

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.3040	9.7090	2.5382	0.0257	0.6402	0.0199	0.6601	0.1843	0.0190	0.2033			2,748.8063	0.1619		2,752.8548
Worker	1.0931	0.7513	10.2707	0.0292	2.8503	0.0230	2.8733	0.7559	0.0212	0.7771			2,903.8631	0.0856		2,906.0022
Total	1.3970	10.4603	12.8089	0.0549	3.4905	0.0429	3.5334	0.9402	0.0402	0.9805			5,652.6694	0.2475		5,658.8570

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3760	8.1521	10.4574	0.0153		0.4942	0.4942		0.4942	0.4942			1,481.6747	0.4792		1,493.6548
Total	0.3760	8.1521	10.4574	0.0153		0.4942	0.4942		0.4942	0.4942			1,481.6747	0.4792		1,493.6548

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.3040	9.7090	2.5382	0.0257	0.6402	0.0199	0.6601	0.1843	0.0190	0.2033			2,748.8063	0.1619		2,752.8548
Worker	1.0931	0.7513	10.2707	0.0292	2.8503	0.0230	2.8733	0.7559	0.0212	0.7771			2,903.8631	0.0856		2,906.0022
Total	1.3970	10.4603	12.8089	0.0549	3.4905	0.0429	3.5334	0.9402	0.0402	0.9805			5,652.6694	0.2475		5,658.8570

3.6 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2556	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235			2,207.2109	0.7139		2,225.0573
Paving	1.1870					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	2.4425	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235			2,207.2109	0.7139		2,225.0573

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

3.6 Paving - 2021

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5609	11.2952	17.2957	0.0228		0.6093	0.6093		0.6093	0.6093			2,207.2109	0.7139		2,225.0573
Paving	1.1870					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.7479	11.2952	17.2957	0.0228		0.6093	0.6093		0.6093	0.6093			2,207.2109	0.7139		2,225.0573

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

3.6 Paving - 2021

Mitigated Construction Off-Site

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

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	44.5583					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941			281.4481	0.0193		281.9309
Total	44.7772	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941			281.4481	0.0193		281.9309

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.2186	0.1503	2.0542	5.8300e-003	0.5701	4.6100e-003	0.5747	0.1512	4.2400e-003	0.1554			580.7726	0.0171		581.2004
Total	0.2186	0.1503	2.0542	5.8300e-003	0.5701	4.6100e-003	0.5747	0.1512	4.2400e-003	0.1554			580.7726	0.0171		581.2004

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	44.5583					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941			281.4481	0.0193		281.9309
Total	44.7772	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941			281.4481	0.0193		281.9309

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.2186	0.1503	2.0542	5.8300e-003	0.5701	4.6100e-003	0.5747	0.1512	4.2400e-003	0.1554			580.7726	0.0171		581.2004
Total	0.2186	0.1503	2.0542	5.8300e-003	0.5701	4.6100e-003	0.5747	0.1512	4.2400e-003	0.1554			580.7726	0.0171		581.2004

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.5589	2.7203	8.3767	0.0294	2.3526	0.0241	2.3767	0.6296	0.0225	0.6521			2,991.6547	0.1525		2,995.4680
Unmitigated	0.5589	2.7203	8.3767	0.0294	2.3526	0.0241	2.3767	0.6296	0.0225	0.6521			2,991.6547	0.1525		2,995.4680

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Gasoline/Service Station	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	247.46	258.15	207.74	1,042,753	1,042,753
Total	247.46	258.15	207.74	1,042,753	1,042,753

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
Gasoline/Service Station	16.60	8.40	6.90	2.00	79.00	19.00	14	27	59
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Gasoline/Service Station	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Parking Lot	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Unrefrigerated Warehouse-No Rail	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	3.1400e-003	0.0285	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003			34.2506	6.6000e-004	6.3000e-004	34.4541
NaturalGas Unmitigated	4.3800e-003	0.0398	0.0334	2.4000e-004		3.0300e-003	3.0300e-003		3.0300e-003	3.0300e-003			47.7757	9.2000e-004	8.8000e-004	48.0596

