

Appendix K



Updated CalEEMod Model Worksheets

Cheval Blanc

Final EIR

Updated Air Quality and Greenhouse Gas Emissions Modeling Worksheets

- Appendix 1: Air Quality Worksheets and Modeling Output Files
 - Appendix 1.1: Summary of Air Pollutant Emissions
 - Appendix 1.2: Localized Significance Threshold (LST) Calculation Worksheet
 - Appendix 1.3: CalEEMod Outputs
 - Baseline (Existing Year)
 - Baseline (Buildout Year)
 - Project Construction and Operations
 - Project Construction Onsite

- Appendix 2: Greenhouse Gas Worksheets and Modeling Output Files
 - Appendix 2.1: GHG Summary of Emissions

 - Appendix 2.2: CalEEMod Outputs
 - Baseline (Existing Year)
 - Baseline (Buildout Year)
 - Project Operations without Project Design Features
 - Project Construction and Operations with Project Design Features

Cheval Blanc

Final EIR

Appendix 1-Air Quality Worksheets and Modeling Output Files

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 - Appendix 1.1: Summary of Air Pollutant Emissions
 - Appendix 1.2: Localized Significance Threshold (LST) Calculation Worksheet
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 - Baseline (Existing Year)
 - Baseline (Buildout Year)
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Cheval Blanc Hotel
Air Quality Emissions Summary

AQ SUMMARY OF EMISSIONS						
Construction Emissions (Unmitigated)						
Regional (Daily) Unmitigated	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}
2022	4	64	39	<1	7	3
2023	6	75	65	<1	11	4
2024	4	19	40	<1	8	3
2025	21	29	61	<1	13	4
MAX	21	75	65	<1	13	4
Threshold	75	100	550	150	150	55
Difference	(54)	(25)	(485)	(150)	(137)	(51)
Impact	No	No	No	No	No	No
Localized (Daily) Unmitigated	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}
2022	3	28	29	<1	1	1
2023	5	44	51	<1	2	2
2024	3	17	24	<1	<1	<1
2025	19	25	37	<1	1	1
MAX	44	51	51	<1	2	2
Threshold	93	1,218			24	7
Difference		(49)	(1,167)		(22)	(6)
Impact		No	No		No	No

Operation Emissions (Without Project Design Features)						
Regional Baseline (Existing Year)	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}
Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	2	2	14	<1	2	<1
Emergency Generator	<1	<1	<1	<1	<1	<1
Total	3	2	14	<1	2	<1
Regional Baseline (Buildout Year)	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}
Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	2	1	11	<1	2	<1
Emergency Generator	<1	<1	<1	<1	<1	<1
Total	2	1	11	<1	2	<1
Regional Buildout (Buildout Year)	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}
Area	5	<1	<1	<1	<1	<1
Energy	<1	2	2	<1	<1	<1
Mobile	7	5	39	<1	6	2
Emergency Generator	<1	<1	<1	<1	<1	<1
Total	12	8	42	<1	6	2
Project Regional (Buildout Less Baseline (Buildout Year))	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}
Area	4	<1	<1	<1	<1	<1
Energy	<1	2	2	<1	<1	<1
Mobile	5	3	28	<1	4	1
Emergency Generator	<1	<1	<1	<1	<1	<1
Total	10	6	31	<1	4	1
Threshold	55	55	550	150	150	55
Difference	(45)	(49)	(519)	(150)	(146)	(54)
Impact	No	No	No	No	No	No
Project Localized (Buildout Less Baseline (Buildout Year))	ROG	NO _x	CO	SO2	PM ₁₀	PM _{2.5}
Onsite Total	3	3	3		0	0.2
Threshold	93	1,218			6	2
Difference		(90)	(1,215)		(6)	(2)
Impact		No	No		No	No

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

Central LA NO2 Monitoring Data

SRA	City	Design Value	98th percentile, ppb		
		2017-2019	2017	2018	2019
2	Northwest LA	45	46	46	43

SRA	City	Design Value	Max Hourly, ppb		
		2006-2008	2017	2018	2019
2	Northwest LA	120	56	65	49

Allowable Increase (ppb)
Threshold (ppb)
 100 55

Allowable Increase (ppb)
Threshold (ppb)
 180 60

Max Hourly vs. 98th Percentile Ratio (Allowable Increase)	92%
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Step 2. Use ratio in Step 1 to determine LST lookup value. Extrapolate/Interpolate LST look-up value for project area

Cheval Blanc - Existing Uses (Existing Year) - South Coast Air Basin, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Cheval Blanc - Existing Uses (Existing Year)
 South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	30.25	1000sqft	0.69	30,246.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2021
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	465	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - SoCal Edison 2019 Sustainability Report - Interpolated for Year 2021

Land Use - Existing Active Uses. Does not include vacant uses.

Construction Phase - See construction assumptions

Off-road Equipment -

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - see construction assumptions

Demolition -

Grading - see construction assumptions

Architectural Coating -

Vehicle Trips - See trip generation calculations

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Area Coating -

Energy Use -

Mobile Land Use Mitigation - Metro D line approximately 0.5 miles

Energy Mitigation -

Water Mitigation -

Waste Mitigation - Beverly Hills Waste Diversion Rate

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblGrading	AcresOfGrading	0.13	0.00
tblGrading	AcresOfGrading	0.13	0.00
tblLandUse	LandUseSquareFeet	30,250.00	30,246.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	1.00

Cheval Blanc - Existing Uses (Existing Year) - South Coast Air Basin, Winter

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

tblOffRoadEquipment	UsageHours	7.00	6.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	465
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblTripsAndVMT	HaulingTripNumber	135.00	0.00
tblTripsAndVMT	HaulingTripNumber	124.00	0.00
tblVehicleTrips	ST_TR	42.04	35.81
tblVehicleTrips	SU_TR	20.43	17.40
tblVehicleTrips	WD_TR	44.32	37.76

2.0 Emissions Summary

2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6760	3.0000e-005	3.1000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Energy	1.4600e-003	0.0132	0.0111	8.0000e-005		1.0100e-003	1.0100e-003		1.0100e-003	1.0100e-003						
Mobile	2.8861	3.3473	24.4850	0.0464	4.5791	0.0501	4.6293	1.2203	0.0469	1.2672						
Total	3.5635	3.3605	24.4993	0.0465	4.5791	0.0512	4.6303	1.2203	0.0480	1.2683						

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6760	3.0000e-005	3.1000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Energy	1.4600e-003	0.0132	0.0111	8.0000e-005		1.0100e-003	1.0100e-003		1.0100e-003	1.0100e-003						
Mobile	2.2562	1.8833	13.9316	0.0200	1.8710	0.0236	1.8946	0.4986	0.0221	0.5207						
Total	2.9337	1.8966	13.9458	0.0201	1.8710	0.0246	1.8956	0.4986	0.0231	0.5217						

	ROG	NOx	CO	SO2	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	17.68	43.56	43.08	56.80	59.14	51.87	59.06	59.14	51.88	58.87	0.00	0.00	0.00	0.00	0.00	0.00

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Cheval Blanc - Existing Uses (Existing Year) - South Coast Air Basin, Winter

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

- Improve Walkability Design
- Increase Transit Accessibility
- Provide Traffic Calming Measures

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Mitigated	2.2562	1.8833	13.9316	0.0200	1.8710	0.0236	1.8946	0.4986	0.0221	0.5207						
Unmitigated	2.8861	3.3473	24.4850	0.0464	4.5791	0.0501	4.6293	1.2203	0.0469	1.2672						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Strip Mall	1,142.24	1,083.25	526.35	1,989,789	812,989
Total	1,142.24	1,083.25	526.35	1,989,789	812,989

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
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Strip Mall	0.544605	0.059179	0.183984	0.131834	0.023870	0.006107	0.012167	0.008589	0.000844	0.000527	0.023630	0.000739	0.003926

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	1.4600e-003	0.0132	0.0111	8.0000e-005	1.0100e-003	1.0100e-003	1.0100e-003	1.0100e-003	1.0100e-003	1.0100e-003						
NaturalGas Unmitigated	1.4600e-003	0.0132	0.0111	8.0000e-005	1.0100e-003	1.0100e-003	1.0100e-003	1.0100e-003	1.0100e-003	1.0100e-003						

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
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Cheval Blanc - Existing Uses (Existing Year) - South Coast Air Basin, Winter

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

Land Use	kBTU/yr	lb/day										lb/day						
Strip Mall	135.071	1.4600e-003	0.0132	0.0111	8.0000e-005		1.0100e-003	1.0100e-003		1.0100e-003	1.0100e-003							
Total		1.4600e-003	0.0132	0.0111	8.0000e-005		1.0100e-003	1.0100e-003		1.0100e-003	1.0100e-003							

Mitigated

Land Use	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Strip Mall	0.135071	1.4600e-003	0.0132	0.0111	8.0000e-005		1.0100e-003	1.0100e-003		1.0100e-003	1.0100e-003							
Total		1.4600e-003	0.0132	0.0111	8.0000e-005		1.0100e-003	1.0100e-003		1.0100e-003	1.0100e-003							

6.0 Area Detail

6.1 Mitigation Measures Area

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	0.6760	3.0000e-005	3.1000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Unmitigated	0.6760	3.0000e-005	3.1000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.0768					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.5989					0.0000	0.0000		0.0000	0.0000						
Landscaping	2.9000e-004	3.0000e-005	3.1000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Total	0.6760	3.0000e-005	3.1000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

Cheval Blanc - Existing Uses (Existing Year) - South Coast Air Basin, Winter

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

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	0.0768					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.5989					0.0000	0.0000		0.0000	0.0000						
Landscaping	2.9000e-004	3.0000e-005	3.1000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Total	0.6760	3.0000e-005	3.1000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

Cheval Blanc - Existing Uses (Buildout Year) - South Coast Air Basin, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Cheval Blanc - Existing Uses (Buildout Year)
 South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	30.25	1000sqft	0.69	30,246.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	364	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - SoCal Edison 2019 Sustainability Report - Interpolated for Year 2026

Land Use - Existing Active Uses. Does not include vacant uses.

Construction Phase - See construction assumptions

Off-road Equipment -

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - see construction assumptions

Demolition -

Grading - see construction assumptions

Architectural Coating -

Vehicle Trips - See trip generation calculations

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Area Coating -

Energy Use -

Mobile Land Use Mitigation - Metro D line approximately 0.5 miles

Energy Mitigation -

Water Mitigation -

Waste Mitigation - Beverly Hills Waste Diversion Rate

Fleet Mix -

Trips and VMT - see assumptions

Table Name	Column Name	Default Value	New Value
tblGrading	AcresOfGrading	0.13	0.00
tblGrading	AcresOfGrading	0.13	0.00
tblLandUse	LandUseSquareFeet	30,250.00	30,246.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00

Cheval Blanc - Existing Uses (Buildout Year) - South Coast Air Basin, Winter

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

tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	364
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblTripsAndVMT	HaulingTripNumber	135.00	0.00
tblTripsAndVMT	HaulingTripNumber	124.00	0.00
tblVehicleTrips	ST_TR	42.04	35.81
tblVehicleTrips	SU_TR	20.43	17.40
tblVehicleTrips	WD_TR	44.32	37.76

2.0 Emissions Summary

2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6760	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Energy	1.4600e-003	0.0132	0.0111	8.0000e-005		1.0100e-003	1.0100e-003		1.0100e-003	1.0100e-003						
Mobile	2.3184	2.2342	19.5707	0.0397	4.5789	0.0301	4.6090	1.2202	0.0280	1.2482						
Total	2.9959	2.2474	19.5849	0.0398	4.5789	0.0311	4.6100	1.2202	0.0290	1.2492						

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6760	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Energy	1.4600e-003	0.0132	0.0111	8.0000e-005		1.0100e-003	1.0100e-003		1.0100e-003	1.0100e-003						
Mobile	1.7581	1.3183	11.2980	0.0171	1.8708	0.0147	1.8856	0.4986	0.0137	0.5122						
Total	2.4355	1.3316	11.3122	0.0172	1.8708	0.0158	1.8866	0.4986	0.0147	0.5132						

	ROG	NOx	CO	SO2	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	18.70	40.75	42.24	56.77	59.14	49.39	59.08	59.14	49.34	58.91	0.00	0.00	0.00	0.00	0.00	0.00

4.0 Operational Detail - Mobile

Cheval Blanc - Existing Uses (Buildout Year) - South Coast Air Basin, Winter

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

4.1 Mitigation Measures Mobile

- Improve Walkability Design
- Increase Transit Accessibility
- Provide Traffic Calming Measures

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Mitigated	1.7581	1.3183	11.2980	0.0171	1.8708	0.0147	1.8856	0.4986	0.0137	0.5122						
Unmitigated	2.3184	2.2342	19.5707	0.0397	4.5789	0.0301	4.6090	1.2202	0.0280	1.2482						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Strip Mall	1,142.24	1,083.25	526.35	1,989,789	812,989
Total	1,142.24	1,083.25	526.35	1,989,789	812,989

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
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Strip Mall	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	1.4600e-003	0.0132	0.0111	8.0000e-005	1.0100e-003	1.0100e-003	1.0100e-003	1.0100e-003	1.0100e-003	1.0100e-003						
NaturalGas Unmitigated	1.4600e-003	0.0132	0.0111	8.0000e-005	1.0100e-003	1.0100e-003	1.0100e-003	1.0100e-003	1.0100e-003	1.0100e-003						

5.2 Energy by Land Use - NaturalGas

Unmitigated

Cheval Blanc - Existing Uses (Buildout Year) - South Coast Air Basin, Winter

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

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Strip Mall	135.071	1.4600e-003	0.0132	0.0111	8.0000e-005		1.0100e-003	1.0100e-003		1.0100e-003	1.0100e-003						
Total		1.4600e-003	0.0132	0.0111	8.0000e-005		1.0100e-003	1.0100e-003		1.0100e-003	1.0100e-003						

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Strip Mall	0.135071	1.4600e-003	0.0132	0.0111	8.0000e-005		1.0100e-003	1.0100e-003		1.0100e-003	1.0100e-003						
Total		1.4600e-003	0.0132	0.0111	8.0000e-005		1.0100e-003	1.0100e-003		1.0100e-003	1.0100e-003						

