

Appendix B

Air Quality and Greenhouse Gas Emissions

Sunset Wilcox

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Technical Appendix for Air Quality and Greenhouse Gas Emissions

- Appendix B-1: Air Quality and Greenhouse Gas Emissions Methodology
- Appendix B-2: Air Quality Worksheets and Modeling Output Files
 - Appendix B-2.1: Summary of Air Pollutant Emissions
 - Appendix B-2.2: Localized Significance Threshold (LST) Calculation Worksheet
 - Appendix B-2.3: Summary of Construction Assumptions
 - Appendix B-2.4: CalEEMod Outputs
 - Baseline (Existing Year)
 - Baseline (Buildout Year)
 - Project Construction Onsite
 - Project Construction and Operations
 - Construction Mitigated
 - Construction Onsite Mitigated
 - Appendix B-2.5: CO Hotspot Analysis
- Appendix B-3: Greenhouse Gas Worksheets and Modeling Output Files
 - Appendix B-3.1: GHG Modeling Parameters and Summary of Emissions
 - GHG Emissions Summary
 - GHG Parameters and Summary
 - VMT Calculations
 - Electric Vehicle Charging Calculations
 - SB 100
 - Appendix B-3.2: CalEEMod Outputs
 - Baseline (Existing Year)
 - Baseline (Buildout Year)
 - Project Construction and Operations
 - Project Operations No MXD

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

AIR QUALITY AND GREENHOUSE GAS EMISSIONS METHODOLOGY

Sunset Wilcox

Prepared by:

Eyestone Environmental, LLC

September 2021

Sunset Wilcox Project

Air Quality and Greenhouse Gas Emissions Methodology

1. Introduction

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

2. Air Pollutant and Greenhouse Gas Emissions Methodology

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

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

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

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

a. Emission Inventories

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

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

² See www.caleemod.com.

(1) Construction

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

(a) Emissions from Construction Equipment

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

Construction Off-Road Equipment:

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

Where: EF_i = Emission factor from OFFROAD (lbs/hr)

Pop_i = Population (quantity of same equipment)

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

- AvgHP_i = Maximum rated average horsepower (hp)
 Load_i = Load Factor (dimensionless)
 Activity_i = Hours of operation (hours)
i = Summation index

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

(b) Emissions from On-Road Trips

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

Construction On-Road Equipment:

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

Where: VMT = vehicle miles traveled (miles)

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

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

(c) Emissions from Architectural Coating

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

Construction Architectural Coating Emissions:

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

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

A_{paint} = Building Surface Area (sf)

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

F = fraction of surface area [%].

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

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

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

Where: EF = emission factor (lb/sf)

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

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

(d) Emissions from Paving

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

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

Where: EF = emission factor (lb/acre)

A = area of the parking lot (acre)

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

(2) Operation

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

(3) Area Source Emissions

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

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

$$\text{Emissions Consumer Products (lbs)} = \text{EF}_{\text{CP}} \times \text{Building Area}$$

Where:

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

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

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

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

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

Landscaping Equipment:

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

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

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

i = Summation index

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

(4) Energy Emissions (Electricity and Natural Gas)

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

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

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

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

(a) Electricity

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

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

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

Electricity:

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

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

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

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

GWP = Global warming potential [$\text{CO}_2 = 1$, $\text{CH}_4 = 21$, $\text{N}_2\text{O} = 310$]

2,204.62 = Conversion factor [pounds/MT]

i = Summation index

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

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

(b) Natural Gas

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

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

Natural Gas:

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

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

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

(5) Mobile Source Emissions

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

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

Mobile source emissions were generally calculated in CalEEMod as follows:

Mobile:

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

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

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

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

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

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

(6) Stationary Source (Emergency Generator Emissions)

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

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

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

Emergency Generator:

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

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

LF = Load Factor (CalEEMod default of 0.73)

HR = Hours Operated per Year

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

(7) Solid Waste Emissions

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

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

Solid Waste:

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

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

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

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

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

1.1023 = Conversion factor [tons/MT]

i = Summation index

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

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

(8) Water Usage and Wastewater Generation Emissions

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

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

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

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

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

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

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

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

b. Post-2030 Analysis

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

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

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

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

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

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Air Quality Emissions Summary

AQ SUMMARY OF EMISSIONS							Construction Emissions (With Project Design Features)						
Construction Emissions (Unmitigated)							Construction Emissions (With Project Design Features)						
Regional (Daily) Unmitigated	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}	Regional (Daily) Mitigated	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2023	10	122	114	0	13	6	2023	4	57	125	<1	10	3
2024	5	40	63	0	6	3	2024	5	40	63	<1	6	3
2025	38	46	76	0	7	3	2025	38	46	76	<1	7	3
MAX	38	122	114	<1	13	6	MAX	38	57	125	<1	10	3
Threshold	75	100	550	150	150	55	Threshold	75	100	550	150	150	55
Difference	(37)	22	(436)	(150)	(137)	(49)	Difference	(37)	(43)	(425)	(150)	(140)	(52)
Impact	No	Yes	No	No	No	No	Impact	No	No	No	No	No	No
							Percent Reduction:	0%	-54%	10%	0%	-24%	-50%
Localized (Daily) Unmitigated	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}	Localized (Daily) Mitigated	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2023		74	88	<1	4	3	2023		8	97		<1	<1
2024		36	52	<1	1	1	2024		36	52		1	1
2025		41	64	<1	2	2	2025		41	64		2	2
MAX		74	88	<1	4	3	MAX		41	97		2	2
Threshold		55	916		7	4	Threshold		55	916		7	4
Difference		19	(829)		(4)	(1)	Difference		(14)	(820)		(5)	(3)
Impact		Yes	No		No	No	Impact		No	No		No	No
							Percent Reduction:		-45%	10%		-54%	-55%

Operation Emissions (Without Project Design Features)

Existing Regional Emissions (Existing Year)						
Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	2	2	16	<1	3	<1
Emergency Generator	<1	<1	<1	<1	<1	<1
Total	2	2	16	<1	3	<1
Existing Regional Emissions (Buildout Year)						
Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	1	1	12	<1	3	<1
Emergency Generator	<1	<1	<1	<1	<1	<1
Total	2	1	12	<1	3	<1
Project Regional Emissions (Buildout Year)						
Area	10	<1	<1	<1	<1	<1
Energy	<1	2	2	<1	<1	<1
Mobile	8	8	74	<1	19	5
Emergency Generator	2	10	5	<1	<1	<1
Total	21	20	81	<1	19	6
Incremental Regional Emissions (Project Less Existing)						
Area	10	<1	<1	<1	<1	<1
Energy	<1	2	2	<1	<1	<1
Mobile	7	7	62	<1	16	4
Emergency Generator	2	10	5	<1	<1	<1
Total	19	19	70	<1	16	5
Threshold	55	55	550	150	150	55
Difference	(36)	(36)	(480)	(150)	(134)	(50)
Impact	No	No	No	No	No	No
Project Localized (Buildout Year)						
Onsite Total		12	7		0	0
Threshold		55	916		2	1
Difference		(44)	(909)		(2)	(1)
Impact		No	No		No	No

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

Central LA NO2 Monitoring Data

SRA	City	Design Value	98th percentile, ppb			
		2014-2016	2013	2014	2015	2016
1	Central LA	65	67	62	65	

SRA	City	Design Value	Max Hourly, ppb			
		2006-2008	2013	2014	2015	2016
1	Central LA	120	82	79	65	

Threshold (ppb) Allowable Increase (ppb)
100 35

Threshold (ppb) Allowable Increase (ppb)
180 60

Max Hourly vs. 98th Percentile Ratio (Allowable Increase)	59%
--	------------

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

LST Threshold (SRA 1, 25 meter receptor)