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

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					
Gasoline/Service Station	42.0044	4.5000e-004	4.1200e-003	3.4600e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004			4.9417	9.0000e-005	9.0000e-005	4.9711
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	364.089	3.9300e-003	0.0357	0.0300	2.1000e-004		2.7100e-003	2.7100e-003		2.7100e-003	2.7100e-003			42.8340	8.2000e-004	7.9000e-004	43.0886
Total		4.3800e-003	0.0398	0.0334	2.3000e-004		3.0200e-003	3.0200e-003		3.0200e-003	3.0200e-003			47.7757	9.1000e-004	8.8000e-004	48.0596

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					
Gasoline/Service Station	0.0325012	3.5000e-004	3.1900e-003	2.6800e-003	2.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004			3.8237	7.0000e-005	7.0000e-005	3.8464
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0.258629	2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003			30.4269	5.8000e-004	5.6000e-004	30.6077
Total		3.1400e-003	0.0286	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003			34.2506	6.5000e-004	6.3000e-004	34.4541

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.5943	1.6000e-004	0.0173	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.0370	1.0000e-004		0.0395
Unmitigated	3.5943	1.6000e-004	0.0173	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.0370	1.0000e-004		0.0395

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

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	0.3907					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.2020					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.6200e-003	1.6000e-004	0.0173	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.0370	1.0000e-004		0.0395
Total	3.5943	1.6000e-004	0.0173	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.0370	1.0000e-004		0.0395

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	0.3907					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.2020					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.6200e-003	1.6000e-004	0.0173	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.0370	1.0000e-004		0.0395
Total	3.5943	1.6000e-004	0.0173	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.0370	1.0000e-004		0.0395

7.0 Water Detail

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Summer

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Toilet
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

- Institute Recycling and Composting Services

9.0 Operational Offroad

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

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

Pacific Place - Artesia Parcels
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	152.75	1000sqft	3.51	152,750.00	0
Parking Lot	10.42	Acre	10.42	453,895.20	0
Gasoline/Service Station	6.00	Pump	0.02	847.05	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2021
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	485.9	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

Project Characteristics - SCE CO2 factor for 2021

Land Use - Warehouse is surrogate for self-storage

Gas station is surrogate for car wash

Construction Phase - Schedule per applicant

Off-road Equipment -

Off-road Equipment - Building - added 1 equipment for pile installation or surcharge compaction

Off-road Equipment - Developer provided information

Off-road Equipment -

Off-road Equipment - Developer provided information

Off-road Equipment - Provided by developer

Trips and VMT - Provided by developer

Grading - Provided by developer

Architectural Coating - Reduced exterior coating based on design

Vehicle Trips - No trip gen for car wash

Self storage trips per traffic memo

Area Coating - Reduced exterior painting based on design

Energy Use -

Water And Wastewater - Water use data per applicant

Construction Off-road Equipment Mitigation - .

Energy Mitigation - Energy mitigation is 2019 Building Code

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	76,799.00	50,000.00
tblAreaCoating	Area_Nonresidential_Exterior	76799	50000
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00

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tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	11.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	10.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	30.00	40.00
tblConstructionPhase	NumDays	300.00	197.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	20.00	32.00
tblGrading	AcresOfGrading	120.00	100.00
tblGrading	AcresOfGrading	135.00	75.00
tblGrading	AcresOfGrading	69.00	0.00

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

tblGrading	MaterialImported	0.00	5,000.00
tblGrading	MaterialImported	0.00	10,000.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	5.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	5.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	485.9
tblTripsAndVMT	HaulingTripNumber	1,250.00	960.00
tblTripsAndVMT	WorkerTripNumber	25.00	30.00
tblTripsAndVMT	WorkerTripNumber	15.00	20.00
tblVehicleTrips	ST_TR	168.56	0.00
tblVehicleTrips	ST_TR	1.68	1.69
tblVehicleTrips	SU_TR	168.56	0.00
tblVehicleTrips	SU_TR	1.68	1.36
tblVehicleTrips	WD_TR	168.56	0.00
tblVehicleTrips	WD_TR	1.68	1.62
tblWater	IndoorWaterUseRate	79,691.33	365,000.00
tblWater	IndoorWaterUseRate	35,323,437.50	73,000.00

