

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Annual

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Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Refrigerated Warehouse-No Rail	77.00	1000sqft	1.77	77,000.00	0
Parking Lot	3.69	Acre	3.69	160,736.40	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	460.6	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - SCE CO2 intensity for 2023

Land Use -

Construction Phase - Schedule per applicant

Off-road Equipment - Info from developer

Off-road Equipment - Info from developer

Off-road Equipment - Info from developer

Off-road Equipment - Paving equipment per applicant

Off-road Equipment - Info from developer

Trips and VMT -

Grading -

Vehicle Trips - Trip rate per traffic analysis

Energy Use - Electrical adjusted up to approximate applicant estimate

Water And Wastewater - Water use per applicant

Construction Off-road Equipment Mitigation -

Energy Mitigation - 2019 Building Code

Water Mitigation -

Waste Mitigation -

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Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	230.00	196.00
tblConstructionPhase	NumDays	20.00	21.00
tblConstructionPhase	NumDays	20.00	26.00
tblEnergyUse	LightingElect	2.73	5.00
tblEnergyUse	NT24E	13.61	27.00
tblEnergyUse	T24E	0.42	0.80
tblGrading	MaterialImported	0.00	2,500.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	460.6
tblVehicleTrips	ST_TR	1.68	1.74
tblVehicleTrips	SU_TR	1.68	1.74
tblVehicleTrips	WD_TR	1.68	1.74
tblWater	IndoorWaterUseRate	17,806,250.00	490,000.00
tblWater	OutdoorWaterUseRate	0.00	10,000.00

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2.0 Emissions Summary

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2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0212	0.2277	0.1292	2.7000e-004	0.0715	0.0100	0.0816	0.0344	9.2200e-003	0.0437			23.7339	7.4900e-003	0.0000	23.9211
2022	0.5304	1.4786	1.3381	3.9300e-003	0.2879	0.0444	0.3323	0.1094	0.0409	0.1504			357.8278	0.0585	0.0000	359.2893
2023	1.8400e-003	0.0102	0.0151	2.0000e-005	1.8000e-004	5.1000e-004	6.9000e-004	5.0000e-005	4.7000e-004	5.2000e-004			2.1498	6.5000e-004	0.0000	2.1661
Maximum	0.5304	1.4786	1.3381	3.9300e-003	0.2879	0.0444	0.3323	0.1094	0.0409	0.1504			357.8278	0.0585	0.0000	359.2893

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0212	0.2277	0.1292	2.7000e-004	0.0283	0.0100	0.0384	0.0136	9.2200e-003	0.0228			23.7339	7.4900e-003	0.0000	23.9211
2022	0.5304	1.4786	1.3381	3.9300e-003	0.1971	0.0444	0.2415	0.0656	0.0409	0.1065			357.8276	0.0585	0.0000	359.2891
2023	1.8400e-003	0.0102	0.0151	2.0000e-005	1.8000e-004	5.1000e-004	6.9000e-004	5.0000e-005	4.7000e-004	5.2000e-004			2.1498	6.5000e-004	0.0000	2.1661
Maximum	0.5304	1.4786	1.3381	3.9300e-003	0.1971	0.0444	0.2415	0.0656	0.0409	0.1065			357.8276	0.0585	0.0000	359.2891

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	37.27	0.00	32.33	45.00	0.00	33.30	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
5	12-1-2021	2-28-2022	0.8150	0.8150
6	3-1-2022	5-31-2022	0.3476	0.3476
7	6-1-2022	8-31-2022	0.3468	0.3468
8	9-1-2022	11-30-2022	0.2345	0.2345
9	12-1-2022	2-28-2023	0.5087	0.5087
		Highest	0.8150	0.8150

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	0.3267	1.0000e-005	1.0300e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.0000e-003	1.0000e-005	0.0000	2.1300e-003
Energy	4.3000e-004	3.8900e-003	3.2700e-003	2.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004			543.6460	0.0340	7.1000e-003	546.6142
Mobile	0.0426	0.1986	0.6470	2.5200e-003	0.2179	1.8900e-003	0.2198	0.0584	1.7600e-003	0.0602			233.0441	0.0112	0.0000	233.3238
Waste						0.0000	0.0000		0.0000	0.0000			14.6925	0.8683	0.0000	36.4000
Water						0.0000	0.0000		0.0000	0.0000			1.5117	0.0161	3.9000e-004	2.0306
Total	0.3697	0.2025	0.6513	2.5400e-003	0.2179	2.1900e-003	0.2201	0.0584	2.0600e-003	0.0605			792.8963	0.9296	7.4900e-003	818.3706

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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	0.3267	1.0000e-005	1.0300e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.0000e-003	1.0000e-005	0.0000	2.1300e-003
Energy	3.1000e-004	2.8200e-003	2.3700e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004			538.6263	0.0338	7.0300e-003	541.5665
Mobile	0.0426	0.1986	0.6470	2.5200e-003	0.2179	1.8900e-003	0.2198	0.0584	1.7600e-003	0.0602			233.0441	0.0112	0.0000	233.3238
Waste						0.0000	0.0000		0.0000	0.0000			7.3462	0.4342	0.0000	18.2000
Water						0.0000	0.0000		0.0000	0.0000			1.5117	0.0161	3.9000e-004	2.0306
Total	0.3696	0.2014	0.6504	2.5400e-003	0.2179	2.1000e-003	0.2200	0.0584	1.9700e-003	0.0604			780.5304	0.4952	7.4200e-003	795.1230

	ROG	NOx	CO	SO2	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	0.53	0.14	0.00	0.00	4.11	0.04	0.00	4.37	0.15	0.00	0.00	1.56	46.73	0.93	2.84

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	12/20/2021	12/31/2021	5	10	
2	Grading	Grading	1/1/2022	1/31/2022	5	21	
3	Building Construction	Building Construction	2/1/2022	11/1/2022	5	196	
4	Paving	Paving	12/1/2022	1/5/2023	5	26	
5	Architectural Coating	Architectural Coating	12/1/2022	12/31/2022	5	22	

Acres of Grading (Site Preparation Phase): 20

Acres of Grading (Grading Phase): 42

Acres of Paving: 3.69

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 115,500; Non-Residential Outdoor: 38,500; Striped Parking Area: 9,644 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Excavators	1	8.00	158	0.38
Site Preparation	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Scrapers	2	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41
Grading	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Aerial Lifts	1	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	Rough Terrain Forklifts	1	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	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Architectural Coating	Aerial Lifts	1	8.00	63	0.31
Architectural Coating	Air Compressors	1	6.00	78	0.48
Architectural Coating	Rough Terrain Forklifts	1	8.00	100	0.40

Trips and VMT

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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	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	13.00	0.00	313.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	3	100.00	39.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	3	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0708	0.0000	0.0708	0.0343	0.0000	0.0343			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0209	0.2275	0.1268	2.6000e-004		0.0100	0.0100		9.2100e-003	9.2100e-003			23.0911	7.4700e-003	0.0000	23.2778
Total	0.0209	0.2275	0.1268	2.6000e-004	0.0708	0.0100	0.0808	0.0343	9.2100e-003	0.0435			23.0911	7.4700e-003	0.0000	23.2778