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6760	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Unmitigated	0.6760	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0768					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.5989					0.0000	0.0000		0.0000	0.0000						
Landscaping	2.8000e-004	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Total	0.6760	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

Cheval Blanc - Existing Uses (Buildout Year) - South Coast Air Basin, Winter

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

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	0.0768					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.5989					0.0000	0.0000		0.0000	0.0000						
Landscaping	2.8000e-004	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Total	0.6760	3.0000e-005	3.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Cheval Blanc - Construction and Operations
South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	178.00	Space	1.60	71,200.00	0
Health Club	36.78	1000sqft	0.84	36,783.00	0
Hotel	115.00	Room	3.83	134,096.00	0
Quality Restaurant	25.09	1000sqft	0.58	25,094.00	0
Strip Mall	24.98	1000sqft	0.57	24,976.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	364	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

- Project Characteristics - SoCal Edison 2019 Sustainability Report - Interpolated for Year 2026
- Land Use - Adjusted square footage of hotel to match plans
- Construction Phase - See construction assumptions
- Off-road Equipment - see assumptions
- Off-road Equipment - see construction assumptions
- Off-road Equipment - see construction assumptions
- Off-road Equipment - see construction assumptions
- Off-road Equipment - see construction assumptions
- Off-road Equipment -
- Off-road Equipment -
- Off-road Equipment -
- Off-road Equipment - see construction assumptions
- Trips and VMT - see assumptions
- Demolition -
- Grading - see construction assumptions
- Architectural Coating -
- Vehicle Trips - see trip generation
- Vehicle Emission Factors -
- Vehicle Emission Factors -
- Vehicle Emission Factors -
- Area Coating -
- Energy Use - see GHG parameters
- Construction Off-road Equipment Mitigation -
- Mobile Land Use Mitigation - 521 daily employee trips. Assumes 2.1 trips per employee = 248 employees. 248 employees / 1.28 acres = 194 jobs/acre
- Energy Mitigation -
- Water Mitigation -
- Waste Mitigation - Beverly Hills Waste Diversion Rate
- Fleet Mix -
- Stationary Sources - Emergency Generators and Fire Pumps -

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	20.00	32.00
tblConstructionPhase	NumDays	230.00	109.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	20.00	82.00
tblConstructionPhase	NumDays	230.00	49.00
tblConstructionPhase	NumDays	230.00	544.00
tblConstructionPhase	NumDays	20.00	132.00
tblConstructionPhase	NumDays	20.00	66.00
tblGrading	AcresOfGrading	0.00	41.00
tblGrading	MaterialExported	0.00	34,564.00
tblGrading	MaterialExported	0.00	90,356.00
tblLandUse	LandUseSquareFeet	36,780.00	36,783.00
tblLandUse	LandUseSquareFeet	166,980.00	134,096.00
tblLandUse	LandUseSquareFeet	25,090.00	25,094.00
tblLandUse	LandUseSquareFeet	24,980.00	24,976.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	364
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter

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

tblTripsAndVMT	HaulingTripNumber	135.00	0.00
tblTripsAndVMT	HaulingTripNumber	4,321.00	0.00
tblTripsAndVMT	HaulingTripNumber	124.00	0.00
tblTripsAndVMT	HaulingTripNumber	11,295.00	0.00
tblTripsAndVMT	VendorTripLength	6.90	40.00
tblTripsAndVMT	VendorTripLength	6.90	40.00
tblTripsAndVMT	VendorTripLength	6.90	40.00
tblTripsAndVMT	VendorTripLength	6.90	40.00
tblTripsAndVMT	VendorTripNumber	0.00	60.00
tblTripsAndVMT	VendorTripNumber	0.00	120.00
tblTripsAndVMT	VendorTripNumber	48.00	100.00
tblTripsAndVMT	VendorTripNumber	0.00	60.00
tblTripsAndVMT	VendorTripNumber	0.00	120.00
tblTripsAndVMT	VendorTripNumber	48.00	100.00
tblTripsAndVMT	VendorTripNumber	48.00	50.00
tblTripsAndVMT	VendorTripNumber	0.00	20.00
tblTripsAndVMT	VendorTripNumber	0.00	20.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripNumber	18.00	50.00
tblTripsAndVMT	WorkerTripNumber	25.00	136.00
tblTripsAndVMT	WorkerTripNumber	120.00	200.00
tblTripsAndVMT	WorkerTripNumber	18.00	50.00
tblTripsAndVMT	WorkerTripNumber	25.00	136.00
tblTripsAndVMT	WorkerTripNumber	120.00	200.00
tblTripsAndVMT	WorkerTripNumber	120.00	650.00
tblTripsAndVMT	WorkerTripNumber	24.00	300.00
tblTripsAndVMT	WorkerTripNumber	10.00	50.00
tblVehicleTrips	ST_TR	20.87	6.34
tblVehicleTrips	ST_TR	8.19	8.38
tblVehicleTrips	ST_TR	90.04	87.96
tblVehicleTrips	ST_TR	42.04	35.81
tblVehicleTrips	SU_TR	26.73	8.12
tblVehicleTrips	SU_TR	5.95	6.09
tblVehicleTrips	SU_TR	71.97	67.26
tblVehicleTrips	SU_TR	20.43	17.40
tblVehicleTrips	WD_TR	32.93	10.00
tblVehicleTrips	WD_TR	44.32	37.76

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter

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

Year	lb/day										lb/day					
2022	4.0365	63.9434	38.6662	0.2164	5.8362	1.4718	7.3079	1.5709	1.3902	2.9610						
2023	5.8329	74.7302	65.4937	0.2822	9.2090	1.9809	11.1899	2.3872	1.8787	4.2659						
2024	3.9078	19.0175	39.8216	0.1019	7.5856	0.7319	8.3175	2.0190	0.7017	2.7207						
2025	21.4441	28.8694	60.6270	0.1555	11.7538	1.1252	12.8790	3.1303	1.0691	4.1993						
Maximum	21.4441	74.7302	65.4937	0.2822	11.7538	1.9809	12.8790	3.1303	1.8787	4.2659						

Mitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
2022	4.0365	63.9434	38.6662	0.2164	5.7617	1.4718	7.2334	1.5596	1.3902	2.9498						
2023	5.8329	74.7302	65.4937	0.2822	8.8096	1.9809	10.7905	2.3407	1.8787	4.2195						
2024	3.9078	19.0175	39.8216	0.1019	7.5856	0.7319	8.3175	2.0190	0.7017	2.7207						
2025	21.4441	28.8694	60.6270	0.1555	11.7538	1.1252	12.8790	3.1303	1.0691	4.1993						
Maximum	21.4441	74.7302	65.4937	0.2822	11.7538	1.9809	12.8790	3.1303	1.8787	4.2195						

	ROG	NOx	CO	SO2	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	1.38	0.00	1.19	0.63	0.00	0.41	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Area	4.9702	3.5000e-004	0.0387	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004						
Energy	0.2857	2.5974	2.1818	0.0156		0.1974	0.1974		0.1974	0.1974						
Mobile	8.8768	8.4067	73.5422	0.1470	16.9034	0.1121	17.0155	4.5044	0.1042	4.6086						
Stationary	0.2462	0.6880	0.6277	1.1800e-003		0.0362	0.0362		0.0362	0.0362						
Total	14.3788	11.6924	76.3903	0.1638	16.9034	0.3458	17.2492	4.5044	0.3379	4.8424						

Mitigated Operational

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.9702	3.5000e-004	0.0387	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004						
Energy	0.2857	2.5974	2.1818	0.0156		0.1974	0.1974		0.1974	0.1974						
Mobile	6.5422	4.5909	39.0741	0.0529	5.6204	0.0480	5.6684	1.4977	0.0445	1.5423						
Stationary	0.2462	0.6880	0.6277	1.1800e-003		0.0362	0.0362		0.0362	0.0362						
Total	12.0442	7.8766	41.9222	0.0696	5.6204	0.2818	5.9021	1.4977	0.2783	1.7760						

	ROG	NOx	CO	SO2	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	16.24	32.63	45.12	57.49	66.75	18.53	65.78	66.75	17.65	63.32	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Phase 1 - Demolition	Demolition	11/1/2022	11/30/2022	5	22	
2	Phase 1 - Grading	Grading	12/1/2022	1/15/2023	5	32	
3	Phase 1 - Building Construction	Building Construction	1/16/2023	6/15/2023	5	109	
4	Phase 2 - Demolition	Demolition	5/1/2023	5/31/2023	5	23	
5	Phase 2 - Excavation	Grading	6/1/2023	9/23/2023	5	82	
6	Phase 2 - Garage Construction	Building Construction	9/24/2023	11/30/2023	5	49	
7	Phase 2 - Hotel Construction	Building Construction	12/1/2023	12/31/2025	5	544	
8	Architectural Coatings	Architectural Coating	7/1/2025	12/31/2025	5	132	
9	Paving	Paving	10/1/2025	12/31/2025	5	66	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 1.6

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 331,424; Non-Residential Outdoor: 110,475; Striped Parking Area: 4,272

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Phase 1 - Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Phase 1 - Demolition	Excavators	2	8.00	158	0.38
Phase 1 - Demolition	Paving Equipment	2	8.00	132	0.38
Phase 1 - Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Phase 1 - Demolition	Rubber Tired Loaders	1	8.00	203	0.38
Phase 1 - Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Phase 1 - Grading	Bore/Drill Rigs	2	8.00	221	0.50
Phase 1 - Grading	Cranes	2	8.00	231	0.29
Phase 1 - Grading	Excavators	2	8.00	158	0.38
Phase 1 - Grading	Graders	0	8.00	187	0.41
Phase 1 - Grading	Pumps	2	8.00	84	0.74

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter

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

Phase 1 - Grading	Rubber Tired Dozers	0	8.00	247	0.40
Phase 1 - Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Phase 1 - Building Construction	Aerial Lifts	2	8.00	63	0.31
Phase 1 - Building Construction	Cranes	1	8.00	231	0.29
Phase 1 - Building Construction	Forklifts	0	8.00	89	0.20
Phase 1 - Building Construction	Generator Sets	0	8.00	84	0.74
Phase 1 - Building Construction	Pumps	2	8.00	84	0.74
Phase 1 - Building Construction	Rough Terrain Forklifts	1	8.00	100	0.40
Phase 1 - Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Phase 1 - Building Construction	Welders	1	8.00	46	0.45
Phase 2 - Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Phase 2 - Demolition	Excavators	2	8.00	158	0.38
Phase 2 - Demolition	Paving Equipment	2	8.00	132	0.36
Phase 2 - Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Phase 2 - Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Phase 2 - Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Phase 2 - Excavation	Bore/Drill Rigs	2	8.00	221	0.50
Phase 2 - Excavation	Cranes	2	8.00	231	0.29
Phase 2 - Excavation	Excavators	2	8.00	158	0.38
Phase 2 - Excavation	Graders	0	8.00	187	0.41
Phase 2 - Excavation	Pumps	2	8.00	84	0.74
Phase 2 - Excavation	Rubber Tired Dozers	0	8.00	247	0.40
Phase 2 - Excavation	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Phase 2 - Garage Construction	Aerial Lifts	2	8.00	63	0.31
Phase 2 - Garage Construction	Cranes	1	8.00	231	0.29
Phase 2 - Garage Construction	Forklifts	0	8.00	89	0.20
Phase 2 - Garage Construction	Generator Sets	0	8.00	84	0.74
Phase 2 - Garage Construction	Pumps	2	8.00	84	0.74
Phase 2 - Garage Construction	Rough Terrain Forklifts	1	8.00	100	0.40
Phase 2 - Garage Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Phase 2 - Garage Construction	Welders	1	8.00	46	0.45
Phase 2 - Hotel Construction	Aerial Lifts	2	8.00	63	0.31
Phase 2 - Hotel Construction	Air Compressors	1	8.00	78	0.48
Phase 2 - Hotel Construction	Concrete/Industrial Saws	1	8.00	81	0.73
Phase 2 - Hotel Construction	Cranes	1	8.00	231	0.29
Phase 2 - Hotel Construction	Forklifts	2	8.00	89	0.20
Phase 2 - Hotel Construction	Generator Sets	1	8.00	84	0.74
Phase 2 - Hotel Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Phase 2 - Hotel Construction	Welders	1	8.00	46	0.45
Architectural Coatings	Aerial Lifts	1	8.00	63	0.31
Architectural Coatings	Air Compressors	2	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	0	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Trenchers	1	8.00	78	0.50

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
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Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter

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

Phase 1 - Demolition	7	50.00	60.00	0.00	14.70	40.00	20.00	LD_Mix	HHDT	HHDT
Phase 1 - Grading	10	136.00	120.00	0.00	14.70	40.00	20.00	LD_Mix	HHDT	HHDT
Phase 1 - Building	9	200.00	100.00	0.00	14.70	6.90	20.00	LD_Mix	HHDT	HHDT
Phase 2 - Demolition	7	50.00	60.00	0.00	14.70	40.00	20.00	LD_Mix	HHDT	HHDT
Phase 2 - Excavation	10	136.00	120.00	0.00	14.70	40.00	20.00	LD_Mix	HHDT	HHDT
Phase 2 - Garage	9	200.00	100.00	0.00	14.70	6.90	20.00	LD_Mix	HHDT	HHDT
Phase 2 - Hotel	10	650.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coatings	3	300.00	20.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	4	50.00	20.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Phase 1 - Demolition - 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					1.3256	0.0000	1.3256	0.2007	0.0000	0.2007						
Off-Road	1.5751	14.5311	19.0361	0.0341		0.6831	0.6831		0.6405	0.6405						
Total	1.5751	14.5311	19.0361	0.0341	1.3256	0.6831	2.0087	0.2007	0.6405	0.8412						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.4559	18.9198	3.8288	0.0716	2.0969	0.1531	2.2501	0.5746	0.1465	0.7211						
Worker	0.1810	0.1321	1.7249	4.7700e-003	0.5589	3.3500e-003	0.5622	0.1482	3.0800e-003	0.1513						
Total	0.6370	19.0520	5.5537	0.0764	2.6558	0.1565	2.8123	0.7228	0.1496	0.8724						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5170	0.0000	0.5170	0.0783	0.0000	0.0783						
Off-Road	1.5751	14.5311	19.0361	0.0341		0.6831	0.6831		0.6405	0.6405						