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

tblWater	OutdoorWaterUseRate	48,843.07	0.00
tblWater	OutdoorWaterUseRate	0.00	321,930.00

2.0 Emissions Summary

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.5943	1.6000e-004	0.0173	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.0370	1.0000e-004		0.0395
Energy	4.3800e-003	0.0398	0.0334	2.4000e-004		3.0300e-003	3.0300e-003		3.0300e-003	3.0300e-003			47.7757	9.2000e-004	8.8000e-004	48.0596
Mobile	0.5432	2.8038	7.8861	0.0280	2.3526	0.0242	2.3768	0.6296	0.0226	0.6522			2,848.2775	0.1513		2,852.0587
Total	4.1419	2.8438	7.9369	0.0282	2.3526	0.0273	2.3799	0.6296	0.0257	0.6553			2,896.0902	0.1523	8.8000e-004	2,900.1578

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.5943	1.6000e-004	0.0173	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.0370	1.0000e-004		0.0395
Energy	3.1400e-003	0.0285	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003			34.2506	6.6000e-004	6.3000e-004	34.4541
Mobile	0.5432	2.8038	7.8861	0.0280	2.3526	0.0242	2.3768	0.6296	0.0226	0.6522			2,848.2775	0.1513		2,852.0587
Total	4.1406	2.8325	7.9274	0.0282	2.3526	0.0264	2.3790	0.6296	0.0248	0.6544			2,882.5651	0.1520	6.3000e-004	2,886.5523

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	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	0.03	0.40	0.12	0.25	0.00	3.15	0.04	0.00	3.35	0.13	0.00	0.00	0.47	0.17	28.41	0.47

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	12/1/2020	12/31/2020	5	23	
2	Grading	Grading	1/2/2021	2/28/2021	5	40	
3	Soil Surcharge Program	Grading	1/2/2021	2/12/2021	5	30	
4	Building Construction	Building Construction	3/1/2021	11/30/2021	5	197	
5	Paving	Paving	10/18/2021	11/17/2021	5	23	
6	Architectural Coating	Architectural Coating	10/18/2021	11/30/2021	5	32	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 100

Acres of Paving: 10.42

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 230,396; Non-Residential Outdoor: 50,000; Striped Parking Area: 27,234 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Excavators	2	8.00	158	0.38
Site Preparation	Rubber Tired Dozers	5	8.00	247	0.40
Site Preparation	Scrapers	3	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

Grading		0		0	
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41
Grading	Rubber Tired Dozers	5	8.00	247	0.40
Grading	Scrapers	3	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Aerial Lifts	2	8.00	63	0.31
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Other Construction Equipment	0	8.00	172	0.42
Building Construction	Rough Terrain Forklifts	2	8.00	100	0.40
Building Construction	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Construction	Welders	0	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48
Soil Surcharge Program	Excavators	0	8.00	158	0.38
Soil Surcharge Program	Graders	1	8.00	187	0.41
Soil Surcharge Program	Rubber Tired Dozers	1	8.00	247	0.40
Soil Surcharge Program	Scrapers	4	8.00	367	0.48
Soil Surcharge Program	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

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
Site Preparation	10	25.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	10	30.00	0.00	625.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	255.00	100.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	51.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Soil Surcharge Program	6	20.00	0.00	960.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

3.2 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					30.1104	0.0000	30.1104	16.5511	0.0000	16.5511			0.0000			0.0000
Off-Road	8.8661	96.7427	49.5695	0.0984		4.3837	4.3837		4.0330	4.0330			9,537.9947	3.0848		9,615.1143
Total	8.8661	96.7427	49.5695	0.0984	30.1104	4.3837	34.4941	16.5511	4.0330	20.5842			9,537.9947	3.0848		9,615.1143