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3.2 Site Preparation - 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	2.8000e-004	2.2000e-004	2.4600e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	1.9000e-004			0.6428	2.0000e-005	0.0000	0.6433
Total	2.8000e-004	2.2000e-004	2.4600e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	1.9000e-004			0.6428	2.0000e-005	0.0000	0.6433

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					0.0276	0.0000	0.0276	0.0134	0.0000	0.0134			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0209	0.2275	0.1268	2.6000e-004		0.0100	0.0100		9.2100e-003	9.2100e-003			23.0911	7.4700e-003	0.0000	23.2778
Total	0.0209	0.2275	0.1268	2.6000e-004	0.0276	0.0100	0.0376	0.0134	9.2100e-003	0.0226			23.0911	7.4700e-003	0.0000	23.2778

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3.2 Site Preparation - 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	2.8000e-004	2.2000e-004	2.4600e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	1.9000e-004			0.6428	2.0000e-005	0.0000	0.6433
Total	2.8000e-004	2.2000e-004	2.4600e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	1.9000e-004			0.6428	2.0000e-005	0.0000	0.6433

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1489	0.0000	0.1489	0.0719	0.0000	0.0719			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0369	0.3911	0.2433	5.5000e-004		0.0170	0.0170		0.0156	0.0156			48.5290	0.0157	0.0000	48.9214
Total	0.0369	0.3911	0.2433	5.5000e-004	0.1489	0.0170	0.1659	0.0719	0.0156	0.0876			48.5290	0.0157	0.0000	48.9214

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3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.2500e-003	0.0402	9.9900e-003	1.2000e-004	2.6900e-003	1.1000e-004	2.8000e-003	7.4000e-004	1.1000e-004	8.5000e-004			11.7881	8.2000e-004	0.0000	11.8085
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	5.5000e-004	4.1000e-004	4.7600e-003	1.0000e-005	1.5000e-003	1.0000e-005	1.5100e-003	4.0000e-004	1.0000e-005	4.1000e-004			1.3024	4.0000e-005	0.0000	1.3033
Total	1.8000e-003	0.0406	0.0148	1.3000e-004	4.1900e-003	1.2000e-004	4.3100e-003	1.1400e-003	1.2000e-004	1.2600e-003			13.0905	8.6000e-004	0.0000	13.1118

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					0.0581	0.0000	0.0581	0.0281	0.0000	0.0281			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0369	0.3911	0.2433	5.5000e-004		0.0170	0.0170		0.0156	0.0156			48.5290	0.0157	0.0000	48.9213
Total	0.0369	0.3911	0.2433	5.5000e-004	0.0581	0.0170	0.0751	0.0281	0.0156	0.0437			48.5290	0.0157	0.0000	48.9213

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3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.2500e-003	0.0402	9.9900e-003	1.2000e-004	2.6900e-003	1.1000e-004	2.8000e-003	7.4000e-004	1.1000e-004	8.5000e-004			11.7881	8.2000e-004	0.0000	11.8085
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	5.5000e-004	4.1000e-004	4.7600e-003	1.0000e-005	1.5000e-003	1.0000e-005	1.5100e-003	4.0000e-004	1.0000e-005	4.1000e-004			1.3024	4.0000e-005	0.0000	1.3033
Total	1.8000e-003	0.0406	0.0148	1.3000e-004	4.1900e-003	1.2000e-004	4.3100e-003	1.1400e-003	1.2000e-004	1.2600e-003			13.0905	8.6000e-004	0.0000	13.1118

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0465	0.5588	0.4937	1.0000e-003		0.0210	0.0210		0.0193	0.0193			87.6017	0.0283	0.0000	88.3100
Total	0.0465	0.5588	0.4937	1.0000e-003		0.0210	0.0210		0.0193	0.0193			87.6017	0.0283	0.0000	88.3100

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3.4 Building Construction - 2022

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	0.0111	0.3584	0.0968	9.6000e-004	0.0241	6.7000e-004	0.0248	6.9500e-003	6.4000e-004	7.5900e-003			93.3835	5.5800e-003	0.0000	93.5230
Worker	0.0395	0.0297	0.3415	1.0300e-003	0.1074	8.6000e-004	0.1083	0.0285	7.9000e-004	0.0293			93.5072	2.5800e-003	0.0000	93.5716
Total	0.0507	0.3880	0.4382	1.9900e-003	0.1315	1.5300e-003	0.1330	0.0355	1.4300e-003	0.0369			186.8907	8.1600e-003	0.0000	187.0945

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	0.0465	0.5588	0.4937	1.0000e-003		0.0210	0.0210		0.0193	0.0193			87.6016	0.0283	0.0000	88.3099
Total	0.0465	0.5588	0.4937	1.0000e-003		0.0210	0.0210		0.0193	0.0193			87.6016	0.0283	0.0000	88.3099

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3.4 Building Construction - 2022

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	0.0111	0.3584	0.0968	9.6000e-004	0.0241	6.7000e-004	0.0248	6.9500e-003	6.4000e-004	7.5900e-003			93.3835	5.5800e-003	0.0000	93.5230
Worker	0.0395	0.0297	0.3415	1.0300e-003	0.1074	8.6000e-004	0.1083	0.0285	7.9000e-004	0.0293			93.5072	2.5800e-003	0.0000	93.5716
Total	0.0507	0.3880	0.4382	1.9900e-003	0.1315	1.5300e-003	0.1330	0.0355	1.4300e-003	0.0369			186.8907	8.1600e-003	0.0000	187.0945

3.5 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.0700e-003	0.0612	0.0802	1.3000e-004		3.1200e-003	3.1200e-003		2.8700e-003	2.8700e-003			11.0152	3.5600e-003	0.0000	11.1042
Paving	4.0900e-003					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	0.0102	0.0612	0.0802	1.3000e-004		3.1200e-003	3.1200e-003		2.8700e-003	2.8700e-003			11.0152	3.5600e-003	0.0000	11.1042

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3.5 Paving - 2022

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	3.6000e-004	2.7000e-004	3.0700e-003	1.0000e-005	9.6000e-004	1.0000e-005	9.7000e-004	2.6000e-004	1.0000e-005	2.6000e-004			0.8397	2.0000e-005	0.0000	0.8402
Total	3.6000e-004	2.7000e-004	3.0700e-003	1.0000e-005	9.6000e-004	1.0000e-005	9.7000e-004	2.6000e-004	1.0000e-005	2.6000e-004			0.8397	2.0000e-005	0.0000	0.8402

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	6.0700e-003	0.0612	0.0802	1.3000e-004		3.1200e-003	3.1200e-003		2.8700e-003	2.8700e-003			11.0151	3.5600e-003	0.0000	11.1042
Paving	4.0900e-003					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	0.0102	0.0612	0.0802	1.3000e-004		3.1200e-003	3.1200e-003		2.8700e-003	2.8700e-003			11.0151	3.5600e-003	0.0000	11.1042

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3.5 Paving - 2022

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	3.6000e-004	2.7000e-004	3.0700e-003	1.0000e-005	9.6000e-004	1.0000e-005	9.7000e-004	2.6000e-004	1.0000e-005	2.6000e-004			0.8397	2.0000e-005	0.0000	0.8402
Total	3.6000e-004	2.7000e-004	3.0700e-003	1.0000e-005	9.6000e-004	1.0000e-005	9.7000e-004	2.6000e-004	1.0000e-005	2.6000e-004			0.8397	2.0000e-005	0.0000	0.8402