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter

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

Total	1.5751	14.5311	19.0361	0.0341	0.5170	0.6831	1.2001	0.0783	0.6405	0.7188						
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Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.4559	18.9198	3.8288	0.0716	2.0969	0.1531	2.2501	0.5746	0.1465	0.7211						
Worker	0.1810	0.1321	1.7249	4.7700e-003	0.5589	3.3500e-003	0.5622	0.1482	3.0800e-003	0.1513						
Total	0.6370	19.0520	5.5537	0.0764	2.6558	0.1565	2.8123	0.7228	0.1496	0.8724						

3.3 Phase 1 - Grading - 2022

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Fugitive Dust					0.1222	0.0000	0.1222	0.0185	0.0000	0.0185						
Off-Road	2.6323	25.7443	26.3168	0.0601		1.1564	1.1564		1.0888	1.0888						
Total	2.6323	25.7443	26.3168	0.0601	0.1222	1.1564	1.2785	0.0185	1.0888	1.1073						

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.9118	37.6397	7.6576	0.1433	4.1939	0.3063	4.5001	1.1492	0.2930	1.4422						
Worker	0.4924	0.3594	4.6918	0.0130	1.5202	9.1000e-003	1.5293	0.4032	8.3800e-003	0.4115						
Total	1.4042	38.1991	12.3493	0.1562	5.7140	0.3154	6.0294	1.5524	0.3014	1.8538						

Mitigated Construction On-Site

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0476	0.0000	0.0476	7.2100e-003	0.0000	7.2100e-003						
Off-Road	2.6323	25.7443	26.3168	0.0601		1.1564	1.1564		1.0888	1.0888						
Total	2.6323	25.7443	26.3168	0.0601	0.0476	1.1564	1.2040	7.2100e-003	1.0888	1.0960						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.9118	37.8397	7.6576	0.1433	4.1939	0.3063	4.5001	1.1492	0.2930	1.4422						
Worker	0.4924	0.3594	4.6918	0.0130	1.5202	9.1000e-003	1.5293	0.4032	8.3800e-003	0.4115						
Total	1.4042	38.1991	12.3493	0.1562	5.7140	0.3154	6.0294	1.5524	0.3014	1.8538						

3.3 Phase 1 - Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1222	0.0000	0.1222	0.0185	0.0000	0.0185						
Off-Road	2.4688	23.3845	26.1633	0.0602		1.0237	1.0237		0.9634	0.9634						
Total	2.4688	23.3845	26.1633	0.0602	0.1222	1.0237	1.1458	0.0185	0.9634	0.9819						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.3660	28.6052	6.5806	0.1349	4.1938	0.2063	4.4001	1.1492	0.1974	1.3466						
Worker	0.4581	0.3178	4.3226	0.0126	1.5202	8.5700e-003	1.5287	0.4032	7.8900e-003	0.4110						
Total	0.8241	28.9231	10.9032	0.1475	5.7140	0.2149	5.9289	1.5523	0.2053	1.7576						

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0476	0.0000	0.0476	7.2100e-003	0.0000	7.2100e-003						
Off-Road	2.4688	23.3845	26.1633	0.0602		1.0237	1.0237		0.9634	0.9634						
Total	2.4688	23.3845	26.1633	0.0602	0.0476	1.0237	1.0713	7.2100e-003	0.9634	0.9706						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.3660	28.6052	6.5806	0.1349	4.1938	0.2063	4.4001	1.1492	0.1974	1.3466						
Worker	0.4581	0.3178	4.3226	0.0126	1.5202	8.5700e-003	1.5287	0.4032	7.8900e-003	0.4110						
Total	0.8241	28.9231	10.9032	0.1475	5.7140	0.2149	5.9289	1.5523	0.2053	1.7576						

3.4 Phase 1 - Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7392	16.2790	19.8969	0.0345		0.6992	0.6992		0.6692	0.6692						
Total	1.7392	16.2790	19.8969	0.0345		0.6992	0.6992		0.6692	0.6692						

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						

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter

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

Vendor	0.1272	5.6762	2.1736	0.0215	0.6046	0.0307	0.6353	0.1658	0.0293	0.1952						
Worker	0.6737	0.4674	6.3568	0.0185	2.2355	0.0126	2.2481	0.5929	0.0116	0.6045						
Total	0.8008	6.1436	8.5304	0.0400	2.8402	0.0433	2.8834	0.7587	0.0409	0.7996						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7392	16.2790	19.8969	0.0345		0.6992	0.6992		0.6692	0.6692						
Total	1.7392	16.2790	19.8969	0.0345		0.6992	0.6992		0.6692	0.6692						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1272	5.6762	2.1736	0.0215	0.6046	0.0307	0.6353	0.1658	0.0293	0.1952						
Worker	0.6737	0.4674	6.3568	0.0185	2.2355	0.0126	2.2481	0.5929	0.0116	0.6045						
Total	0.8008	6.1436	8.5304	0.0400	2.8402	0.0433	2.8834	0.7587	0.0409	0.7996						

3.5 Phase 2 - Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.1624	0.0000	1.1624	0.1760	0.0000	0.1760						
Off-Road	1.4744	13.0777	19.0275	0.0341		0.6005	0.6005		0.5627	0.5627						
Total	1.4744	13.0777	19.0275	0.0341	1.1624	0.6005	1.7629	0.1760	0.5627	0.7387						

Unmitigated Construction Off-Site

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1830	14.3026	3.2903	0.0675	2.0969	0.1031	2.2001	0.5746	0.0987	0.6733						
Worker	0.1684	0.1169	1.5892	4.6200e-003	0.5589	3.1500e-003	0.5620	0.1482	2.9000e-003	0.1511						
Total	0.3514	14.4195	4.8795	0.0721	2.6558	0.1063	2.7621	0.7228	0.1016	0.8244						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.4533	0.0000	0.4533	0.0686	0.0000	0.0686						
Off-Road	1.4744	13.0777	19.0275	0.0341		0.6005	0.6005		0.5627	0.5627						
Total	1.4744	13.0777	19.0275	0.0341	0.4533	0.6005	1.0538	0.0686	0.5627	0.6314						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1830	14.3026	3.2903	0.0675	2.0969	0.1031	2.2001	0.5746	0.0987	0.6733						
Worker	0.1684	0.1169	1.5892	4.6200e-003	0.5589	3.1500e-003	0.5620	0.1482	2.9000e-003	0.1511						
Total	0.3514	14.4195	4.8795	0.0721	2.6558	0.1063	2.7621	0.7228	0.1016	0.8244						

3.6 Phase 2 - Excavation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6549	0.0000	0.6549	0.0761	0.0000	0.0761						
Off-Road	2.4688	23.3845	26.1633	0.0602		1.0237	1.0237		0.9634	0.9634						
Total	2.4688	23.3845	26.1633	0.0602	0.6549	1.0237	1.6785	0.0761	0.9634	1.0395						

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.3660	28.6052	6.5806	0.1349	4.1938	0.2063	4.4001	1.1492	0.1974	1.3466						
Worker	0.4581	0.3178	4.3226	0.0126	1.5202	8.5700e-003	1.5287	0.4032	7.8900e-003	0.4110						
Total	0.8241	28.9231	10.9032	0.1475	5.7140	0.2149	5.9289	1.5523	0.2053	1.7576						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2554	0.0000	0.2554	0.0297	0.0000	0.0297						
Off-Road	2.4688	23.3845	26.1633	0.0602		1.0237	1.0237		0.9634	0.9634						
Total	2.4688	23.3845	26.1633	0.0602	0.2554	1.0237	1.2791	0.0297	0.9634	0.9930						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.3660	28.6052	6.5806	0.1349	4.1938	0.2063	4.4001	1.1492	0.1974	1.3466						
Worker	0.4581	0.3178	4.3226	0.0126	1.5202	8.5700e-003	1.5287	0.4032	7.8900e-003	0.4110						
Total	0.8241	28.9231	10.9032	0.1475	5.7140	0.2149	5.9289	1.5523	0.2053	1.7576						

3.7 Phase 2 - Garage Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter

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

Category	lb/day										lb/day						
Off-Road	1.7392	16.2790	19.8969	0.0345		0.6992	0.6992		0.6692	0.6692							
Total	1.7392	16.2790	19.8969	0.0345		0.6992	0.6992		0.6692	0.6692							

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1272	5.6762	2.1736	0.0215	0.6046	0.0307	0.6353	0.1658	0.0293	0.1952						
Worker	0.6737	0.4674	6.3568	0.0185	2.2355	0.0126	2.2481	0.5929	0.0116	0.6045						
Total	0.8008	6.1436	8.5304	0.0400	2.8402	0.0433	2.8834	0.7587	0.0409	0.7996						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7392	16.2790	19.8969	0.0345		0.6992	0.6992		0.6692	0.6692						
Total	1.7392	16.2790	19.8969	0.0345		0.6992	0.6992		0.6692	0.6692						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1272	5.6762	2.1736	0.0215	0.6046	0.0307	0.6353	0.1658	0.0293	0.1952						
Worker	0.6737	0.4674	6.3568	0.0185	2.2355	0.0126	2.2481	0.5929	0.0116	0.6045						
Total	0.8008	6.1436	8.5304	0.0400	2.8402	0.0433	2.8834	0.7587	0.0409	0.7996						

3.8 Phase 2 - Hotel Construction - 2023

Unmitigated Construction On-Site

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9267	16.7947	19.9588	0.0347		0.7783	0.7783		0.7485	0.7485						
Total	1.9267	16.7947	19.9588	0.0347		0.7783	0.7783		0.7485	0.7485						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0516	1.9160	0.7246	9.1200e-003	0.3201	0.0102	0.3303	0.0922	9.7300e-003	0.1019						
Worker	2.1894	1.5190	20.6594	0.0600	7.2655	0.0410	7.3064	1.9268	0.0377	1.9645						
Total	2.2410	3.4350	21.3841	0.0691	7.5856	0.0511	7.6367	2.0190	0.0474	2.0664						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9267	16.7947	19.9588	0.0347		0.7783	0.7783		0.7485	0.7485						
Total	1.9267	16.7947	19.9588	0.0347		0.7783	0.7783		0.7485	0.7485						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0516	1.9160	0.7246	9.1200e-003	0.3201	0.0102	0.3303	0.0922	9.7300e-003	0.1019						
Worker	2.1894	1.5190	20.6594	0.0600	7.2655	0.0410	7.3064	1.9268	0.0377	1.9645						
Total	2.2410	3.4350	21.3841	0.0691	7.5856	0.0511	7.6367	2.0190	0.0474	2.0664						

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.8 Phase 2 - Hotel Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8081	15.7368	19.8656	0.0347		0.6825	0.6825		0.6559	0.6559						
Total	1.8081	15.7368	19.8656	0.0347		0.6825	0.6825		0.6559	0.6559						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0502	1.9242	0.7128	8.9800e-003	0.3201	0.0102	0.3303	0.0922	9.7700e-003	0.1019						
Worker	2.0496	1.3565	19.2431	0.0583	7.2655	0.0392	7.3046	1.9268	0.0360	1.9629						
Total	2.0997	3.2807	19.9560	0.0672	7.5856	0.0494	7.6350	2.0190	0.0458	2.0648						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8081	15.7368	19.8656	0.0347		0.6825	0.6825		0.6559	0.6559						
Total	1.8081	15.7368	19.8656	0.0347		0.6825	0.6825		0.6559	0.6559						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0502	1.9242	0.7128	8.9800e-003	0.3201	0.0102	0.3303	0.0922	9.7700e-003	0.1019						

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter

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

Worker	2.0496	1.3565	19.2431	0.0583	7.2655	0.0392	7.3046	1.9268	0.0360	1.9629						
Total	2.0997	3.2807	19.9560	0.0672	7.5856	0.0494	7.6350	2.0190	0.0458	2.0648						

3.8 Phase 2 - Hotel Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6959	14.7150	19.7838	0.0347		0.5920	0.5920		0.5684	0.5684						
Total	1.6959	14.7150	19.7838	0.0347		0.5920	0.5920		0.5684	0.5684						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0489	1.9157	0.7024	8.8100e-003	0.3201	0.0103	0.3304	0.0922	9.8200e-003	0.1020						
Worker	1.9248	1.2191	17.9396	0.0563	7.2655	0.0373	7.3027	1.9268	0.0343	1.9611						
Total	1.9737	3.1348	18.6420	0.0651	7.5856	0.0475	7.6331	2.0190	0.0441	2.0631						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6959	14.7150	19.7838	0.0347		0.5920	0.5920		0.5684	0.5684						
Total	1.6959	14.7150	19.7838	0.0347		0.5920	0.5920		0.5684	0.5684						

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

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter

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

Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0488	1.9157	0.7024	8.8100e-003	0.3201	0.0103	0.3304	0.0822	8.8200e-003	0.1020							
Worker	1.9248	1.2191	17.9396	0.0563	7.2655	0.0373	7.3027	1.9268	0.0343	1.9611							
Total	1.9737	3.1348	18.6420	0.0651	7.5856	0.0475	7.6331	2.0190	0.0441	2.0631							

3.9 Architectural Coatings - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	15.6667					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.3758	2.8114	4.7093	7.6200e-003		0.1119	0.1119		0.1112	0.1112						
Total	16.0424	2.8114	4.7093	7.6200e-003		0.1119	0.1119		0.1112	0.1112						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0196	0.7663	0.2809	3.5200e-003	0.1280	4.1000e-003	0.1322	0.0369	3.9300e-003	0.0408						
Worker	0.8883	0.5627	8.2798	0.0260	3.3533	0.0172	3.3705	0.8893	0.0158	0.9051						
Total	0.9079	1.3289	8.5608	0.0295	3.4813	0.0213	3.5027	0.9262	0.0198	0.9459						

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	15.6667					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.3758	2.8114	4.7093	7.6200e-003		0.1119	0.1119		0.1112	0.1112						
Total	16.0424	2.8114	4.7093	7.6200e-003		0.1119	0.1119		0.1112	0.1112						