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

3.2 Site Preparation - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.1278	0.0906	1.0025	2.7800e-003	0.2794	2.3400e-003	0.2818	0.0741	2.1500e-003	0.0763			276.8551	8.7300e-003		277.0733
Total	0.1278	0.0906	1.0025	2.7800e-003	0.2794	2.3400e-003	0.2818	0.0741	2.1500e-003	0.0763			276.8551	8.7300e-003		277.0733

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					11.7431	0.0000	11.7431	6.4549	0.0000	6.4549			0.0000			0.0000
Off-Road	2.4182	46.7510	54.7230	0.0984		1.8241	1.8241		1.8241	1.8241			9,537.9947	3.0848		9,615.1143
Total	2.4182	46.7510	54.7230	0.0984	11.7431	1.8241	13.5672	6.4549	1.8241	8.2791			9,537.9947	3.0848		9,615.1143

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

3.2 Site Preparation - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.1278	0.0906	1.0025	2.7800e-003	0.2794	2.3400e-003	0.2818	0.0741	2.1500e-003	0.0763			276.8551	8.7300e-003		277.0733
Total	0.1278	0.0906	1.0025	2.7800e-003	0.2794	2.3400e-003	0.2818	0.0741	2.1500e-003	0.0763			276.8551	8.7300e-003		277.0733

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					32.7758	0.0000	32.7758	16.8396	0.0000	16.8396			0.0000			0.0000
Off-Road	8.4786	91.2716	47.7466	0.0985		4.1203	4.1203		3.7907	3.7907			9,540.8795	3.0857		9,618.0223
Total	8.4786	91.2716	47.7466	0.0985	32.7758	4.1203	36.8961	16.8396	3.7907	20.6302			9,540.8795	3.0857		9,618.0223

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

3.3 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1334	4.2427	1.0421	0.0120	0.2732	0.0131	0.2863	0.0749	0.0125	0.0874			1,299.661 1	0.0929		1,301.984 1
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.1431	0.0978	1.1048	3.2300e-003	0.3353	2.7100e-003	0.3380	0.0889	2.5000e-003	0.0914			321.6753	9.4700e-003		321.9120
Total	0.2765	4.3405	2.1469	0.0152	0.6085	0.0158	0.6243	0.1638	0.0150	0.1788			1,621.336 4	0.1024		1,623.896 0

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					12.7826	0.0000	12.7826	6.5674	0.0000	6.5674			0.0000			0.0000
Off-Road	2.4182	46.7510	54.7230	0.0985		1.8241	1.8241		1.8241	1.8241			9,540.879 5	3.0857		9,618.022 3
Total	2.4182	46.7510	54.7230	0.0985	12.7826	1.8241	14.6067	6.5674	1.8241	8.3916			9,540.879 5	3.0857		9,618.022 3

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

3.3 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1334	4.2427	1.0421	0.0120	0.2732	0.0131	0.2863	0.0749	0.0125	0.0874			1,299.661 1	0.0929		1,301.984 1
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.1431	0.0978	1.1048	3.2300e-003	0.3353	2.7100e-003	0.3380	0.0889	2.5000e-003	0.0914			321.6753	9.4700e-003		321.9120
Total	0.2765	4.3405	2.1469	0.0152	0.6085	0.0158	0.6243	0.1638	0.0150	0.1788			1,621.336 4	0.1024		1,623.896 0

3.4 Soil Surcharge Program - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.7110	0.0000	8.7110	3.6022	0.0000	3.6022			0.0000			0.0000
Off-Road	5.2172	59.7070	33.8238	0.0758		2.3857	2.3857		2.1948	2.1948			7,340.682 4	2.3741		7,400.035 5
Total	5.2172	59.7070	33.8238	0.0758	8.7110	2.3857	11.0967	3.6022	2.1948	5.7970			7,340.682 4	2.3741		7,400.035 5