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.0300e-003	0.0102	0.0146	2.0000e-005		5.1000e-004	5.1000e-004		4.7000e-004	4.7000e-004			2.0027	6.5000e-004	0.0000	2.0189
Paving	7.4000e-004					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	1.7700e-003	0.0102	0.0146	2.0000e-005		5.1000e-004	5.1000e-004		4.7000e-004	4.7000e-004			2.0027	6.5000e-004	0.0000	2.0189

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3.5 Paving - 2023

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	6.0000e-005	4.0000e-005	5.1000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005			0.1471	0.0000	0.0000	0.1472
Total	6.0000e-005	4.0000e-005	5.1000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005			0.1471	0.0000	0.0000	0.1472

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	1.0300e-003	0.0102	0.0146	2.0000e-005		5.1000e-004	5.1000e-004		4.7000e-004	4.7000e-004			2.0027	6.5000e-004	0.0000	2.0189
Paving	7.4000e-004					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	1.7700e-003	0.0102	0.0146	2.0000e-005		5.1000e-004	5.1000e-004		4.7000e-004	4.7000e-004			2.0027	6.5000e-004	0.0000	2.0189

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3.5 Paving - 2023

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	6.0000e-005	4.0000e-005	5.1000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005			0.1471	0.0000	0.0000	0.1472
Total	6.0000e-005	4.0000e-005	5.1000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005			0.1471	0.0000	0.0000	0.1472

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3792					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Off-Road	3.8800e-003	0.0379	0.0572	9.0000e-005		1.5800e-003	1.5800e-003		1.5300e-003	1.5300e-003			7.7619	1.7800e-003	0.0000	7.8065
Total	0.3831	0.0379	0.0572	9.0000e-005		1.5800e-003	1.5800e-003		1.5300e-003	1.5300e-003			7.7619	1.7800e-003	0.0000	7.8065

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3.6 Architectural Coating - 2022

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	8.9000e-004	6.7000e-004	7.6700e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4300e-003	6.4000e-004	2.0000e-005	6.6000e-004			2.0991	6.0000e-005	0.0000	2.1006
Total	8.9000e-004	6.7000e-004	7.6700e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4300e-003	6.4000e-004	2.0000e-005	6.6000e-004			2.0991	6.0000e-005	0.0000	2.1006

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	0.3792					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Off-Road	3.8800e-003	0.0379	0.0572	9.0000e-005		1.5800e-003	1.5800e-003		1.5300e-003	1.5300e-003			7.7619	1.7800e-003	0.0000	7.8065
Total	0.3831	0.0379	0.0572	9.0000e-005		1.5800e-003	1.5800e-003		1.5300e-003	1.5300e-003			7.7619	1.7800e-003	0.0000	7.8065

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3.6 Architectural Coating - 2022

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	8.9000e-004	6.7000e-004	7.6700e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4300e-003	6.4000e-004	2.0000e-005	6.6000e-004			2.0991	6.0000e-005	0.0000	2.1006
Total	8.9000e-004	6.7000e-004	7.6700e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4300e-003	6.4000e-004	2.0000e-005	6.6000e-004			2.0991	6.0000e-005	0.0000	2.1006

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	0.0426	0.1986	0.6470	2.5200e-003	0.2179	1.8900e-003	0.2198	0.0584	1.7600e-003	0.0602			233.0441	0.0112	0.0000	233.3238
Unmitigated	0.0426	0.1986	0.6470	2.5200e-003	0.2179	1.8900e-003	0.2198	0.0584	1.7600e-003	0.0602			233.0441	0.0112	0.0000	233.3238

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Refrigerated Warehouse-No Rail	133.98	133.98	133.98	574,200	574,200
Total	133.98	133.98	133.98	574,200	574,200

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
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Refrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Refrigerated Warehouse-No Rail	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862

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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			535.5528	0.0337	6.9800e-003	538.4747
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000			539.4137	0.0340	7.0300e-003	542.3567
NaturalGas Mitigated	3.1000e-004	2.8200e-003	2.3700e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004			3.0735	6.0000e-005	6.0000e-005	3.0918
NaturalGas Unmitigated	4.3000e-004	3.8900e-003	3.2700e-003	2.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004			4.2323	8.0000e-005	8.0000e-005	4.2574

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5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
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
Refrigerated Warehouse-No Rail	79310	4.3000e-004	3.8900e-003	3.2700e-003	2.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004			4.2323	8.0000e-005	8.0000e-005	4.2574
Total		4.3000e-004	3.8900e-003	3.2700e-003	2.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004			4.2323	8.0000e-005	8.0000e-005	4.2574

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
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
Refrigerated Warehouse-No Rail	57596	3.1000e-004	2.8200e-003	2.3700e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004			3.0735	6.0000e-005	6.0000e-005	3.0918
Total		3.1000e-004	2.8200e-003	2.3700e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004			3.0735	6.0000e-005	6.0000e-005	3.0918

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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			
Parking Lot	56257.7	11.7536	7.4000e-004	1.5000e-004	11.8178
Refrigerated Warehouse-No Rail	2.5256e+006	527.6601	0.0332	6.8700e-003	530.5390
Total		539.4137	0.0340	7.0200e-003	542.3567

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	56257.7	11.7536	7.4000e-004	1.5000e-004	11.8178
Refrigerated Warehouse-No Rail	2.50712e+006	523.7992	0.0330	6.8200e-003	526.6570
Total		535.5528	0.0337	6.9700e-003	538.4747

6.0 Area Detail

6.1 Mitigation Measures Area

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3267	1.0000e-005	1.0300e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.0000e-003	1.0000e-005	0.0000	2.1300e-003
Unmitigated	0.3267	1.0000e-005	1.0300e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.0000e-003	1.0000e-005	0.0000	2.1300e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0379					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2886					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-004	1.0000e-005	1.0300e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.0000e-003	1.0000e-005	0.0000	2.1300e-003
Total	0.3267	1.0000e-005	1.0300e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.0000e-003	1.0000e-005	0.0000	2.1300e-003

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Annual

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0379					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2886					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-004	1.0000e-005	1.0300e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.0000e-003	1.0000e-005	0.0000	2.1300e-003
Total	0.3267	1.0000e-005	1.0300e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.0000e-003	1.0000e-005	0.0000	2.1300e-003

7.0 Water Detail

7.1 Mitigation Measures Water

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.5117	0.0161	3.9000e-004	2.0306
Unmitigated	1.5117	0.0161	3.9000e-004	2.0306

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Refrigerated Warehouse-No Rail	0.49 / 0.01	1.5117	0.0161	3.9000e-004	2.0306
Total		1.5117	0.0161	3.9000e-004	2.0306

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Annual

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Refrigerated Warehouse-No Rail	0.49 / 0.01	1.5117	0.0161	3.9000e-004	2.0306
Total		1.5117	0.0161	3.9000e-004	2.0306

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Annual

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	7.3462	0.4342	0.0000	18.2000
Unmitigated	14.6925	0.8683	0.0000	36.4000

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Refrigerated Warehouse-No Rail	72.38	14.6925	0.8683	0.0000	36.4000
Total		14.6925	0.8683	0.0000	36.4000

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Annual

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Refrigerated Warehouse-No Rail	36.19	7.3462	0.4342	0.0000	18.2000
Total		7.3462	0.4342	0.0000	18.2000