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0196	0.7663	0.2809	3.5200e-003	0.1280	4.1000e-003	0.1322	0.0369	3.9300e-003	0.0408						
Worker	0.8883	0.5627	8.2798	0.0260	3.3533	0.0172	3.3705	0.8893	0.0158	0.9051						
Total	0.9079	1.3289	8.5608	0.0295	3.4813	0.0213	3.5027	0.9262	0.0198	0.9459						

3.10 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6565	6.0192	7.2702	0.0108		0.3455	0.3455		0.3190	0.3190						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.6565	6.0192	7.2702	0.0108		0.3455	0.3455		0.3190	0.3190						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0196	0.7663	0.2809	3.5200e-003	0.1280	4.1000e-003	0.1322	0.0369	3.9300e-003	0.0408						
Worker	0.1481	0.0938	1.3800	4.3300e-003	0.5589	2.8700e-003	0.5618	0.1482	2.6400e-003	0.1509						
Total	0.1676	0.8601	1.6609	7.8500e-003	0.6869	6.9700e-003	0.6939	0.1851	6.5700e-003	0.1917						

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					

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter

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

Off-Road	0.6565	6.0192	7.2702	0.0108		0.3455	0.3455		0.3190	0.3190						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.6565	6.0192	7.2702	0.0108		0.3455	0.3455		0.3190	0.3190						

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day											lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0196	0.7663	0.2809	3.5200e-003	0.1280	4.1000e-003	0.1322	0.0369	3.9300e-003	0.0408						
Worker	0.1481	0.0938	1.3800	4.3300e-003	0.5589	2.8700e-003	0.5618	0.1482	2.6400e-003	0.1509						
Total	0.1676	0.8601	1.6609	7.8500e-003	0.6869	6.9700e-003	0.6939	0.1851	6.5700e-003	0.1917						

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

- Increase Density
- Increase Diversity
- Improve Walkability Design
- Increase Transit Accessibility
- Improve Pedestrian Network
- Provide Traffic Calming Measures

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day											lb/day					
Mitigated	6.5422	4.5909	39.0741	0.0529	5.6204	0.0480	5.6684	1.4977	0.0445	1.5423						
Unmitigated	8.8788	8.4067	73.5422	0.1470	16.9034	0.1121	17.0155	4.5044	0.1042	4.6086						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Health Club	367.80	233.19	298.65	724.383	240.857
Hotel	961.40	963.70	700.35	2,205,862	733,449
Quality Restaurant	2,103.55	2,206.92	1,687.55	2,931,094	974,589
Strip Mall	943.24	894.53	434.65	1,643,138	546,343
Total	4,375.99	4,298.34	3,121.21	7,504,477	2,495,239

4.3 Trip Type Information

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter

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

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Health Club	16.60	8.40	6.90	16.90	64.10	19.00	52	39	9
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
Health Club	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
Hotel	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
Quality Restaurant	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
Strip Mall	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.2857	2.5974	2.1818	0.0156		0.1974	0.1974		0.1974	0.1974						
NaturalGas Unmitigated	0.2857	2.5974	2.1818	0.0156		0.1974	0.1974		0.1974	0.1974						

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	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
	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Health Club	1809.93	0.0195	0.1774	0.1491	1.0600e-003		0.0135	0.0135		0.0135	0.0135						
Hotel	8736.45	0.0942	0.8565	0.7195	5.1400e-003		0.0651	0.0651		0.0651	0.0651						
Quality Restaurant	15835.3	0.1708	1.5525	1.3041	9.3100e-003		0.1180	0.1180		0.1180	0.1180						
Strip Mall	111.537	1.2000e-003	0.0109	9.1900e-003	7.0000e-005		8.3000e-004	8.3000e-004		8.3000e-004	8.3000e-004						
Total		0.2857	2.5974	2.1818	0.0156		0.1974	0.1974		0.1974	0.1974						

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Health Club	1.80993	0.0195	0.1774	0.1491	1.0600e-003		0.0135	0.0135		0.0135	0.0135						
Hotel	8.73645	0.0942	0.8565	0.7195	5.1400e-003		0.0651	0.0651		0.0651	0.0651						
Quality Restaurant	15.8353	0.1708	1.5525	1.3041	9.3100e-003		0.1180	0.1180		0.1180	0.1180						
Strip Mall	0.111537	1.2000e-003	0.0109	9.1900e-003	7.0000e-005		8.3000e-004	8.3000e-004		8.3000e-004	8.3000e-004						
Total		0.2857	2.5974	2.1818	0.0156		0.1974	0.1974		0.1974	0.1974						

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.9702	3.5000e-004	0.0387	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004						
Unmitigated	4.9702	3.5000e-004	0.0387	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004						

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.5666					0.0000	0.0000		0.0000	0.0000						
Consumer Products	4.4000					0.0000	0.0000		0.0000	0.0000						
Landscaping	3.9600e-003	3.5000e-004	0.0387	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004						
Total	4.9702	3.5000e-004	0.0387	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004						

Mitigated

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.5666					0.0000	0.0000		0.0000	0.0000						
Consumer Products	4.4000					0.0000	0.0000		0.0000	0.0000						
Landscaping	3.5600e-003	3.5000e-004	0.0387	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004						
Total	4.9702	3.5000e-004	0.0387	0.0000		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004						

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.5	12	300	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency	0.2462	0.6880	0.6277	1.1800e-003		0.0362	0.0362		0.0362	0.0362						
Total	0.2462	0.6880	0.6277	1.1800e-003		0.0362	0.0362		0.0362	0.0362						

11.0 Vegetation

Cheval Blanc - Construction and Operations - South Coast Air Basin, Winter

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

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

Cheval Blanc - Construction Onsite
South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	178.00	Space	1.60	71,200.00	0
Health Club	36.78	1000sqft	0.84	36,783.00	0
Hotel	115.00	Room	3.83	134,096.00	0
Quality Restaurant	25.09	1000sqft	0.58	25,094.00	0
Strip Mall	24.98	1000sqft	0.57	24,976.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	364	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

- Project Characteristics - SoCal Edison 2019 Sustainability Report - Interpolated for Year 2026
- Land Use - Adjusted square footage of hotel to match plans
- Construction Phase - See construction assumptions
- Off-road Equipment - see assumptions
- Off-road Equipment - see construction assumptions
- Off-road Equipment - see construction assumptions
- Off-road Equipment - see construction assumptions
- Off-road Equipment - see construction assumptions
- Off-road Equipment -
- Off-road Equipment -
- Off-road Equipment -
- Off-road Equipment - see construction assumptions
- Trips and VMT - see assumptions
- Demolition -
- Grading - see construction assumptions
- Architectural Coating -
- Vehicle Trips - see trip generation
- Area Coating -
- Energy Use - see GHG parameters
- Construction Off-road Equipment Mitigation -
- Mobile Land Use Mitigation - 521 daily employee trips. Assumes 2.1 trips per employee = 248 employees. 248 employees / 1.28 acres = 194 jobs/acre
- Energy Mitigation -
- Water Mitigation -
- Waste Mitigation - LA County Waste Diversion Rate
- Stationary Sources - Emergency Generators and Fire Pumps -
- Fleet Mix -
- Vehicle Emission Factors -
- Vehicle Emission Factors -
- Vehicle Emission Factors -

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	20.00	32.00
tblConstructionPhase	NumDays	230.00	109.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	20.00	82.00
tblConstructionPhase	NumDays	230.00	49.00
tblConstructionPhase	NumDays	230.00	544.00
tblConstructionPhase	NumDays	20.00	132.00
tblConstructionPhase	NumDays	20.00	66.00
tblEnergyUse	T24E	3.50	0.41
tblEnergyUse	T24E	2.01	2.25
tblEnergyUse	T24E	2.28	2.55
tblEnergyUse	T24E	7.24	8.11
tblEnergyUse	T24E	3.58	4.01
tblEnergyUse	T24NG	13.51	13.65
tblEnergyUse	T24NG	19.72	19.92
tblEnergyUse	T24NG	42.55	42.98
tblEnergyUse	T24NG	1.14	1.15
tblGrading	AcresOfGrading	0.00	41.00
tblGrading	MaterialExported	0.00	34,564.00
tblGrading	MaterialExported	0.00	90,356.00
tblLandUse	LandUseSquareFeet	36,780.00	36,783.00
tblLandUse	LandUseSquareFeet	166,980.00	134,096.00
tblLandUse	LandUseSquareFeet	25,090.00	25,094.00
tblLandUse	LandUseSquareFeet	24,980.00	24,976.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	364
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblTripsAndVMT	HaulingTripLength	20.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	0.00
tblTripsAndVMT	HaulingTripNumber	135.00	0.00
tblTripsAndVMT	HaulingTripNumber	4,321.00	0.00
tblTripsAndVMT	HaulingTripNumber	124.00	0.00
tblTripsAndVMT	HaulingTripNumber	11,295.00	0.00
tblTripsAndVMT	VendorTripLength	6.90	0.00
tblTripsAndVMT	VendorTripLength	6.90	0.00
tblTripsAndVMT	VendorTripLength	6.90	0.00
tblTripsAndVMT	VendorTripLength	6.90	0.00
tblTripsAndVMT	VendorTripLength	6.90	0.00
tblTripsAndVMT	VendorTripLength	6.90	0.00
tblTripsAndVMT	VendorTripLength	6.90	0.00
tblTripsAndVMT	VendorTripLength	6.90	0.00
tblTripsAndVMT	VendorTripLength	6.90	0.00
tblTripsAndVMT	VendorTripLength	6.90	0.00
tblTripsAndVMT	VendorTripNumber	0.00	60.00
tblTripsAndVMT	VendorTripNumber	0.00	120.00
tblTripsAndVMT	VendorTripNumber	48.00	100.00
tblTripsAndVMT	VendorTripNumber	0.00	60.00
tblTripsAndVMT	VendorTripNumber	0.00	120.00
tblTripsAndVMT	VendorTripNumber	48.00	100.00
tblTripsAndVMT	VendorTripNumber	48.00	50.00
tblTripsAndVMT	VendorTripNumber	0.00	20.00
tblTripsAndVMT	VendorTripNumber	0.00	20.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripLength	14.70	0.00
tblTripsAndVMT	WorkerTripLength	14.70	0.00
tblTripsAndVMT	WorkerTripLength	14.70	0.00
tblTripsAndVMT	WorkerTripLength	14.70	0.00

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

tblTripsAndVMT	WorkerTripLength	14.70	0.00
tblTripsAndVMT	WorkerTripLength	14.70	0.00
tblTripsAndVMT	WorkerTripLength	14.70	0.00
tblTripsAndVMT	WorkerTripLength	14.70	0.00
tblTripsAndVMT	WorkerTripLength	14.70	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	50.00
tblTripsAndVMT	WorkerTripNumber	25.00	136.00
tblTripsAndVMT	WorkerTripNumber	120.00	200.00
tblTripsAndVMT	WorkerTripNumber	18.00	50.00
tblTripsAndVMT	WorkerTripNumber	25.00	136.00
tblTripsAndVMT	WorkerTripNumber	120.00	200.00
tblTripsAndVMT	WorkerTripNumber	120.00	650.00
tblTripsAndVMT	WorkerTripNumber	24.00	300.00
tblTripsAndVMT	WorkerTripNumber	10.00	50.00
tblVehicleTrips	ST_TR	20.87	6.34
tblVehicleTrips	ST_TR	8.19	8.38
tblVehicleTrips	ST_TR	90.04	87.96
tblVehicleTrips	ST_TR	42.04	35.81
tblVehicleTrips	SU_TR	26.73	8.12
tblVehicleTrips	SU_TR	5.95	6.09
tblVehicleTrips	SU_TR	71.97	67.26
tblVehicleTrips	SU_TR	20.43	17.40
tblVehicleTrips	WD_TR	32.93	10.00
tblVehicleTrips	WD_TR	44.32	37.76

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.9172	28.1554	28.7200	0.0636	1.3274	1.1590	2.0117	0.2014	1.0912	1.1112						
2023	4.8001	43.9819	51.0559	0.1010	1.1682	1.7270	2.4710	0.1782	1.6365	1.7157						
2024	2.5391	16.6071	23.5481	0.0366	7.7200e-003	0.6858	0.6935	3.0600e-003	0.6589	0.6620						
2025	19.4454	25.0021	37.3298	0.0561	0.0122	1.0542	1.0665	4.8500e-003	1.0031	1.0080						
Maximum	19.4454	43.9819	51.0559	0.1010	1.3274	1.7270	2.4710	0.2014	1.6365	1.7157						

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					

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

2022	2.9172	28.1554	28.7200	0.0636	0.5188	1.1590	1.2105	0.0789	1.0912	1.0999							
2023	4.8001	43.9819	51.0559	0.1010	0.4592	1.7270	1.9904	0.0709	1.6365	1.6692							
2024	2.5391	16.6071	23.5481	0.0366	7.7200e-003	0.6858	0.6935	3.0600e-003	0.6589	0.6620							
2025	19.4454	25.0021	37.3298	0.0561	0.0122	1.0542	1.0665	4.8500e-003	1.0031	1.0080							
Maximum	19.4454	43.9819	51.0559	0.1010	0.5188	1.7270	1.9904	0.0789	1.6365	1.6692							

	ROG	NOx	CO	SO2	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	60.33	0.00	20.53	59.30	0.00	1.28	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Phase 1 - Demolition	Demolition	11/1/2022	11/30/2022	5	22	
2	Phase 1 - Grading	Grading	12/1/2022	1/15/2023	5	32	
3	Phase 1 - Building Construction	Building Construction	1/16/2023	6/15/2023	5	109	
4	Phase 2 - Demolition	Demolition	5/1/2023	5/31/2023	5	23	
5	Phase 2 - Excavation	Grading	6/1/2023	9/23/2023	5	82	
6	Phase 2 - Garage Construction	Building Construction	9/24/2023	11/30/2023	5	49	
7	Phase 2 - Hotel Construction	Building Construction	12/1/2023	12/31/2025	5	544	
8	Architectural Coatings	Architectural Coating	7/1/2025	12/31/2025	5	132	
9	Paving	Paving	10/1/2025	12/31/2025	5	66	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 1.6