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

3.4 Soil Surcharge Program - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2732	8.6889	2.1342	0.0245	0.5595	0.0268	0.5863	0.1534	0.0256	0.1790			2,661.7059	0.1903		2,666.4634
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0954	0.0652	0.7365	2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610			214.4502	6.3100e-003		214.6080
Total	0.3686	8.7542	2.8707	0.0267	0.7831	0.0286	0.8116	0.2127	0.0273	0.2399			2,876.1561	0.1966		2,881.0713

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3973	0.0000	3.3973	1.4049	0.0000	1.4049			0.0000			0.0000
Off-Road	1.8627	36.0122	40.3585	0.0758		1.3660	1.3660		1.3660	1.3660			7,340.6824	2.3741		7,400.0355
Total	1.8627	36.0122	40.3585	0.0758	3.3973	1.3660	4.7633	1.4049	1.3660	2.7708			7,340.6824	2.3741		7,400.0355

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

3.4 Soil Surcharge Program - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2732	8.6889	2.1342	0.0245	0.5595	0.0268	0.5863	0.1534	0.0256	0.1790			2,661.7059	0.1903		2,666.4634
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0954	0.0652	0.7365	2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610			214.4502	6.3100e-003		214.6080
Total	0.3686	8.7542	2.8707	0.0267	0.7831	0.0286	0.8116	0.2127	0.0273	0.2399			2,876.1561	0.1966		2,881.0713

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6827	8.6689	8.5114	0.0153		0.3201	0.3201		0.2945	0.2945			1,481.6747	0.4792		1,493.6548
Total	0.6827	8.6689	8.5114	0.0153		0.3201	0.3201		0.2945	0.2945			1,481.6747	0.4792		1,493.6548

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.3191	9.6889	2.8077	0.0250	0.6402	0.0205	0.6607	0.1843	0.0196	0.2039			2,673.4553	0.1726		2,677.7700
Worker	1.2159	0.8317	9.3905	0.0274	2.8503	0.0230	2.8733	0.7559	0.0212	0.7771			2,734.2403	0.0805		2,736.2517
Total	1.5350	10.5206	12.1982	0.0525	3.4905	0.0435	3.5340	0.9402	0.0408	0.9811			5,407.6955	0.2531		5,414.0217

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3760	8.1521	10.4574	0.0153		0.4942	0.4942		0.4942	0.4942			1,481.6747	0.4792		1,493.6548
Total	0.3760	8.1521	10.4574	0.0153		0.4942	0.4942		0.4942	0.4942			1,481.6747	0.4792		1,493.6548

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.3191	9.6889	2.8077	0.0250	0.6402	0.0205	0.6607	0.1843	0.0196	0.2039			2,673.4553	0.1726		2,677.7700
Worker	1.2159	0.8317	9.3905	0.0274	2.8503	0.0230	2.8733	0.7559	0.0212	0.7771			2,734.2403	0.0805		2,736.2517
Total	1.5350	10.5206	12.1982	0.0525	3.4905	0.0435	3.5340	0.9402	0.0408	0.9811			5,407.6955	0.2531		5,414.0217

3.6 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2556	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235			2,207.2109	0.7139		2,225.0573
Paving	1.1870					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	2.4425	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235			2,207.2109	0.7139		2,225.0573

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

3.6 Paving - 2021

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5609	11.2952	17.2957	0.0228		0.6093	0.6093		0.6093	0.6093			2,207.2109	0.7139		2,225.0573
Paving	1.1870					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.7479	11.2952	17.2957	0.0228		0.6093	0.6093		0.6093	0.6093			2,207.2109	0.7139		2,225.0573

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

3.6 Paving - 2021

Mitigated Construction Off-Site

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

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	44.5583					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941			281.4481	0.0193		281.9309
Total	44.7772	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941			281.4481	0.0193		281.9309