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 - McDonald Trust Parcels - Los Angeles-South Coast County, Annual

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Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

Pacific Place - McDonald Trust 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
Refrigerated Warehouse-No Rail	77.00	1000sqft	1.77	77,000.00	0
Parking Lot	3.69	Acre	3.69	160,736.40	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	460.6	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

Project Characteristics - SCE CO2 intensity for 2023

Land Use -

Construction Phase - Schedule per applicant

Off-road Equipment - Info from developer

Off-road Equipment - Info from developer

Off-road Equipment - Info from developer

Off-road Equipment - Paving equipment per applicant

Off-road Equipment - Info from developer

Trips and VMT -

Grading -

Vehicle Trips - Trip rate per traffic analysis

Energy Use - Electrical adjusted up to approximate applicant estimate

Water And Wastewater - Water use per applicant

Construction Off-road Equipment Mitigation -

Energy Mitigation - 2019 Building Code

Water Mitigation -

Waste Mitigation -

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	230.00	196.00
tblConstructionPhase	NumDays	20.00	21.00
tblConstructionPhase	NumDays	20.00	26.00
tblEnergyUse	LightingElect	2.73	5.00
tblEnergyUse	NT24E	13.61	27.00
tblEnergyUse	T24E	0.42	0.80
tblGrading	MaterialImported	0.00	2,500.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	460.6
tblVehicleTrips	ST_TR	1.68	1.74
tblVehicleTrips	SU_TR	1.68	1.74
tblVehicleTrips	WD_TR	1.68	1.74
tblWater	IndoorWaterUseRate	17,806,250.00	490,000.00
tblWater	OutdoorWaterUseRate	0.00	10,000.00

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

2.0 Emissions Summary

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2366	45.5398	25.8804	0.0540	14.3105	2.0033	16.3138	6.8880	1.8430	8.7310			5,238.7595	1.6508	0.0000	5,280.0296
2022	35.8650	41.0000	24.5817	0.0655	14.5846	1.6307	16.2153	6.9615	1.5006	8.4621			6,484.1928	1.7360	0.0000	6,527.5927
2023	0.9184	5.1151	7.5659	0.0123	0.0894	0.2558	0.3452	0.0237	0.2353	0.2590			1,188.4706	0.3592	0.0000	1,197.4500
Maximum	35.8650	45.5398	25.8804	0.0655	14.5846	2.0033	16.3138	6.9615	1.8430	8.7310			6,484.1928	1.7360	0.0000	6,527.5927

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2366	45.5398	25.8804	0.0540	5.6697	2.0033	7.6730	2.7098	1.8430	4.5529			5,238.7595	1.6508	0.0000	5,280.0296
2022	35.8650	41.0000	24.5817	0.0655	5.9356	1.6307	7.5663	2.7821	1.5006	4.2827			6,484.1928	1.7360	0.0000	6,527.5927
2023	0.9184	5.1151	7.5659	0.0123	0.0894	0.2558	0.3452	0.0237	0.2353	0.2590			1,188.4706	0.3592	0.0000	1,197.4500
Maximum	35.8650	45.5398	25.8804	0.0655	5.9356	2.0033	7.6730	2.7821	1.8430	4.5529			6,484.1928	1.7360	0.0000	6,527.5927

Pacific Place - McDonald Trust 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	0.00	0.00	0.00	0.00	59.65	0.00	52.59	60.24	0.00	47.89	0.00	0.00	0.00	0.00	0.00	0.00

Pacific Place - McDonald Trust 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	1.7901	7.0000e-005	8.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0177	5.0000e-005		0.0188
Energy	2.3400e-003	0.0213	0.0179	1.3000e-004		1.6200e-003	1.6200e-003		1.6200e-003	1.6200e-003			25.5633	4.9000e-004	4.7000e-004	25.7152
Mobile	0.2463	1.0402	3.7227	0.0144	1.2210	0.0104	1.2314	0.3267	9.6800e-003	0.3364			1,461.9153	0.0684		1,463.6258
Total	2.0387	1.0616	3.7488	0.0145	1.2210	0.0121	1.2331	0.3267	0.0113	0.3381			1,487.4962	0.0690	4.7000e-004	1,489.3598

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	1.7901	7.0000e-005	8.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0177	5.0000e-005		0.0188
Energy	1.7000e-003	0.0155	0.0130	9.0000e-005		1.1800e-003	1.1800e-003		1.1800e-003	1.1800e-003			18.5644	3.6000e-004	3.4000e-004	18.6747
Mobile	0.2463	1.0402	3.7227	0.0144	1.2210	0.0104	1.2314	0.3267	9.6800e-003	0.3364			1,461.9153	0.0684		1,463.6258
Total	2.0381	1.0557	3.7439	0.0145	1.2210	0.0116	1.2326	0.3267	0.0109	0.3376			1,480.4973	0.0688	3.4000e-004	1,482.3193

Pacific Place - McDonald Trust 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	0.55	0.13	0.28	0.00	3.65	0.04	0.00	3.88	0.13	0.00	0.00	0.47	0.19	27.66	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	12/20/2021	12/31/2021	5	10	
2	Grading	Grading	1/1/2022	1/31/2022	5	21	
3	Building Construction	Building Construction	2/1/2022	11/1/2022	5	196	
4	Paving	Paving	12/1/2022	1/5/2023	5	26	
5	Architectural Coating	Architectural Coating	12/1/2022	12/31/2022	5	22	

Acres of Grading (Site Preparation Phase): 20

Acres of Grading (Grading Phase): 42

Acres of Paving: 3.69

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 115,500; Non-Residential Outdoor: 38,500; Striped Parking Area: 9,644 (Architectural Coating – sqft)

OffRoad Equipment

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Excavators	1	8.00	158	0.38
Site Preparation	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Scrapers	2	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41
Grading	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Aerial Lifts	1	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	Rough Terrain Forklifts	1	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	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Architectural Coating	Aerial Lifts	1	8.00	63	0.31
Architectural Coating	Air Compressors	1	6.00	78	0.48
Architectural Coating	Rough Terrain Forklifts	1	8.00	100	0.40

Trips and VMT

Pacific Place - McDonald Trust 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	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	13.00	0.00	313.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	3	100.00	39.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	3	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.1652	0.0000	14.1652	6.8495	0.0000	6.8495			0.0000			0.0000
Off-Road	4.1808	45.5015	25.3568	0.0525		2.0021	2.0021		1.8419	1.8419			5,090.7194	1.6464		5,131.8804
Total	4.1808	45.5015	25.3568	0.0525	14.1652	2.0021	16.1673	6.8495	1.8419	8.6914			5,090.7194	1.6464		5,131.8804

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

3.2 Site Preparation - 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	0.0557	0.0383	0.5236	1.4900e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			148.0401	4.3600e-003		148.1491
Total	0.0557	0.0383	0.5236	1.4900e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			148.0401	4.3600e-003		148.1491

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					5.5244	0.0000	5.5244	2.6713	0.0000	2.6713			0.0000			0.0000
Off-Road	4.1808	45.5015	25.3568	0.0525		2.0021	2.0021		1.8419	1.8419			5,090.7194	1.6464		5,131.8804
Total	4.1808	45.5015	25.3568	0.0525	5.5244	2.0021	7.5265	2.6713	1.8419	4.5132			5,090.7194	1.6464		5,131.8804