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 331,424; Non-Residential Outdoor: 110,475; Striped Parking Area: 4,272

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Phase 1 - Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Phase 1 - Demolition	Excavators	2	8.00	158	0.38
Phase 1 - Demolition	Paving Equipment	2	8.00	132	0.36
Phase 1 - Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Phase 1 - Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Phase 1 - Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Phase 1 - Grading	Bore/Drill Rigs	2	8.00	221	0.50
Phase 1 - Grading	Cranes	2	8.00	231	0.29
Phase 1 - Grading	Excavators	2	8.00	158	0.38
Phase 1 - Grading	Graders	0	8.00	187	0.41
Phase 1 - Grading	Pumps	2	8.00	84	0.74
Phase 1 - Grading	Rubber Tired Dozers	0	8.00	247	0.40
Phase 1 - Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Phase 1 - Building Construction	Aerial Lifts	2	8.00	63	0.31
Phase 1 - Building Construction	Cranes	1	8.00	231	0.28

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

Phase 1 - Building Construction	Forklifts	0	8.00	89	0.20
Phase 1 - Building Construction	Generator Sets	0	8.00	84	0.74
Phase 1 - Building Construction	Pumps	2	8.00	84	0.74
Phase 1 - Building Construction	Rough Terrain Forklifts	1	8.00	100	0.40
Phase 1 - Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Phase 1 - Building Construction	Welders	1	8.00	46	0.45
Phase 2 - Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Phase 2 - Demolition	Excavators	2	8.00	158	0.38
Phase 2 - Demolition	Paving Equipment	2	8.00	132	0.36
Phase 2 - Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Phase 2 - Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Phase 2 - Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Phase 2 - Excavation	Bore/Drill Rigs	2	8.00	221	0.50
Phase 2 - Excavation	Cranes	2	8.00	231	0.29
Phase 2 - Excavation	Excavators	2	8.00	158	0.38
Phase 2 - Excavation	Graders	0	8.00	187	0.41
Phase 2 - Excavation	Pumps	2	8.00	84	0.74
Phase 2 - Excavation	Rubber Tired Dozers	0	8.00	247	0.40
Phase 2 - Excavation	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Phase 2 - Garage Construction	Aerial Lifts	2	8.00	63	0.31
Phase 2 - Garage Construction	Cranes	1	8.00	231	0.29
Phase 2 - Garage Construction	Forklifts	0	8.00	89	0.20
Phase 2 - Garage Construction	Generator Sets	0	8.00	84	0.74
Phase 2 - Garage Construction	Pumps	2	8.00	84	0.74
Phase 2 - Garage Construction	Rough Terrain Forklifts	1	8.00	100	0.40
Phase 2 - Garage Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Phase 2 - Garage Construction	Welders	1	8.00	46	0.45
Phase 2 - Hotel Construction	Aerial Lifts	2	8.00	63	0.31
Phase 2 - Hotel Construction	Air Compressors	1	8.00	78	0.48
Phase 2 - Hotel Construction	Concrete/Industrial Saws	1	8.00	81	0.73
Phase 2 - Hotel Construction	Cranes	1	8.00	231	0.29
Phase 2 - Hotel Construction	Forklifts	2	8.00	89	0.20
Phase 2 - Hotel Construction	Generator Sets	1	8.00	84	0.74
Phase 2 - Hotel Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Phase 2 - Hotel Construction	Welders	1	8.00	46	0.45
Architectural Coatings	Aerial Lifts	1	8.00	63	0.31
Architectural Coatings	Air Compressors	2	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	0	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Trenchers	1	8.00	78	0.50

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Phase 1 - Demolition	7	50.00	60.00	0.00	0.00	0.00	0.00	LD_Mix	HHDT	HHDT
Phase 1 - Grading	10	136.00	120.00	0.00	0.00	0.00	0.00	LD_Mix	HHDT	HHDT
Phase 1 - Building Construction	9	200.00	100.00	0.00	0.00	0.00	0.00	LD_Mix	HHDT	HHDT
Phase 2 - Demolition	7	50.00	60.00	0.00	0.00	0.00	0.00	LD_Mix	HHDT	HHDT

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

Phase 2 - Excavation	10	136.00	120.00	0.00	0.00	0.00	0.00	LD_Mix	HHDT	HHDT
Phase 2 - Garage	9	200.00	100.00	0.00	0.00	0.00	0.00	LD_Mix	HHDT	HHDT
Phase 2 - Hotel	10	650.00	50.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT
Architectural Coatings	3	300.00	20.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT
Paving	4	50.00	20.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Phase 1 - Demolition - 2022

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.3256	0.0000	1.3256	0.2007	0.0000	0.2007						
Off-Road	1.5751	14.5311	19.0361	0.0341		0.6831	0.6831		0.6405	0.6405						
Total	1.5751	14.5311	19.0361	0.0341	1.3256	0.6831	2.0087	0.2007	0.6405	0.8412						

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0558	1.1705	0.8379	1.5900e-003	1.2700e-003	9.6000e-004	2.2300e-003	4.6000e-004	9.2000e-004	1.3800e-003						
Worker	0.0637	0.0258	0.2674	1.0000e-004	4.9000e-004	2.5000e-004	7.4000e-004	2.0000e-004	2.3000e-004	4.2000e-004						
Total	0.1195	1.1963	1.1053	1.6900e-003	1.7600e-003	1.2100e-003	2.9700e-003	6.6000e-004	1.1500e-003	1.8000e-003						

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5170	0.0000	0.5170	0.0783	0.0000	0.0783						
Off-Road	1.5751	14.5311	19.0361	0.0341		0.6831	0.6831		0.6405	0.6405						
Total	1.5751	14.5311	19.0361	0.0341	0.5170	0.6831	1.2001	0.0783	0.6405	0.7188						

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0558	1.1705	0.8379	1.5900e-003	1.2700e-003	9.6000e-004	2.2300e-003	4.6000e-004	9.2000e-004	1.3800e-003						
Worker	0.0637	0.0258	0.2674	1.0000e-004	4.9000e-004	2.5000e-004	7.4000e-004	2.0000e-004	2.3000e-004	4.2000e-004						
Total	0.1195	1.1963	1.1053	1.6900e-003	1.7600e-003	1.2100e-003	2.9700e-003	6.6000e-004	1.1500e-003	1.8000e-003						

3.3 Phase 1 - 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					0.1222	0.0000	0.1222	0.0185	0.0000	0.0185						
Off-Road	2.6323	25.7443	26.3168	0.0601		1.1564	1.1564		1.0888	1.0888						
Total	2.6323	25.7443	26.3168	0.0601	0.1222	1.1564	1.2785	0.0185	1.0888	1.1073						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1116	2.3411	1.6758	3.1700e-003	2.5500e-003	1.9200e-003	4.4600e-003	9.2000e-004	1.8300e-003	2.7600e-003						
Worker	0.1733	0.0701	0.7274	2.6000e-004	1.3400e-003	6.7000e-004	2.0100e-003	5.3000e-004	6.1000e-004	1.1500e-003						
Total	0.2849	2.4112	2.4032	3.4300e-003	3.8900e-003	2.5900e-003	6.4700e-003	1.4500e-003	2.4400e-003	3.9100e-003						

Mitigated Construction On-Site

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

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

Fugitive Dust					0.0476	0.0000	0.0476	7.2100e-003	0.0000	7.2100e-003						
Off-Road	2.6323	25.7443	26.3168	0.0601		1.1564	1.1564		1.0888	1.0888						
Total	2.6323	25.7443	26.3168	0.0601	0.0476	1.1564	1.2040	7.2100e-003	1.0888	1.0960						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1116	2.3411	1.6758	3.1700e-003	2.5500e-003	1.9200e-003	4.4600e-003	9.2000e-004	1.8300e-003	2.7600e-003						
Worker	0.1733	0.0701	0.7274	2.6000e-004	1.3400e-003	6.7000e-004	2.0100e-003	5.3000e-004	6.1000e-004	1.1500e-003						
Total	0.2849	2.4112	2.4032	3.4300e-003	3.8900e-003	2.5900e-003	6.4700e-003	1.4500e-003	2.4400e-003	3.9100e-003						

3.3 Phase 1 - Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1222	0.0000	0.1222	0.0185	0.0000	0.0185						
Off-Road	2.4688	23.3845	26.1633	0.0602		1.0237	1.0237		0.9634	0.9634						
Total	2.4688	23.3845	26.1633	0.0602	0.1222	1.0237	1.1458	0.0185	0.9634	0.9819						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1081	2.2684	1.7803	3.0600e-003	2.5500e-003	1.4500e-003	3.9900e-003	9.2000e-004	1.3800e-003	2.3100e-003						
Worker	0.1595	0.0647	0.7010	2.6000e-004	1.3400e-003	6.3000e-004	1.9800e-003	5.3000e-004	5.8000e-004	1.1100e-003						
Total	0.2676	2.3330	2.4813	3.3200e-003	3.8900e-003	2.0800e-003	5.9700e-003	1.4500e-003	1.9600e-003	3.4200e-003						

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0476	0.0000	0.0476	7.2100e-003	0.0000	7.2100e-003						
Off-Road	2.4688	23.3845	26.1633	0.0602		1.0237	1.0237		0.9634	0.9634						
Total	2.4688	23.3845	26.1633	0.0602	0.0476	1.0237	1.0713	7.2100e-003	0.9634	0.9706						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1081	2.2684	1.7803	3.0600e-003	2.5500e-003	1.4500e-003	3.9900e-003	9.2000e-004	1.3800e-003	2.3100e-003						
Worker	0.1595	0.0647	0.7010	2.6000e-004	1.3400e-003	6.3000e-004	1.9800e-003	5.3000e-004	5.8000e-004	1.1100e-003						
Total	0.2676	2.3330	2.4813	3.3200e-003	3.8900e-003	2.0800e-003	5.9700e-003	1.4500e-003	1.9600e-003	3.4200e-003						

3.4 Phase 1 - Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7392	16.2790	19.8969	0.0345		0.6992	0.6992		0.6692	0.6692						
Total	1.7392	16.2790	19.8969	0.0345		0.6992	0.6992		0.6692	0.6692						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0901	1.8903	1.4836	2.5500e-003	2.1200e-003	1.2100e-003	3.3300e-003	7.7000e-004	1.1500e-003	1.9200e-003						
Worker	0.2345	0.0851	1.0309	3.8000e-004	1.9700e-003	9.3000e-004	2.9000e-003	7.8000e-004	8.6000e-004	1.6400e-003						

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

Total	0.3246	1.9854	2.5145	2.9300e-003	4.0900e-003	2.1400e-003	6.2300e-003	1.5500e-003	2.0100e-003	3.5600e-003						
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Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Off-Road	1.7392	16.2790	19.8969	0.0345		0.6992	0.6992		0.6692	0.6692						
Total	1.7392	16.2790	19.8969	0.0345		0.6992	0.6992		0.6692	0.6692						

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0901	1.8903	1.4836	2.5500e-003	2.1200e-003	1.2100e-003	3.3300e-003	7.7000e-004	1.1500e-003	1.9200e-003						
Worker	0.2345	0.0951	1.0309	3.8000e-004	1.9700e-003	9.3000e-004	2.9000e-003	7.9000e-004	8.6000e-004	1.6400e-003						
Total	0.3246	1.9854	2.5145	2.9300e-003	4.0900e-003	2.1400e-003	6.2300e-003	1.5500e-003	2.0100e-003	3.5600e-003						

3.5 Phase 2 - Demolition - 2023

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Fugitive Dust					1.1624	0.0000	1.1624	0.1760	0.0000	0.1760						
Off-Road	1.4744	13.0777	19.0275	0.0341		0.6005	0.6005		0.5627	0.5627						
Total	1.4744	13.0777	19.0275	0.0341	1.1624	0.6005	1.7629	0.1760	0.5627	0.7387						

Unmitigated Construction Off-Site

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

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0541	1.1342	0.8901	1.5300e-003	1.2700e-003	7.2000e-004	2.0000e-003	4.6000e-004	6.9000e-004	1.1500e-003							
Worker	0.0586	0.0238	0.2577	9.0000e-005	4.9000e-004	2.3000e-004	7.3000e-004	2.0000e-004	2.1000e-004	4.1000e-004							
Total	0.1127	1.1580	1.1479	1.6200e-003	1.7600e-003	9.5000e-004	2.7300e-003	6.6000e-004	9.0000e-004	1.5600e-003							

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.4533	0.0000	0.4533	0.0686	0.0000	0.0686						
Off-Road	1.4744	13.0777	19.0275	0.0341		0.6005	0.6005		0.5627	0.5627						
Total	1.4744	13.0777	19.0275	0.0341	0.4533	0.6005	1.0538	0.0686	0.5627	0.6314						

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0541	1.1342	0.8901	1.5300e-003	1.2700e-003	7.2000e-004	2.0000e-003	4.6000e-004	6.9000e-004	1.1500e-003						
Worker	0.0586	0.0238	0.2577	9.0000e-005	4.9000e-004	2.3000e-004	7.3000e-004	2.0000e-004	2.1000e-004	4.1000e-004						
Total	0.1127	1.1580	1.1479	1.6200e-003	1.7600e-003	9.5000e-004	2.7300e-003	6.6000e-004	9.0000e-004	1.5600e-003						

3.6 Phase 2 - Excavation - 2023

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6549	0.0000	0.6549	0.0761	0.0000	0.0761						
Off-Road	2.4688	23.3845	26.1633	0.0602		1.0237	1.0237		0.9634	0.9634						
Total	2.4688	23.3845	26.1633	0.0602	0.6549	1.0237	1.6785	0.0761	0.9634	1.0395						