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.2432	0.1663	1.8781	5.4900e-003	0.5701	4.6100e-003	0.5747	0.1512	4.2400e-003	0.1554			546.8481	0.0161		547.2504
Total	0.2432	0.1663	1.8781	5.4900e-003	0.5701	4.6100e-003	0.5747	0.1512	4.2400e-003	0.1554			546.8481	0.0161		547.2504

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	44.5583					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941			281.4481	0.0193		281.9309
Total	44.7772	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941			281.4481	0.0193		281.9309

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.2432	0.1663	1.8781	5.4900e-003	0.5701	4.6100e-003	0.5747	0.1512	4.2400e-003	0.1554			546.8481	0.0161		547.2504
Total	0.2432	0.1663	1.8781	5.4900e-003	0.5701	4.6100e-003	0.5747	0.1512	4.2400e-003	0.1554			546.8481	0.0161		547.2504

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.5432	2.8038	7.8861	0.0280	2.3526	0.0242	2.3768	0.6296	0.0226	0.6522			2,848,277 5	0.1513		2,852,058 7
Unmitigated	0.5432	2.8038	7.8861	0.0280	2.3526	0.0242	2.3768	0.6296	0.0226	0.6522			2,848,277 5	0.1513		2,852,058 7

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Gasoline/Service Station	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	247.46	258.15	207.74	1,042,753	1,042,753
Total	247.46	258.15	207.74	1,042,753	1,042,753

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
Gasoline/Service Station	16.60	8.40	6.90	2.00	79.00	19.00	14	27	59
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Gasoline/Service Station	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Parking Lot	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891
Unrefrigerated Warehouse-No Rail	0.547192	0.045177	0.202743	0.121510	0.016147	0.006143	0.019743	0.029945	0.002479	0.002270	0.005078	0.000682	0.000891

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	3.1400e-003	0.0285	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003			34.2506	6.6000e-004	6.3000e-004	34.4541
NaturalGas Unmitigated	4.3800e-003	0.0398	0.0334	2.4000e-004		3.0300e-003	3.0300e-003		3.0300e-003	3.0300e-003			47.7757	9.2000e-004	8.8000e-004	48.0596

Pacific Place - Artesia Parcels - Los Angeles-South Coast County, Winter

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					
Gasoline/Service Station	42.0044	4.5000e-004	4.1200e-003	3.4600e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004			4.9417	9.0000e-005	9.0000e-005	4.9711
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	364.089	3.9300e-003	0.0357	0.0300	2.1000e-004		2.7100e-003	2.7100e-003		2.7100e-003	2.7100e-003			42.8340	8.2000e-004	7.9000e-004	43.0886
Total		4.3800e-003	0.0398	0.0334	2.3000e-004		3.0200e-003	3.0200e-003		3.0200e-003	3.0200e-003			47.7757	9.1000e-004	8.8000e-004	48.0596

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					
Gasoline/Service Station	0.0325012	3.5000e-004	3.1900e-003	2.6800e-003	2.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004			3.8237	7.0000e-005	7.0000e-005	3.8464
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No Rail	0.258629	2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003			30.4269	5.8000e-004	5.6000e-004	30.6077
Total		3.1400e-003	0.0286	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003			34.2506	6.5000e-004	6.3000e-004	34.4541

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6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.5943	1.6000e-004	0.0173	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.0370	1.0000e-004		0.0395
Unmitigated	3.5943	1.6000e-004	0.0173	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.0370	1.0000e-004		0.0395

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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	0.3907					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.2020					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.6200e-003	1.6000e-004	0.0173	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.0370	1.0000e-004		0.0395
Total	3.5943	1.6000e-004	0.0173	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.0370	1.0000e-004		0.0395

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	0.3907					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.2020					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.6200e-003	1.6000e-004	0.0173	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.0370	1.0000e-004		0.0395
Total	3.5943	1.6000e-004	0.0173	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.0370	1.0000e-004		0.0395

7.0 Water Detail

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7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Toilet
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

- Institute Recycling and Composting Services

9.0 Operational Offroad

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