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

3.2 Site Preparation - 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	0.0557	0.0383	0.5236	1.4900e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			148.0401	4.3600e-003		148.1491
Total	0.0557	0.0383	0.5236	1.4900e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			148.0401	4.3600e-003		148.1491

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.1786	0.0000	14.1786	6.8515	0.0000	6.8515			0.0000			0.0000
Off-Road	3.5151	37.2513	23.1707	0.0526		1.6189	1.6189		1.4894	1.4894			5,094.6738	1.6477		5,135.8668
Total	3.5151	37.2513	23.1707	0.0526	14.1786	1.6189	15.7975	6.8515	1.4894	8.3409			5,094.6738	1.6477		5,135.8668

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

3.3 Grading - 2022

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	0.1183	3.7141	0.9279	0.0115	0.2606	0.0107	0.2713	0.0714	0.0102	0.0816			1,246.6864	0.0843		1,248.7947
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	0.0522	0.0346	0.4831	1.4300e-003	0.1453	1.1400e-003	0.1465	0.0385	1.0500e-003	0.0396			142.8326	3.9400e-003		142.9312
Total	0.1705	3.7487	1.4110	0.0129	0.4059	0.0118	0.4177	0.1100	0.0113	0.1212			1,389.5190	0.0883		1,391.7259

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					5.5297	0.0000	5.5297	2.6721	0.0000	2.6721			0.0000			0.0000
Off-Road	3.5151	37.2513	23.1707	0.0526		1.6189	1.6189		1.4894	1.4894			5,094.6738	1.6477		5,135.8668
Total	3.5151	37.2513	23.1707	0.0526	5.5297	1.6189	7.1486	2.6721	1.4894	4.1615			5,094.6738	1.6477		5,135.8668

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

3.3 Grading - 2022

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	0.1183	3.7141	0.9279	0.0115	0.2606	0.0107	0.2713	0.0714	0.0102	0.0816			1,246.6864	0.0843		1,248.7947
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	0.0522	0.0346	0.4831	1.4300e-003	0.1453	1.1400e-003	0.1465	0.0385	1.0500e-003	0.0396			142.8326	3.9400e-003		142.9312
Total	0.1705	3.7487	1.4110	0.0129	0.4059	0.0118	0.4177	0.1100	0.0113	0.1212			1,389.5190	0.0883		1,391.7259

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4743	5.7018	5.0382	0.0102		0.2140	0.2140		0.1969	0.1969			985.3509	0.3187		993.3179
Total	0.4743	5.7018	5.0382	0.0102		0.2140	0.2140		0.1969	0.1969			985.3509	0.3187		993.3179

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

3.4 Building Construction - 2022

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	0.1113	3.6009	0.9366	9.9300e-003	0.2497	6.7700e-003	0.2565	0.0719	6.4700e-003	0.0784			1,062.6950	0.0610		1,064.2196
Worker	0.4015	0.2661	3.7160	0.0110	1.1178	8.7500e-003	1.1265	0.2964	8.0600e-003	0.3045			1,098.7123	0.0303		1,099.4704
Total	0.5128	3.8670	4.6526	0.0210	1.3675	0.0155	1.3830	0.3683	0.0145	0.3829			2,161.4073	0.0913		2,163.6900

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	0.4743	5.7018	5.0382	0.0102		0.2140	0.2140		0.1969	0.1969			985.3509	0.3187		993.3179
Total	0.4743	5.7018	5.0382	0.0102		0.2140	0.2140		0.1969	0.1969			985.3509	0.3187		993.3179

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

3.4 Building Construction - 2022

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	0.1113	3.6009	0.9366	9.9300e-003	0.2497	6.7700e-003	0.2565	0.0719	6.4700e-003	0.0784			1,062.6950	0.0610		1,064.2196
Worker	0.4015	0.2661	3.7160	0.0110	1.1178	8.7500e-003	1.1265	0.2964	8.0600e-003	0.3045			1,098.7123	0.0303		1,099.4704
Total	0.5128	3.8670	4.6526	0.0210	1.3675	0.0155	1.3830	0.3683	0.0145	0.3829			2,161.4073	0.0913		2,163.6900

3.5 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5514	5.5624	7.2902	0.0114		0.2840	0.2840		0.2612	0.2612			1,103.8302	0.3570		1,112.7552
Paving	0.3718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9233	5.5624	7.2902	0.0114		0.2840	0.2840		0.2612	0.2612			1,103.8302	0.3570		1,112.7552

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

3.5 Paving - 2022

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	0.0321	0.0213	0.2973	8.8000e-004	0.0894	7.0000e-004	0.0901	0.0237	6.4000e-004	0.0244			87.8970	2.4300e-003		87.9576
Total	0.0321	0.0213	0.2973	8.8000e-004	0.0894	7.0000e-004	0.0901	0.0237	6.4000e-004	0.0244			87.8970	2.4300e-003		87.9576

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	0.5514	5.5624	7.2902	0.0114		0.2840	0.2840		0.2612	0.2612			1,103.8302	0.3570		1,112.7552
Paving	0.3718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9233	5.5624	7.2902	0.0114		0.2840	0.2840		0.2612	0.2612			1,103.8302	0.3570		1,112.7552

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

3.5 Paving - 2022

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	0.0321	0.0213	0.2973	8.8000e-004	0.0894	7.0000e-004	0.0901	0.0237	6.4000e-004	0.0244			87.8970	2.4300e-003		87.9576
Total	0.0321	0.0213	0.2973	8.8000e-004	0.0894	7.0000e-004	0.0901	0.0237	6.4000e-004	0.0244			87.8970	2.4300e-003		87.9576

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5164	5.0958	7.2921	0.0114		0.2551	0.2551		0.2347	0.2347			1,103.7921	0.3570		1,112.7168
Paving	0.3718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8882	5.0958	7.2921	0.0114		0.2551	0.2551		0.2347	0.2347			1,103.7921	0.3570		1,112.7168

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

3.5 Paving - 2023

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	0.0302	0.0193	0.2738	8.5000e-004	0.0894	6.8000e-004	0.0901	0.0237	6.3000e-004	0.0243			84.6786	2.1900e-003		84.7332
Total	0.0302	0.0193	0.2738	8.5000e-004	0.0894	6.8000e-004	0.0901	0.0237	6.3000e-004	0.0243			84.6786	2.1900e-003		84.7332

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	0.5164	5.0958	7.2921	0.0114		0.2551	0.2551		0.2347	0.2347			1,103.7921	0.3570		1,112.7168
Paving	0.3718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8882	5.0958	7.2921	0.0114		0.2551	0.2551		0.2347	0.2347			1,103.7921	0.3570		1,112.7168

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

3.5 Paving - 2023

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	0.0302	0.0193	0.2738	8.5000e-004	0.0894	6.8000e-004	0.0901	0.0237	6.3000e-004	0.0243			84.6786	2.1900e-003		84.7332
Total	0.0302	0.0193	0.2738	8.5000e-004	0.0894	6.8000e-004	0.0901	0.0237	6.3000e-004	0.0243			84.6786	2.1900e-003		84.7332