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1081	2.2684	1.7803	3.0600e-003	2.5500e-003	1.4500e-003	3.9900e-003	9.2000e-004	1.3800e-003	2.3100e-003						
Worker	0.1595	0.0647	0.7010	2.6000e-004	1.3400e-003	6.3000e-004	1.9800e-003	5.3000e-004	5.8000e-004	1.1100e-003						
Total	0.2676	2.3330	2.4813	3.3200e-003	3.8900e-003	2.0800e-003	5.9700e-003	1.4500e-003	1.9600e-003	3.4200e-003						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2554	0.0000	0.2554	0.0297	0.0000	0.0297						
Off-Road	2.4688	23.3845	26.1633	0.0602		1.0237	1.0237		0.9634	0.9634						
Total	2.4688	23.3845	26.1633	0.0602	0.2554	1.0237	1.2791	0.0297	0.9634	0.9930						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.1081	2.2684	1.7803	3.0600e-003	2.5500e-003	1.4500e-003	3.9900e-003	9.2000e-004	1.3800e-003	2.3100e-003						
Worker	0.1595	0.0647	0.7010	2.6000e-004	1.3400e-003	6.3000e-004	1.9800e-003	5.3000e-004	5.8000e-004	1.1100e-003						
Total	0.2676	2.3330	2.4813	3.3200e-003	3.8900e-003	2.0800e-003	5.9700e-003	1.4500e-003	1.9600e-003	3.4200e-003						

3.7 Phase 2 - Garage Construction - 2023

Unmitigated Construction On-Site

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

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

Off-Road	1.7392	16.2790	19.8969	0.0345		0.6992	0.6992		0.6692	0.6692						
Total	1.7392	16.2790	19.8969	0.0345		0.6992	0.6992		0.6692	0.6692						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0901	1.8903	1.4836	2.5500e-003	2.1200e-003	1.2100e-003	3.3300e-003	7.7000e-004	1.1500e-003	1.9200e-003						
Worker	0.2345	0.0951	1.0309	3.8000e-004	1.9700e-003	9.3000e-004	2.9000e-003	7.8000e-004	8.6000e-004	1.6400e-003						
Total	0.3246	1.9854	2.5145	2.9300e-003	4.0900e-003	2.1400e-003	6.2300e-003	1.5500e-003	2.0100e-003	3.5600e-003						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7392	16.2790	19.8969	0.0345		0.6992	0.6992		0.6692	0.6692						
Total	1.7392	16.2790	19.8969	0.0345		0.6992	0.6992		0.6692	0.6692						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0901	1.8903	1.4836	2.5500e-003	2.1200e-003	1.2100e-003	3.3300e-003	7.7000e-004	1.1500e-003	1.9200e-003						
Worker	0.2345	0.0951	1.0309	3.8000e-004	1.9700e-003	9.3000e-004	2.9000e-003	7.8000e-004	8.6000e-004	1.6400e-003						
Total	0.3246	1.9854	2.5145	2.9300e-003	4.0900e-003	2.1400e-003	6.2300e-003	1.5500e-003	2.0100e-003	3.5600e-003						

3.8 Phase 2 - Hotel Construction - 2023

Unmitigated Construction On-Site

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9267	16.7947	19.9588	0.0347		0.7783	0.7783		0.7485	0.7485						
Total	1.9267	16.7947	19.9588	0.0347		0.7783	0.7783		0.7485	0.7485						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0284	0.5859	0.4655	7.3000e-004	1.3100e-003	3.6000e-004	1.6800e-003	5.2000e-004	3.5000e-004	8.6000e-004						
Worker	0.7622	0.3090	3.3504	1.2200e-003	6.4100e-003	3.0300e-003	9.4400e-003	2.5400e-003	2.7800e-003	5.3300e-003						
Total	0.7906	0.8950	3.8159	1.9500e-003	7.7200e-003	3.3900e-003	0.0111	3.0600e-003	3.1300e-003	6.1900e-003						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9267	16.7947	19.9588	0.0347		0.7783	0.7783		0.7485	0.7485						
Total	1.9267	16.7947	19.9588	0.0347		0.7783	0.7783		0.7485	0.7485						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0284	0.5859	0.4655	7.3000e-004	1.3100e-003	3.6000e-004	1.6800e-003	5.2000e-004	3.5000e-004	8.6000e-004						
Worker	0.7622	0.3090	3.3504	1.2200e-003	6.4100e-003	3.0300e-003	9.4400e-003	2.5400e-003	2.7800e-003	5.3300e-003						
Total	0.7906	0.8950	3.8159	1.9500e-003	7.7200e-003	3.3900e-003	0.0111	3.0600e-003	3.1300e-003	6.1900e-003						

3.8 Phase 2 - Hotel Construction - 2024

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8081	15.7368	19.8656	0.0347		0.6825	0.6825		0.6559	0.6559						
Total	1.8081	15.7368	19.8656	0.0347		0.6825	0.6825		0.6559	0.6559						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0280	0.5842	0.4596	7.2000e-004	1.3100e-003	3.5000e-004	1.6700e-003	5.2000e-004	3.4000e-004	8.5000e-004						
Worker	0.7030	0.2862	3.2229	1.1800e-003	6.4100e-003	2.8900e-003	9.3000e-003	2.5400e-003	2.6500e-003	5.2000e-003						
Total	0.7310	0.8703	3.6825	1.9000e-003	7.7200e-003	3.2400e-003	0.0110	3.0600e-003	2.9900e-003	6.0500e-003						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8081	15.7368	19.8656	0.0347		0.6825	0.6825		0.6559	0.6559						
Total	1.8081	15.7368	19.8656	0.0347		0.6825	0.6825		0.6559	0.6559						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0280	0.5842	0.4596	7.2000e-004	1.3100e-003	3.5000e-004	1.6700e-003	5.2000e-004	3.4000e-004	8.5000e-004						
Worker	0.7030	0.2862	3.2229	1.1800e-003	6.4100e-003	2.8900e-003	9.3000e-003	2.5400e-003	2.6500e-003	5.2000e-003						
Total	0.7310	0.8703	3.6825	1.9000e-003	7.7200e-003	3.2400e-003	0.0110	3.0600e-003	2.9900e-003	6.0500e-003						

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

3.8 Phase 2 - Hotel Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6959	14.7150	19.7838	0.0347		0.5920	0.5920		0.5684	0.5684						
Total	1.6959	14.7150	19.7838	0.0347		0.5920	0.5920		0.5684	0.5684						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0276	0.5821	0.4543	7.1000e-004	1.3100e-003	3.4000e-004	1.6600e-003	5.2000e-004	3.3000e-004	8.5000e-004						
Worker	0.6505	0.2657	3.0867	1.1400e-003	6.4100e-003	2.7700e-003	9.1800e-003	2.5400e-003	2.5400e-003	5.0900e-003						
Total	0.6781	0.8478	3.5410	1.8500e-003	7.7200e-003	3.1100e-003	0.0108	3.0600e-003	2.8700e-003	5.9400e-003						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6959	14.7150	19.7838	0.0347		0.5920	0.5920		0.5684	0.5684						
Total	1.6959	14.7150	19.7838	0.0347		0.5920	0.5920		0.5684	0.5684						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0276	0.5821	0.4543	7.1000e-004	1.3100e-003	3.4000e-004	1.6600e-003	5.2000e-004	3.3000e-004	8.5000e-004						

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

Worker	0.6505	0.2657	3.0987	1.1400e-003	6.4100e-003	2.7700e-003	9.1800e-003	2.5400e-003	2.5400e-003	5.0900e-003						
Total	0.6781	0.8478	3.5410	1.8500e-003	7.7200e-003	3.1100e-003	0.0108	3.0600e-003	2.8700e-003	5.9400e-003						

3.9 Architectural Coatings - 2025

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating	15.6667					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.3758	2.8114	4.7093	7.6200e-003		0.1119	0.1119		0.1112	0.1112						
Total	16.0424	2.8114	4.7093	7.6200e-003		0.1119	0.1119		0.1112	0.1112						

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0110	0.2328	0.1817	2.8000e-004	5.3000e-004	1.4000e-004	6.6000e-004	2.1000e-004	1.3000e-004	3.4000e-004						
Worker	0.3002	0.1227	1.4246	5.3000e-004	2.9600e-003	1.2800e-003	4.2400e-003	1.1700e-003	1.1700e-003	2.3500e-003						
Total	0.3113	0.3555	1.6063	8.1000e-004	3.4900e-003	1.4200e-003	4.9000e-003	1.3800e-003	1.3000e-003	2.6900e-003						

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating	15.6667					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.3758	2.8114	4.7093	7.6200e-003		0.1119	0.1119		0.1112	0.1112						
Total	16.0424	2.8114	4.7093	7.6200e-003		0.1119	0.1119		0.1112	0.1112						

Mitigated Construction Off-Site

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0110	0.2328	0.1817	2.8000e-004	5.3000e-004	1.4000e-004	6.6000e-004	2.1000e-004	1.3000e-004	3.4000e-004						
Worker	0.3002	0.1227	1.4246	5.3000e-004	2.9600e-003	1.2800e-003	4.2400e-003	1.1700e-003	1.1700e-003	2.3500e-003						
Total	0.3113	0.3555	1.6063	8.1000e-004	3.4900e-003	1.4200e-003	4.9000e-003	1.3800e-003	1.3000e-003	2.6900e-003						

3.10 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6565	6.0192	7.2702	0.0108		0.3455	0.3455		0.3190	0.3190						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.6565	6.0192	7.2702	0.0108		0.3455	0.3455		0.3190	0.3190						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0110	0.2328	0.1817	2.8000e-004	5.3000e-004	1.4000e-004	6.6000e-004	2.1000e-004	1.3000e-004	3.4000e-004						
Worker	0.0500	0.0204	0.2374	9.0000e-005	4.9000e-004	2.1000e-004	7.1000e-004	2.0000e-004	2.0000e-004	3.9000e-004						
Total	0.0611	0.2533	0.4191	3.7000e-004	1.0200e-003	3.5000e-004	1.3700e-003	4.1000e-004	3.3000e-004	7.3000e-004						

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	0.6565	6.0192	7.2702	0.0108		0.3455	0.3455		0.3190	0.3190						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.6565	6.0192	7.2702	0.0108		0.3455	0.3455		0.3190	0.3190						

Cheval Blanc - Construction Onsite - South Coast Air Basin, Winter

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

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0110	0.2328	0.1817	2.8000e-004	5.3000e-004	1.4000e-004	6.6000e-004	2.1000e-004	1.3000e-004	3.4000e-004						
Worker	0.0500	0.0204	0.2374	9.0000e-005	4.9000e-004	2.1000e-004	7.1000e-004	2.0000e-004	2.0000e-004	3.9000e-004						
Total	0.0611	0.2533	0.4191	3.7000e-004	1.0200e-003	3.5000e-004	1.3700e-003	4.1000e-004	3.3000e-004	7.3000e-004						

Cheval Blanc

Final EIR

Appendix 2-Greenhouse Gas Emissions Worksheets and Modeling Output Files

- Appendix 2: Greenhouse Gas Worksheets and Modeling Output Files
 - Appendix 2.1: GHG Summary of Emissions
 - Appendix 2.2: CalEEMod Outputs
 - Baseline (Existing Year)
 - Baseline (Buildout Year)
 - Project Operations without Project Design Features
 - Project Construction and Operations with Project Design Features

Cheval Blanc
Greenhouse Gas Emissions Summary

CalEEMod Outputs

Cheval Blanc

Construction Emissions - Annual

CalEEMod Output - Annual Construction

Year	CO2e
2022	357
2023	1,722
2024	1,227
2025	1,480
30-year Amortized	160

Operational Emissions - Annual

Category	Baseline (Existing Year) CO2e	Baseline (Buildout Year) - With PDFs CO2e	Buildout (Buildout Year) No PDFs CO2e	Buildout (Buildout Year) - With PDFs CO2e	Project (Buildout Year) CO2e	Project (Buildout Year) - With PDFs CO2e	Reduction (tons)	Reduction (%)
Area	0	0	0	0	0	0	0	0%
Energy	86	68	1,011	975	943	906	(37)	-4%
Mobile	319	273	2,378	861	2,106	589	(1,517)	-72%
Stationary			1	1	1	1	0	0%
Waste	6	6	65	65	58	58	0	0%
Water	10	8	46	46	38	38	0	0%
Operations Total	421	356	3,538	1,985	3,146	1,592	(1,553)	-49%
Construction Amortized			160	160	160	160	0	0%
			3,697	2,144	3,305	1,752	(1,553)	-47%

Cheval Blanc - Existing Uses (Existing Year) - South Coast Air Basin, Annual
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Cheval Blanc - Existing Uses (Existing Year)
South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	30.25	1000sqft	0.69	30,246.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11	Operational Year	2021		
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	465	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - SoCal Edison 2019 Sustainability Report - Interpolated for Year 2021

Land Use - Existing Active Uses. Does not include vacant uses.