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	34.4768					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3525	3.4491	5.1960	8.1000e-003		0.1437	0.1437		0.1388	0.1388			777.8224	0.1789		782.2939
Total	34.8293	3.4491	5.1960	8.1000e-003		0.1437	0.1437		0.1388	0.1388			777.8224	0.1789		782.2939

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

3.6 Architectural Coating - 2022

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	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609			219.7425	6.0600e-003		219.8941
Total	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609			219.7425	6.0600e-003		219.8941

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	34.4768					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3525	3.4491	5.1960	8.1000e-003		0.1437	0.1437		0.1388	0.1388			777.8224	0.1789		782.2939
Total	34.8293	3.4491	5.1960	8.1000e-003		0.1437	0.1437		0.1388	0.1388			777.8224	0.1789		782.2939

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

3.6 Architectural Coating - 2022

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	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609			219.7425	6.0600e-003		219.8941
Total	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609			219.7425	6.0600e-003		219.8941

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Pacific Place - McDonald Trust 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	0.2463	1.0402	3.7227	0.0144	1.2210	0.0104	1.2314	0.3267	9.6800e-003	0.3364			1,461.9153	0.0684		1,463.6258
Unmitigated	0.2463	1.0402	3.7227	0.0144	1.2210	0.0104	1.2314	0.3267	9.6800e-003	0.3364			1,461.9153	0.0684		1,463.6258

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Refrigerated Warehouse-No Rail	133.98	133.98	133.98	574,200	574,200
Total	133.98	133.98	133.98	574,200	574,200

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
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Refrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Refrigerated Warehouse-No Rail	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

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	1.7000e-003	0.0155	0.0130	9.0000e-005		1.1800e-003	1.1800e-003		1.1800e-003	1.1800e-003			18.5644	3.6000e-004	3.4000e-004	18.6747
NaturalGas Unmitigated	2.3400e-003	0.0213	0.0179	1.3000e-004		1.6200e-003	1.6200e-003		1.6200e-003	1.6200e-003			25.5633	4.9000e-004	4.7000e-004	25.7152

Pacific Place - McDonald Trust 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					
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
Refrigerated Warehouse-No Rail	217.288	2.3400e-003	0.0213	0.0179	1.3000e-004		1.6200e-003	1.6200e-003		1.6200e-003	1.6200e-003			25.5633	4.9000e-004	4.7000e-004	25.7152
Total		2.3400e-003	0.0213	0.0179	1.3000e-004		1.6200e-003	1.6200e-003		1.6200e-003	1.6200e-003			25.5633	4.9000e-004	4.7000e-004	25.7152

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					
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
Refrigerated Warehouse-No Rail	0.157797	1.7000e-003	0.0155	0.0130	9.0000e-005		1.1800e-003	1.1800e-003		1.1800e-003	1.1800e-003			18.5644	3.6000e-004	3.4000e-004	18.6747
Total		1.7000e-003	0.0155	0.0130	9.0000e-005		1.1800e-003	1.1800e-003		1.1800e-003	1.1800e-003			18.5644	3.6000e-004	3.4000e-004	18.6747

6.0 Area Detail

6.1 Mitigation Measures Area

Pacific Place - McDonald Trust 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	1.7901	7.0000e-005	8.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0177	5.0000e-005		0.0188
Unmitigated	1.7901	7.0000e-005	8.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0177	5.0000e-005		0.0188

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	0.2078					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5815					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.6000e-004	7.0000e-005	8.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0177	5.0000e-005		0.0188
Total	1.7901	7.0000e-005	8.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0177	5.0000e-005		0.0188

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2078					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5815					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.6000e-004	7.0000e-005	8.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0177	5.0000e-005		0.0188
Total	1.7901	7.0000e-005	8.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0177	5.0000e-005		0.0188

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Summer

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 - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

Pacific Place - McDonald Trust 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
Refrigerated Warehouse-No Rail	77.00	1000sqft	1.77	77,000.00	0
Parking Lot	3.69	Acre	3.69	160,736.40	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	460.6	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

Project Characteristics - SCE CO2 intensity for 2023

Land Use -

Construction Phase - Schedule per applicant

Off-road Equipment - Info from developer

Off-road Equipment - Info from developer

Off-road Equipment - Info from developer

Off-road Equipment - Paving equipment per applicant

Off-road Equipment - Info from developer

Trips and VMT -

Grading -

Vehicle Trips - Trip rate per traffic analysis

Energy Use - Electrical adjusted up to approximate applicant estimate

Water And Wastewater - Water use per applicant

Construction Off-road Equipment Mitigation -

Energy Mitigation - 2019 Building Code

Water Mitigation -

Waste Mitigation -

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	230.00	196.00
tblConstructionPhase	NumDays	20.00	21.00
tblConstructionPhase	NumDays	20.00	26.00
tblEnergyUse	LightingElect	2.73	5.00
tblEnergyUse	NT24E	13.61	27.00
tblEnergyUse	T24E	0.42	0.80
tblGrading	MaterialImported	0.00	2,500.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	460.6
tblVehicleTrips	ST_TR	1.68	1.74
tblVehicleTrips	SU_TR	1.68	1.74
tblVehicleTrips	WD_TR	1.68	1.74
tblWater	IndoorWaterUseRate	17,806,250.00	490,000.00
tblWater	OutdoorWaterUseRate	0.00	10,000.00

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

2.0 Emissions Summary

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2428	45.5439	25.8355	0.0539	14.3105	2.0033	16.3138	6.8880	1.8430	8.7310			5,230.1120	1.6505	0.0000	5,271.3756
2022	35.8779	41.0461	24.5936	0.0652	14.5846	1.6309	16.2154	6.9615	1.5008	8.4623			6,454.0661	1.7386	0.0000	6,497.5320
2023	0.9220	5.1171	7.5415	0.0122	0.0894	0.2558	0.3452	0.0237	0.2353	0.2590			1,183.5297	0.3590	0.0000	1,192.5057
Maximum	35.8779	45.5439	25.8355	0.0652	14.5846	2.0033	16.3138	6.9615	1.8430	8.7310			6,454.0661	1.7386	0.0000	6,497.5320

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2428	45.5439	25.8355	0.0539	5.6697	2.0033	7.6730	2.7098	1.8430	4.5529			5,230.1120	1.6505	0.0000	5,271.3756
2022	35.8779	41.0461	24.5936	0.0652	5.9356	1.6309	7.5665	2.7821	1.5008	4.2829			6,454.0661	1.7386	0.0000	6,497.5320
2023	0.9220	5.1171	7.5415	0.0122	0.0894	0.2558	0.3452	0.0237	0.2353	0.2590			1,183.5297	0.3590	0.0000	1,192.5057
Maximum	35.8779	45.5439	25.8355	0.0652	5.9356	2.0033	7.6730	2.7821	1.8430	4.5529			6,454.0661	1.7386	0.0000	6,497.5320

Pacific Place - McDonald Trust 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	0.00	0.00	0.00	0.00	59.65	0.00	52.59	60.24	0.00	47.89	0.00	0.00	0.00	0.00	0.00	0.00

Pacific Place - McDonald Trust 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	1.7901	7.0000e-005	8.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0177	5.0000e-005		0.0188
Energy	2.3400e-003	0.0213	0.0179	1.3000e-004		1.6200e-003	1.6200e-003		1.6200e-003	1.6200e-003			25.5633	4.9000e-004	4.7000e-004	25.7152
Mobile	0.2387	1.0718	3.4931	0.0137	1.2210	0.0104	1.2314	0.3267	9.7100e-003	0.3365			1,392.7254	0.0679		1,394.4215
Total	2.0311	1.0932	3.5193	0.0138	1.2210	0.0121	1.2331	0.3267	0.0114	0.3381			1,418.3063	0.0684	4.7000e-004	1,420.1555