Construction Phase - See construction assumptions

Off-road Equipment -

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - see construction assumptions

Demolition -

Grading - see construction assumptions

Architectural Coating -

Vehicle Trips - See trip generation calculations

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Area Coating -

Energy Use -

Mobile Land Use Mitigation - Metro D line approximately 0.5 miles

Energy Mitigation -

Water Mitigation -

Waste Mitigation - Beverly Hills Waste Diversion Rate

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblGrading	AcresOfGrading	0.13	0.00
tblGrading	AcresOfGrading	0.13	0.00
tblLandUse	LandUseSquareFeet	30,250.00	30,246.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00

Cheval Blanc - Existing Uses (Existing Year) - South Coast Air Basin, Annual

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

tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	465
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblTripsAndVMT	HaulingTripNumber	135.00	0.00
tblTripsAndVMT	HaulingTripNumber	124.00	0.00
tblVehicleTrips	ST_TR	42.04	35.81
tblVehicleTrips	SU_TR	20.43	17.40
tblVehicleTrips	WD_TR	44.32	37.76

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area																8.000e-004
Energy																86.4772
Mobile																734.6115
Waste																15.9722
Water																12.4726
Total																849.5343

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																8.000e-004
Energy																86.4772
Mobile																318.5924
Waste																6.3889
Water																9.9781
Total																421.4373

Cheval Blanc - Existing Uses (Existing Year) - South Coast Air Basin, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.39

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

- Improve Walkability Design
- Increase Transit Accessibility
- Provide Traffic Calming Measures

	ROG	NOx	CO	SO2	Fugitive 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																318.5924
Unmitigated																734.6115

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Strip Mall	1,142.24	1,083.25	526.35	1,989,789	812,989
Total	1,142.24	1,083.25	526.35	1,989,789	812,989

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
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Strip Mall	0.544605	0.059179	0.183984	0.131834	0.023870	0.006107	0.012167	0.008589	0.000844	0.000527	0.023630	0.000739	0.003926

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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

Cheval Blanc - Existing Uses (Existing Year) - South Coast Air Basin, Annual

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

Electricity Mitigated																		83.8307
Electricity Unmitigated																		83.8307
NaturalGas Mitigated																		2.6465
NaturalGas Unmitigated																		2.6465

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						
Strip Mall	49301																	2.6465
Total																		2.6465

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						
Strip Mall	49301																	2.6465
Total																		2.6465

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Strip Mall	395315				83.8307
Total					83.8307

Mitigated

Cheval Blanc - Existing Uses (Existing Year) - South Coast Air Basin, Annual

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

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Strip Mall	395315	83.8307			
Total		83.8307			

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated																8.0000e-004
Unmitigated																8.0000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating																0.0000
Consumer Products																0.0000
Landscaping																8.0000e-004
Total																8.0000e-004

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating																0.0000
Consumer Products																0.0000
Landscaping																8.0000e-004

Cheval Blanc - Existing Uses (Existing Year) - South Coast Air Basin, Annual

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

Total																			8.0000e-004
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7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				9.9781
Unmitigated				12.4726

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Strip Mall	2.24069 / 1.37333				12.4726
Total					12.4726

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Strip Mall	1.79256 / 1.09866				9.9781
Total					9.9781

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Cheval Blanc - Existing Uses (Existing Year) - South Coast Air Basin, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				6.3889
Unmitigated				15.9722

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Strip Mall	31.76				15.9722
Total					15.9722

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Strip Mall	12.704				6.3889
Total					6.3889

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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Cheval Blanc - Existing Uses (Existing Year) - South Coast Air Basin, Annual

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

11.0 Vegetation

Cheval Blanc - Existing Uses (Buildout Year) - South Coast Air Basin, Annual

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

Cheval Blanc - Existing Uses (Buildout Year)
South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	30.25	1000sqft	0.69	30,246.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11	Operational Year	2026		
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	364	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - SoCal Edison 2019 Sustainability Report - Interpolated for Year 2026

Land Use - Existing Active Uses. Does not include vacant uses.

Construction Phase - See construction assumptions

Off-road Equipment -

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - see construction assumptions

Demolition -

Grading - see construction assumptions

Architectural Coating -

Vehicle Trips - See trip generation calculations

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Area Coating -

Energy Use -

Mobile Land Use Mitigation - Metro D line approximately 0.5 miles

Energy Mitigation -

Water Mitigation -

Waste Mitigation - Beverly Hills Waste Diversion Rate

Fleet Mix -

Trips and VMT - see assumptions

Table Name	Column Name	Default Value	New Value
tblGrading	AcresOfGrading	0.13	0.00
tblGrading	AcresOfGrading	0.13	0.00
tblLandUse	LandUseSquareFeet	30,250.00	30,246.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00

Cheval Blanc - Existing Uses (Buildout Year) - South Coast Air Basin, Annual

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	364
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblTripsAndVMT	HaulingTripNumber	135.00	0.00
tblTripsAndVMT	HaulingTripNumber	124.00	0.00
tblVehicleTrips	ST_TR	42.04	35.81
tblVehicleTrips	SU_TR	20.43	17.40
tblVehicleTrips	WD_TR	44.32	37.76

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area																8.000e-004
Energy																68.3667
Mobile																628.9680
Waste																15.9722
Water																10.4370
Total																723.7446

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																8.000e-004
Energy																68.3667
Mobile																272.6349
Waste																6.3889
Water																8.3496
Total																355.7408

Cheval Blanc - Existing Uses (Buildout Year) - South Coast Air Basin, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.85

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Walkability Design

Increase Transit Accessibility

Provide Traffic Calming Measures

	ROG	NOx	CO	SO2	Fugitive 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																272.6349
Unmitigated																628.9680

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Strip Mall	1,142.24	1,083.25	526.35	1,989,789	812,989
Total	1,142.24	1,083.25	526.35	1,989,789	812,989

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
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Strip Mall	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated																65.7202
Electricity Unmitigated																65.7202

Cheval Blanc - Existing Uses (Buildout Year) - South Coast Air Basin, Annual

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

NaturalGas Mitigated																		2.6465
NaturalGas Unmitigated																		2.6465

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						
Strip Mall	49301																	2.6465
Total																		2.6465

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						
Strip Mall	49301																	2.6465
Total																		2.6465

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Strip Mall	395315				65.7202
Total					65.7202

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Total					

Cheval Blanc - Existing Uses (Buildout Year) - South Coast Air Basin, Annual

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

Strip Mail	395315	65.7202
Total		65.7202

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated																8.0000e-004
Unmitigated																8.0000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating																0.0000
Consumer Products																0.0000
Landscaping																8.0000e-004
Total																8.0000e-004

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating																0.0000
Consumer Products																0.0000
Landscaping																8.0000e-004
Total																8.0000e-004

Cheval Blanc - Existing Uses (Buildout Year) - South Coast Air Basin, Annual

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

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				8.3496
Unmitigated				10.4370

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Strip Mall	2.24069 / 1.37333				10.4370
Total					10.4370

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Strip Mall	1.79256 / 1.09866				8.3496
Total					8.3496

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

Cheval Blanc - Existing Uses (Buildout Year) - South Coast Air Basin, Annual

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

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				6.3889
Unmitigated				15.9722

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Strip Mall	31.76				15.9722
Total					15.9722

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Strip Mall	12.704				6.3889
Total					6.3889

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

Cheval Blanc - Operations (Without PDFs) - South Coast Air Basin, Annual

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

Cheval Blanc - Operations (Without PDFs)
South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	178.00	Space	1.60	71,200.00	0
Health Club	36.78	1000sqft	0.84	36,783.00	0
Hotel	115.00	Room	3.83	134,096.00	0
Quality Restaurant	25.09	1000sqft	0.58	25,094.00	0
Strip Mall	24.98	1000sqft	0.57	24,976.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11	Operational Year		2026	
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	364	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - SoCal Edison 2019 Sustainability Report - Interpolated for Year 2026

Land Use - Adjusted square footage of hotel to match plans

Construction Phase - See construction assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - see construction assumptions

Trips and VMT - see assumptions

Demolition -

Grading - see construction assumptions

Architectural Coating -

Vehicle Trips - see trip generation

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Area Coating -

Energy Use - see GHG parameters

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - 521 daily employee trips. Assumes 2.1 trips per employee = 248 employees. 248 employees / 1.28 acres = 194 jobs/acre

Energy Mitigation -

Water Mitigation -

Waste Mitigation - Beverly Hills Waste Diversion Rate

Fleet Mix -

Cheval Blanc - Operations (Without PDFs) - South Coast Air Basin, Annual

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

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	20.00	32.00
tblConstructionPhase	NumDays	230.00	109.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	20.00	82.00
tblConstructionPhase	NumDays	230.00	49.00
tblConstructionPhase	NumDays	230.00	544.00
tblConstructionPhase	NumDays	20.00	132.00
tblConstructionPhase	NumDays	20.00	66.00
tblEnergyUse	T24E	3.50	0.41
tblGrading	AcresOfGrading	0.00	41.00
tblGrading	MaterialExported	0.00	34,564.00
tblGrading	MaterialExported	0.00	90,356.00
tblLandUse	LandUseSquareFeet	36,780.00	36,783.00
tblLandUse	LandUseSquareFeet	166,980.00	134,096.00
tblLandUse	LandUseSquareFeet	25,090.00	25,094.00
tblLandUse	LandUseSquareFeet	24,980.00	24,976.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00

Cheval Blanc - Operations (Without PDFs) - South Coast Air Basin, Annual

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

tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	364
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblTripsAndVMT	HaulingTripNumber	135.00	0.00
tblTripsAndVMT	HaulingTripNumber	4,321.00	0.00
tblTripsAndVMT	HaulingTripNumber	124.00	0.00
tblTripsAndVMT	HaulingTripNumber	11,295.00	0.00
tblTripsAndVMT	VendorTripLength	6.90	40.00
tblTripsAndVMT	VendorTripLength	6.90	40.00
tblTripsAndVMT	VendorTripNumber	0.00	20.00
tblTripsAndVMT	VendorTripNumber	0.00	120.00
tblTripsAndVMT	VendorTripNumber	48.00	100.00
tblTripsAndVMT	VendorTripNumber	0.00	20.00
tblTripsAndVMT	VendorTripNumber	0.00	120.00
tblTripsAndVMT	VendorTripNumber	48.00	100.00
tblTripsAndVMT	VendorTripNumber	48.00	50.00
tblTripsAndVMT	VendorTripNumber	0.00	20.00
tblTripsAndVMT	VendorTripNumber	0.00	20.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripNumber	18.00	50.00
tblTripsAndVMT	WorkerTripNumber	25.00	136.00
tblTripsAndVMT	WorkerTripNumber	120.00	200.00
tblTripsAndVMT	WorkerTripNumber	18.00	50.00
tblTripsAndVMT	WorkerTripNumber	25.00	136.00
tblTripsAndVMT	WorkerTripNumber	120.00	200.00
tblTripsAndVMT	WorkerTripNumber	120.00	650.00
tblTripsAndVMT	WorkerTripNumber	24.00	300.00
tblTripsAndVMT	WorkerTripNumber	10.00	50.00
tblVehicleTrips	ST_TR	20.87	6.34
tblVehicleTrips	ST_TR	8.19	8.38
tblVehicleTrips	ST_TR	90.04	87.96
tblVehicleTrips	ST_TR	42.04	35.81
tblVehicleTrips	SU_TR	26.73	8.12
tblVehicleTrips	SU_TR	5.95	6.09
tblVehicleTrips	SU_TR	71.97	67.26
tblVehicleTrips	SU_TR	20.43	17.40
tblVehicleTrips	WD_TR	32.93	10.00
tblVehicleTrips	WD_TR	44.32	37.76

2.0 Emissions Summary

**2.2 Overall Operational
Unmitigated Operational**

Cheval Blanc - Operations (Without PDFs) - South Coast Air Basin, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area																0.0100
Energy																1,011.0692
Mobile																2,378.2546
Stationary																1.3757
Waste																161.7985
Water																57.3849
Total																3,609.8929

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																0.0100
Energy																1,011.0692
Mobile																2,378.2546
Stationary																1.3757
Waste																64.7194
Water																45.9079
Total																3,501.3368

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.01

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated																2,378.2546

Cheval Blanc - Operations (Without PDFs) - South Coast Air Basin, Annual

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

Unmitigated	2,378.2546
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4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Health Club	367.80	233.19	298.65	724,383	724,383
Hotel	961.40	963.70	700.35	2,205,862	2,205,862
Quality Restaurant	2,103.55	2,206.92	1,687.55	2,931,094	2,931,094
Strip Mall	943.24	894.53	434.65	1,643,138	1,643,138
Total	4,375.99	4,298.34	3,121.21	7,504,477	7,504,477

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Health Club	16.60	8.40	6.90	16.90	64.10	19.00	52	39	9
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
Health Club	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
Hotel	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
Quality Restaurant	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
Strip Mall	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Electricity Mitigated																491.9727
Electricity Unmitigated																491.9727
NaturalGas Mitigated																519.0965
NaturalGas Unmitigated																519.0965

5.2 Energy by Land Use - NaturalGas

Unmitigated

Cheval Blanc - Operations (Without PDFs) - South Coast Air Basin, Annual

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

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0																0.0000
Health Club	660623																35.4628
Hotel	3.1888e+06																171.1779
Quality Restaurant	5.7799e+06																310.2704
Strip Mall	40710.9																2.1854
Total																	519.0965

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0																0.0000
Health Club	660623																35.4628
Hotel	3.1888e+06																171.1779
Quality Restaurant	5.7799e+06																310.2704
Strip Mall	40710.9																2.1854
Total																	519.0965

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	167320				27.8165
Health Club	399463				66.4098
Hotel	980242				162.9627
Quality Restaurant	1.08582e+06				180.5144
Strip Mall	326436				54.2692
Total					491.9727

Cheval Blanc - Operations (Without PDFs) - South Coast Air Basin, Annual
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	167320				27.8165
Health Club	399463				66.4098
Hotel	980242				162.9627
Quality Restaurant	1,085,826+				180.5144
Strip Mall	326436				54.2692
Total					491.9727

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated																0.0100
Unmitigated																0.0100

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating																0.0000
Consumer Products																0.0000
Landscaping																0.0100
Total																0.0100

Cheval Blanc - Operations (Without PDFs) - South Coast Air Basin, Annual
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating																0.0000
Consumer Products																0.0000
Landscaping																0.0100
Total																0.0100

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				45.9079
Unmitigated				57.3849

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0				0.0000
Health Club	2.17528 / 1.33324				10.1323
Hotel	2.91718 / 0.324131				10.8843
Quality Restaurant	7.61566 / 0.486106				27.7497
Strip Mall	1.85033 / 1.13407				8.6187
Total					57.3849

Cheval Blanc - Operations (Without PDFs) - South Coast Air Basin, Annual

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

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0				0.0000
Health Club	1.74023 / 1.06659				8.1058
Hotel	2.33374 / 0.259305				8.7074
Quality Restaurant	6.09253 / 0.388885				22.1997
Strip Mall	1.48027 / 0.907259				6.8949
Total					45.9079

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				64.7194
Unmitigated				161.7985

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0				0.0000
Health Club	209.65				105.4333
Hotel	62.96				31.6627
Quality Restaurant	22.89				11.5114
Strip Mall	26.23				13.1911
Total					161.7985

Cheval Blanc - Operations (Without PDFs) - South Coast Air Basin, Annual
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0				0.0000
Health Club	83.86				42.1733
Hotel	25.184				12.6651
Quality Restaurant	9.156				4.6046
Strip Mall	10.492				5.2764
Total					64.7194

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.5	12	300	0.73	Diesel

Boilers

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

Equipment Type	Number
----------------	--------

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel																1.3757
Total																1.3757

11.0 Vegetation

Cheval Blanc - Operations (Without PDFs) - South Coast Air Basin, Annual

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

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

Cheval Blanc - Construction and Operations
South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	178.00	Space	1.60	71,200.00	0
Health Club	36.78	1000sqft	0.84	36,783.00	0
Hotel	115.00	Room	3.83	134,096.00	0
Quality Restaurant	25.09	1000sqft	0.58	25,094.00	0
Strip Mall	24.98	1000sqft	0.57	24,976.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	364	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - SoCal Edison 2019 Sustainability Report - Interpolated for Year 2026

Land Use - Adjusted square footage of hotel to match plans

Construction Phase - See construction assumptions

Off-road Equipment - see assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - see construction assumptions

Trips and VMT - see assumptions

Demolition -

Grading - see construction assumptions

Architectural Coating -

Vehicle Trips - see trip generation

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Area Coating -

Energy Use - see GHG parameters

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - 521 daily employee trips. Assumes 2.1 trips per employee = 248 employees. 248 employees / 1.28 acres = 194 jobs/acre

Energy Mitigation -

Water Mitigation -

Waste Mitigation - Beverly Hills Waste Diversion Rate

Fleet Mix -

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	132.00
tblConstructionPhase	NumDays	230.00	109.00
tblConstructionPhase	NumDays	230.00	49.00
tblConstructionPhase	NumDays	230.00	544.00
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	20.00	32.00
tblConstructionPhase	NumDays	20.00	82.00
tblConstructionPhase	NumDays	20.00	66.00
tblEnergyUse	T24E	3.50	0.41
tblGrading	AcresOfGrading	0.00	41.00
tblGrading	MaterialExported	0.00	34,564.00
tblGrading	MaterialExported	0.00	90,356.00
tblLandUse	LandUseSquareFeet	36,780.00	36,783.00
tblLandUse	LandUseSquareFeet	166,980.00	134,096.00
tblLandUse	LandUseSquareFeet	25,090.00	25,094.00
tblLandUse	LandUseSquareFeet	24,980.00	24,976.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	390.98	364
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblTripsAndVMT	HaulingTripNumber	135.00	0.00
tblTripsAndVMT	HaulingTripNumber	4,321.00	0.00
tblTripsAndVMT	HaulingTripNumber	124.00	0.00
tblTripsAndVMT	HaulingTripNumber	11,295.00	0.00
tblTripsAndVMT	VendorTripLength	6.90	40.00
tblTripsAndVMT	VendorTripLength	6.90	40.00
tblTripsAndVMT	VendorTripLength	6.90	40.00
tblTripsAndVMT	VendorTripLength	6.90	40.00
tblTripsAndVMT	VendorTripNumber	0.00	60.00
tblTripsAndVMT	VendorTripNumber	0.00	120.00
tblTripsAndVMT	VendorTripNumber	48.00	100.00
tblTripsAndVMT	VendorTripNumber	0.00	60.00
tblTripsAndVMT	VendorTripNumber	0.00	120.00
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tblTripsAndVMT	VendorTripNumber	48.00	50.00
tblTripsAndVMT	VendorTripNumber	0.00	20.00
tblTripsAndVMT	VendorTripNumber	0.00	20.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripNumber	18.00	50.00
tblTripsAndVMT	WorkerTripNumber	25.00	136.00
tblTripsAndVMT	WorkerTripNumber	120.00	200.00
tblTripsAndVMT	WorkerTripNumber	18.00	50.00
tblTripsAndVMT	WorkerTripNumber	25.00	136.00
tblTripsAndVMT	WorkerTripNumber	120.00	200.00
tblTripsAndVMT	WorkerTripNumber	120.00	650.00
tblTripsAndVMT	WorkerTripNumber	24.00	300.00
tblTripsAndVMT	WorkerTripNumber	10.00	50.00
tblVehicleTrips	ST_TR	20.87	6.34
tblVehicleTrips	ST_TR	8.19	8.38
tblVehicleTrips	ST_TR	90.04	87.96
tblVehicleTrips	ST_TR	42.04	35.81
tblVehicleTrips	SU_TR	26.73	8.12
tblVehicleTrips	SU_TR	5.95	6.09
tblVehicleTrips	SU_TR	71.97	67.26
tblVehicleTrips	SU_TR	20.43	17.40
tblVehicleTrips	WD_TR	32.93	10.00
tblVehicleTrips	WD_TR	44.32	37.76

2.0 Emissions Summary

2.1 Overall Construction

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

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					
2022																357.2688
2023																1,722.1899
2024																1,227.1822
2025																1,480.2064
Maximum																1,722.1899

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					
2022																357.2687
2023																1,722.1893
2024																1,227.1817
2025																1,480.2058
Maximum																1,722.1893

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
		Highest		

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area																0.0100
Energy																1,011.0692
Mobile																2,378.2546

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Phase 1 - Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Phase 1 - Demolition	Excavators	2	8.00	158	0.38
Phase 1 - Demolition	Paving Equipment	2	8.00	132	0.36
Phase 1 - Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Phase 1 - Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Phase 1 - Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Phase 1 - Grading	Bore/Drill Rigs	2	8.00	221	0.50
Phase 1 - Grading	Cranes	2	8.00	231	0.29
Phase 1 - Grading	Excavators	2	8.00	158	0.38
Phase 1 - Grading	Graders	0	8.00	187	0.41
Phase 1 - Grading	Pumps	2	8.00	84	0.74
Phase 1 - Grading	Rubber Tired Dozers	0	8.00	247	0.40
Phase 1 - Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Phase 1 - Building Construction	Aerial Lifts	2	8.00	63	0.31
Phase 1 - Building Construction	Cranes	1	8.00	231	0.29
Phase 1 - Building Construction	Forklifts	0	8.00	89	0.20
Phase 1 - Building Construction	Generator Sets	0	8.00	84	0.74
Phase 1 - Building Construction	Pumps	2	8.00	84	0.74
Phase 1 - Building Construction	Rough Terrain Forklifts	1	8.00	100	0.40
Phase 1 - Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Phase 1 - Building Construction	Welders	1	8.00	46	0.45
Phase 2 - Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Phase 2 - Demolition	Excavators	2	8.00	158	0.38
Phase 2 - Demolition	Paving Equipment	2	8.00	132	0.36
Phase 2 - Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Phase 2 - Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Phase 2 - Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Phase 2 - Excavation	Bore/Drill Rigs	2	8.00	221	0.50
Phase 2 - Excavation	Cranes	2	8.00	231	0.29
Phase 2 - Excavation	Excavators	2	8.00	158	0.38
Phase 2 - Excavation	Graders	0	8.00	187	0.41
Phase 2 - Excavation	Pumps	2	8.00	84	0.74
Phase 2 - Excavation	Rubber Tired Dozers	0	8.00	247	0.40
Phase 2 - Excavation	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Phase 2 - Garage Construction	Aerial Lifts	2	8.00	63	0.31
Phase 2 - Garage Construction	Cranes	1	8.00	231	0.29
Phase 2 - Garage Construction	Forklifts	0	8.00	89	0.20
Phase 2 - Garage Construction	Generator Sets	0	8.00	84	0.74
Phase 2 - Garage Construction	Pumps	2	8.00	84	0.74
Phase 2 - Garage Construction	Rough Terrain Forklifts	1	8.00	100	0.40
Phase 2 - Garage Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Phase 2 - Garage Construction	Welders	1	8.00	46	0.45
Phase 2 - Hotel Construction	Aerial Lifts	2	8.00	63	0.31
Phase 2 - Hotel Construction	Air Compressors	1	8.00	78	0.48
Phase 2 - Hotel Construction	Concrete/Industrial Saws	1	8.00	81	0.73
Phase 2 - Hotel Construction	Cranes	1	8.00	231	0.29
Phase 2 - Hotel Construction	Forklifts	2	8.00	89	0.20

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

Phase 2 - Hotel Construction	Generator Sets	1	8.00	84	0.74
Phase 2 - Hotel Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Phase 2 - Hotel Construction	Welders	1	8.00	46	0.45
Architectural Coatings	Aerial Lifts	1	8.00	63	0.31
Architectural Coatings	Air Compressors	2	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	0	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Trenchers	1	8.00	78	0.50

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Phase 1 - Demolition	7	50.00	60.00	0.00	14.70	40.00	20.00	LD_Mix	HHDT	HHDT
Phase 1 - Grading	10	136.00	120.00	0.00	14.70	40.00	20.00	LD_Mix	HHDT	HHDT
Phase 1 - Building	9	200.00	100.00	0.00	14.70	6.90	20.00	LD_Mix	HHDT	HHDT
Phase 2 - Demolition	7	50.00	60.00	0.00	14.70	40.00	20.00	LD_Mix	HHDT	HHDT
Phase 2 - Excavation	10	136.00	120.00	0.00	14.70	40.00	20.00	LD_Mix	HHDT	HHDT
Phase 2 - Garage	9	200.00	100.00	0.00	14.70	6.90	20.00	LD_Mix	HHDT	HHDT
Phase 2 - Hotel	10	650.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coatings	3	300.00	20.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	4	50.00	20.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Phase 1 - Demolition - 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																0.0000
Off-Road																33.0420
Total																33.0420

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

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

Vendor																			82.5750
Worker																			4.9212
Total																			87.4962

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Fugitive Dust																	0.0000
Off-Road																	33.0419
Total																	33.0419

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling																	0.0000
Vendor																	82.5750
Worker																	4.9212
Total																	87.4962

3.3 Phase 1 - 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																	0.0000
Off-Road																	58.1949
Total																	58.1949

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																165.1500
Worker																13.3858
Total																178.5357

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust																0.0000
Off-Road																58.1948
Total																58.1948

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																165.1500
Worker																13.3858
Total																178.5357

3.3 Phase 1 - Grading - 2023

Unmitigated Construction On-Site

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

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

Fugitive Dust																		0.0000
Off-Road																		26.4721
Total																		26.4721

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling																	0.0000
Vendor																	70.9234
Worker																	5.8865
Total																	76.8099

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Fugitive Dust																	0.0000
Off-Road																	26.4721
Total																	26.4721

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling																	0.0000
Vendor																	70.9234
Worker																	5.8865
Total																	76.8099

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

3.4 Phase 1 - Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road																162.7259
Total																162.7259

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																122.8030
Worker																94.3571
Total																217.1602

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road																162.7257
Total																162.7257

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																122.8030

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

Worker																	94.3571
Total																	217.1602

3.5 Phase 2 - Demolition - 2023
Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Fugitive Dust																	0.0000
Off-Road																	34.5474
Total																	34.5474

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling																	0.0000
Vendor																	81.5619
Worker																	4.9776
Total																	86.5395

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Fugitive Dust																	0.0000
Off-Road																	34.5474
Total																	34.5474

Mitigated Construction Off-Site

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																81.5619
Worker																4.9776
Total																86.5395

3.6 Phase 2 - Excavation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust																0.0000
Off-Road																217.0715
Total																217.0715

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																581.5720
Worker																48.2693
Total																629.8413

Mitigated Construction On-Site

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

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road																73.1519
Total																73.1519

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																55.2050
Worker																42.4174
Total																97.6225

3.8 Phase 2 - Hotel Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road																31.3831
Total																31.3831

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																9.7830
Worker																59.0814

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

Category	tons/yr										MT/yr						
Hauling																	0.0000
Vendor																	120.3293
Worker																	715.3080
Total																	835.6373

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																	391.5445
Total																	391.5445

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling																	0.0000
Vendor																	120.3293
Worker																	715.3080
Total																	835.6373

3.8 Phase 2 - Hotel Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Off-Road																	390.0684
Total																	390.0684

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																117.7268
Worker																688.1461
Total																805.8728

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																390.0680
Total																390.0680

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																117.7268
Worker																688.1461
Total																805.8728

3.9 Architectural Coatings - 2025

Unmitigated Construction On-Site

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

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road																30.9628
Paving																0.0000
Total																30.9628

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																11.9080
Worker																13.3857
Total																25.2937

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																30.9627
Paving																0.0000
Total																30.9627

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

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

Quality Restaurant	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
Strip Mall	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated																455.4219
Electricity Unmitigated																491.9727
NaturalGas Mitigated																519.0965
NaturalGas Unmitigated																519.0965

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0																0.0000
Health Club	660623																35.4628
Hotel	3.1888e+06																171.1779
Quality Restaurant	5.7799e+06																310.2704
Strip Mall	40710.9																2.1854
Total																	519.0965

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0																0.0000

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Mitigated																	0.0100
Unmitigated																	0.0100

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	tons/yr										MT/yr						
Architectural Coating																	0.0000
Consumer Products																	0.0000
Landscaping																	0.0100
Total																	0.0100

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	tons/yr										MT/yr						
Architectural Coating																	0.0000
Consumer Products																	0.0000
Landscaping																	0.0100
Total																	0.0100

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				45.9079
Unmitigated				57.3849

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0				0.0000
Health Club	2.17528 / 1.33324				10.1323
Hotel	2.91718 / 0.324131				10.8843
Quality Restaurant	7.61566 / 0.486106				27.7497
Strip Mall	1.85033 / 1.13407				8.6187
Total					57.3849

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0				0.0000
Health Club	1.74023 / 1.06659				8.1058
Hotel	2.33374 / 0.259305				8.7074
Quality Restaurant	6.09253 / 0.388889				22.1997
Strip Mall	1.48027 / 0.907259				6.8949
Total					45.9079

8.0 Waste Detail

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				64.7194
Unmitigated				161.7985

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0				0.0000
Health Club	209.65				105.4333
Hotel	62.96				31.6627
Quality Restaurant	22.89				11.5114
Strip Mall	26.23				13.1911
Total					161.7985

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0				0.0000
Health Club	83.86				42.1733
Hotel	25.184				12.6651
Quality Restaurant	9.156				4.6046
Strip Mall	10.492				5.2764
Total					64.7194

Cheval Blanc - Construction and Operations - South Coast Air Basin, Annual

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

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.5	12	300	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel																1.3757
Total																1.3757

11.0 Vegetation