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	1.7901	7.0000e-005	8.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0177	5.0000e-005		0.0188
Energy	1.7000e-003	0.0155	0.0130	9.0000e-005		1.1800e-003	1.1800e-003		1.1800e-003	1.1800e-003			18.5644	3.6000e-004	3.4000e-004	18.6747
Mobile	0.2387	1.0718	3.4931	0.0137	1.2210	0.0104	1.2314	0.3267	9.7100e-003	0.3365			1,392.7254	0.0679		1,394.4215
Total	2.0305	1.0874	3.5144	0.0138	1.2210	0.0117	1.2326	0.3267	0.0109	0.3377			1,411.3074	0.0683	3.4000e-004	1,413.1150

Pacific Place - McDonald Trust 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	N20	CO2e
Percent Reduction	0.03	0.53	0.14	0.29	0.00	3.64	0.04	0.00	3.87	0.13	0.00	0.00	0.49	0.19	27.66	0.50

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	12/20/2021	12/31/2021	5	10	
2	Grading	Grading	1/1/2022	1/31/2022	5	21	
3	Building Construction	Building Construction	2/1/2022	11/1/2022	5	196	
4	Paving	Paving	12/1/2022	1/5/2023	5	26	
5	Architectural Coating	Architectural Coating	12/1/2022	12/31/2022	5	22	

Acres of Grading (Site Preparation Phase): 20

Acres of Grading (Grading Phase): 42

Acres of Paving: 3.69

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 115,500; Non-Residential Outdoor: 38,500; Striped Parking Area: 9,644 (Architectural Coating – sqft)

OffRoad Equipment

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Excavators	1	8.00	158	0.38
Site Preparation	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Scrapers	2	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41
Grading	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Aerial Lifts	1	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	Rough Terrain Forklifts	1	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	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Architectural Coating	Aerial Lifts	1	8.00	63	0.31
Architectural Coating	Air Compressors	1	6.00	78	0.48
Architectural Coating	Rough Terrain Forklifts	1	8.00	100	0.40

Trips and VMT

Pacific Place - McDonald Trust 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	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	13.00	0.00	313.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	3	100.00	39.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	3	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.1652	0.0000	14.1652	6.8495	0.0000	6.8495			0.0000			0.0000
Off-Road	4.1808	45.5015	25.3568	0.0525		2.0021	2.0021		1.8419	1.8419			5,090.7194	1.6464		5,131.8804
Total	4.1808	45.5015	25.3568	0.0525	14.1652	2.0021	16.1673	6.8495	1.8419	8.6914			5,090.7194	1.6464		5,131.8804

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

3.2 Site Preparation - 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	0.0620	0.0424	0.4787	1.4000e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			139.3926	4.1000e-003		139.4952
Total	0.0620	0.0424	0.4787	1.4000e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			139.3926	4.1000e-003		139.4952

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					5.5244	0.0000	5.5244	2.6713	0.0000	2.6713			0.0000			0.0000
Off-Road	4.1808	45.5015	25.3568	0.0525		2.0021	2.0021		1.8419	1.8419			5,090.7194	1.6464		5,131.8804
Total	4.1808	45.5015	25.3568	0.0525	5.5244	2.0021	7.5265	2.6713	1.8419	4.5132			5,090.7194	1.6464		5,131.8804

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

3.2 Site Preparation - 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	0.0620	0.0424	0.4787	1.4000e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			139.3926	4.1000e-003		139.4952
Total	0.0620	0.0424	0.4787	1.4000e-003	0.1453	1.1700e-003	0.1465	0.0385	1.0800e-003	0.0396			139.3926	4.1000e-003		139.4952

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.1786	0.0000	14.1786	6.8515	0.0000	6.8515			0.0000			0.0000
Off-Road	3.5151	37.2513	23.1707	0.0526		1.6189	1.6189		1.4894	1.4894			5,094.6738	1.6477		5,135.8668
Total	3.5151	37.2513	23.1707	0.0526	14.1786	1.6189	15.7975	6.8515	1.4894	8.3409			5,094.6738	1.6477		5,135.8668

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

3.3 Grading - 2022

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	0.1211	3.7565	0.9819	0.0113	0.2606	0.0108	0.2715	0.0714	0.0104	0.0818			1,224.8983	0.0872		1,227.0785
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	0.0582	0.0383	0.4409	1.3500e-003	0.1453	1.1400e-003	0.1465	0.0385	1.0500e-003	0.0396			134.4940	3.7000e-003		134.5866
Total	0.1793	3.7948	1.4228	0.0126	0.4059	0.0120	0.4179	0.1100	0.0114	0.1214			1,359.3923	0.0909		1,361.6651

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					5.5297	0.0000	5.5297	2.6721	0.0000	2.6721			0.0000			0.0000
Off-Road	3.5151	37.2513	23.1707	0.0526		1.6189	1.6189		1.4894	1.4894			5,094.6738	1.6477		5,135.8668
Total	3.5151	37.2513	23.1707	0.0526	5.5297	1.6189	7.1486	2.6721	1.4894	4.1615			5,094.6738	1.6477		5,135.8668

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

3.3 Grading - 2022

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	0.1211	3.7565	0.9819	0.0113	0.2606	0.0108	0.2715	0.0714	0.0104	0.0818			1,224.8983	0.0872		1,227.0785
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	0.0582	0.0383	0.4409	1.3500e-003	0.1453	1.1400e-003	0.1465	0.0385	1.0500e-003	0.0396			134.4940	3.7000e-003		134.5866
Total	0.1793	3.7948	1.4228	0.0126	0.4059	0.0120	0.4179	0.1100	0.0114	0.1214			1,359.3923	0.0909		1,361.6651

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4743	5.7018	5.0382	0.0102		0.2140	0.2140		0.1969	0.1969			985.3509	0.3187		993.3179
Total	0.4743	5.7018	5.0382	0.0102		0.2140	0.2140		0.1969	0.1969			985.3509	0.3187		993.3179

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

3.4 Building Construction - 2022

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	0.1168	3.5911	1.0365	9.6600e-003	0.2497	6.9900e-003	0.2567	0.0719	6.6900e-003	0.0786			1,033.3841	0.0650		1,035.0077
Worker	0.4478	0.2945	3.3918	0.0104	1.1178	8.7500e-003	1.1265	0.2964	8.0600e-003	0.3045			1,034.5695	0.0285		1,035.2816
Total	0.5647	3.8856	4.4283	0.0200	1.3675	0.0157	1.3832	0.3683	0.0148	0.3831			2,067.9535	0.0934		2,070.2893

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	0.4743	5.7018	5.0382	0.0102		0.2140	0.2140		0.1969	0.1969			985.3509	0.3187		993.3179
Total	0.4743	5.7018	5.0382	0.0102		0.2140	0.2140		0.1969	0.1969			985.3509	0.3187		993.3179

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

3.4 Building Construction - 2022

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	0.1168	3.5911	1.0365	9.6600e-003	0.2497	6.9900e-003	0.2567	0.0719	6.6900e-003	0.0786			1,033.3841	0.0650		1,035.0077
Worker	0.4478	0.2945	3.3918	0.0104	1.1178	8.7500e-003	1.1265	0.2964	8.0600e-003	0.3045			1,034.5695	0.0285		1,035.2816
Total	0.5647	3.8856	4.4283	0.0200	1.3675	0.0157	1.3832	0.3683	0.0148	0.3831			2,067.9535	0.0934		2,070.2893

3.5 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5514	5.5624	7.2902	0.0114		0.2840	0.2840		0.2612	0.2612			1,103.8302	0.3570		1,112.7552
Paving	0.3718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9233	5.5624	7.2902	0.0114		0.2840	0.2840		0.2612	0.2612			1,103.8302	0.3570		1,112.7552

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

3.5 Paving - 2022

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	0.0358	0.0236	0.2713	8.3000e-004	0.0894	7.0000e-004	0.0901	0.0237	6.4000e-004	0.0244			82.7656	2.2800e-003		82.8225
Total	0.0358	0.0236	0.2713	8.3000e-004	0.0894	7.0000e-004	0.0901	0.0237	6.4000e-004	0.0244			82.7656	2.2800e-003		82.8225

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	0.5514	5.5624	7.2902	0.0114		0.2840	0.2840		0.2612	0.2612			1,103.8302	0.3570		1,112.7552
Paving	0.3718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9233	5.5624	7.2902	0.0114		0.2840	0.2840		0.2612	0.2612			1,103.8302	0.3570		1,112.7552

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

3.5 Paving - 2022

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	0.0358	0.0236	0.2713	8.3000e-004	0.0894	7.0000e-004	0.0901	0.0237	6.4000e-004	0.0244			82.7656	2.2800e-003		82.8225
Total	0.0358	0.0236	0.2713	8.3000e-004	0.0894	7.0000e-004	0.0901	0.0237	6.4000e-004	0.0244			82.7656	2.2800e-003		82.8225

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5164	5.0958	7.2921	0.0114		0.2551	0.2551		0.2347	0.2347			1,103.7921	0.3570		1,112.7168
Paving	0.3718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8882	5.0958	7.2921	0.0114		0.2551	0.2551		0.2347	0.2347			1,103.7921	0.3570		1,112.7168

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

3.5 Paving - 2023

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	0.0338	0.0213	0.2494	8.0000e-004	0.0894	6.8000e-004	0.0901	0.0237	6.3000e-004	0.0243			79.7377	2.0500e-003		79.7890
Total	0.0338	0.0213	0.2494	8.0000e-004	0.0894	6.8000e-004	0.0901	0.0237	6.3000e-004	0.0243			79.7377	2.0500e-003		79.7890

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	0.5164	5.0958	7.2921	0.0114		0.2551	0.2551		0.2347	0.2347			1,103.7921	0.3570		1,112.7168
Paving	0.3718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8882	5.0958	7.2921	0.0114		0.2551	0.2551		0.2347	0.2347			1,103.7921	0.3570		1,112.7168

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

3.5 Paving - 2023

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	0.0338	0.0213	0.2494	8.0000e-004	0.0894	6.8000e-004	0.0901	0.0237	6.3000e-004	0.0243			79.7377	2.0500e-003		79.7890
Total	0.0338	0.0213	0.2494	8.0000e-004	0.0894	6.8000e-004	0.0901	0.0237	6.3000e-004	0.0243			79.7377	2.0500e-003		79.7890

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	34.4768					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3525	3.4491	5.1960	8.1000e-003		0.1437	0.1437		0.1388	0.1388			777.8224	0.1789		782.2939
Total	34.8293	3.4491	5.1960	8.1000e-003		0.1437	0.1437		0.1388	0.1388			777.8224	0.1789		782.2939

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

3.6 Architectural Coating - 2022

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	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609			206.9139	5.7000e-003		207.0563
Total	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609			206.9139	5.7000e-003		207.0563

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	34.4768					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3525	3.4491	5.1960	8.1000e-003		0.1437	0.1437		0.1388	0.1388			777.8224	0.1789		782.2939
Total	34.8293	3.4491	5.1960	8.1000e-003		0.1437	0.1437		0.1388	0.1388			777.8224	0.1789		782.2939

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

3.6 Architectural Coating - 2022

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	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609			206.9139	5.7000e-003		207.0563
Total	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609			206.9139	5.7000e-003		207.0563

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Pacific Place - McDonald Trust 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	0.2387	1.0718	3.4931	0.0137	1.2210	0.0104	1.2314	0.3267	9.7100e-003	0.3365			1,392.7254	0.0679		1,394.4215
Unmitigated	0.2387	1.0718	3.4931	0.0137	1.2210	0.0104	1.2314	0.3267	9.7100e-003	0.3365			1,392.7254	0.0679		1,394.4215

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Refrigerated Warehouse-No Rail	133.98	133.98	133.98	574,200	574,200
Total	133.98	133.98	133.98	574,200	574,200

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
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Refrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Refrigerated Warehouse-No Rail	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

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	1.7000e-003	0.0155	0.0130	9.0000e-005		1.1800e-003	1.1800e-003		1.1800e-003	1.1800e-003			18.5644	3.6000e-004	3.4000e-004	18.6747
NaturalGas Unmitigated	2.3400e-003	0.0213	0.0179	1.3000e-004		1.6200e-003	1.6200e-003		1.6200e-003	1.6200e-003			25.5633	4.9000e-004	4.7000e-004	25.7152

Pacific Place - McDonald Trust 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					
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
Refrigerated Warehouse-No Rail	217.288	2.3400e-003	0.0213	0.0179	1.3000e-004		1.6200e-003	1.6200e-003		1.6200e-003	1.6200e-003			25.5633	4.9000e-004	4.7000e-004	25.7152
Total		2.3400e-003	0.0213	0.0179	1.3000e-004		1.6200e-003	1.6200e-003		1.6200e-003	1.6200e-003			25.5633	4.9000e-004	4.7000e-004	25.7152

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					
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
Refrigerated Warehouse-No Rail	0.157797	1.7000e-003	0.0155	0.0130	9.0000e-005		1.1800e-003	1.1800e-003		1.1800e-003	1.1800e-003			18.5644	3.6000e-004	3.4000e-004	18.6747
Total		1.7000e-003	0.0155	0.0130	9.0000e-005		1.1800e-003	1.1800e-003		1.1800e-003	1.1800e-003			18.5644	3.6000e-004	3.4000e-004	18.6747

6.0 Area Detail

6.1 Mitigation Measures Area

Pacific Place - McDonald Trust 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	1.7901	7.0000e-005	8.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0177	5.0000e-005		0.0188
Unmitigated	1.7901	7.0000e-005	8.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0177	5.0000e-005		0.0188

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	0.2078					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5815					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.6000e-004	7.0000e-005	8.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0177	5.0000e-005		0.0188
Total	1.7901	7.0000e-005	8.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0177	5.0000e-005		0.0188

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2078					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5815					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.6000e-004	7.0000e-005	8.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0177	5.0000e-005		0.0188
Total	1.7901	7.0000e-005	8.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0177	5.0000e-005		0.0188

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Pacific Place - McDonald Trust Parcels - Los Angeles-South Coast County, Winter

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