Project Size (acres)	NO2 (lbs/day)	98th Percentile NO2 (lbs/day)	CO (lbs/day)	PM10 (lbs/day)	PM2.5 (lbs/day)	PM10 Ops (lbs/day)	PM2.5 Ops (lbs/day)
1	74	43	680	5	3	2	1
2	108	63	1048	8	5	2	2
5	161	94	1861	16	8	4	2
1.7	94	55	916	7	4	2	1

<----Interpolated Value

Sunset + Wilcox
Air Quality Analysis Assumptions

Construction Details	Start Date	End Date	Duration (Months)	Work Days	Max Daily Employees	Max Daily Hauls
Overall Duration	7/15/2023	10/31/2025	28	720		
Demolition	7/15/2023	8/31/2023	2	34	10	20
Grading/Excavation	9/1/2023	12/12/2023	3	73	50	150
Mat Foundation	12/13/2023	12/18/2023	0	4	100	
Building Foundation	12/19/2023	2/23/2024	2	49	100	
Building Construction	2/24/2024	10/31/2025	20	440	800	
Paving/Landscape	7/30/2025	10/31/2025	3	68	20	
Site Acreage						
	1.65					
Demolition Quantities						
Building Square Footage (SF)	31,475					
Parking (SF)	40,871					
Parking (spaces)	120					
Import/Export Quantities during Grading	(CY)					
Import	-					
Export	93,000					

Export to Vulcan Materials Irwindale Landfill (furthest distance of the three likely destinations) (28

Equipment						
	Demo	Grading/Excavation	Mat Foundation	Foundation	Building Construction	Paving/Landscape
Air Compressor	1	2	2	2	4	
Aerial Lift			1		10	
Bore/Drill Rig		2				
Cement and Mortar Mixers					2	
Concrete/Industrial Saws	1				2	
Cranes (Tower)			2	2	2	
Cranes (Mobile)		1	2	1	1	
Crawler Tractors						
Crushing/Proc. Equipment						
Excavators	3	2				
Forklifts					3	
Generator Sets	1	4	4	4	1	
Graders		1				
Off-Highway Tractors						
Water Truck	1	1				
Pavers						1
Paving Equipment						
Pumps		2	4	1	2	
Plate Compactors						
Rollers						1
Rough Terrain Forklifts	1	2	2	2	1	
Rubber Tired Dozers						
Rubber Tired Loaders	1	2	1	1		
Scrapers						
Signal Boards		2				
Skid Steer Loaders		1		1		2
Surfacing Equipment						
Tractors/Loaders/Backhoes				1		1
Trenchers						
Welders					2	
Other ()						
Total Pieces	9	22	18	15	30	5

Sunset + Wilcox

CO Hotspots

CO Hotspots Analysis - Maximum Impacted Intersection

Direction	Vine Street and Fountain Avenue	
	Future with Project	
	AM	PM
Total Intersection Volume	7089	7650
Max Daily Trips ^a	118,150	127,500
Caltrans K Factor (%) ^b	6.00%	6.00%

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

^b Caltrans K Factor obtained from 101 Freeway Monitoring Station, Postmile 12 which is closest to the Project site. Please refer to: <https://dot.ca.gov/programs/traffic-operations/census>

Sunset Wilcox - Existing Operations (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

Sunset Wilcox - Existing Operations (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
General Office Building	16.93	1000sqft	0.39	16,932.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Parking Lot	4.85	1000sqft	0.11	4,848.00	0
Strip Mall	9.33	1000sqft	0.21	9,329.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	733	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 Carbon Intensity Year 2020 = 733 lbs/MWh

Land Use - see assumptions

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see construction assumptions

Off-road Equipment - 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

Trips and VMT - Demolition and haul trucks are classified as vendor trips (HHDT)

Demolition - 31,475 SF building + 40,871 SF parking

Grading -

Architectural Coating -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use -

Water And Wastewater -

Construction Off-road Equipment Mitigation - All Tier 4 equipment

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Waste Diversion Rate

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Vehicle Trips - see assumptions

Area Coating -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	16,930.00	16,932.00
tblLandUse	LandUseSquareFeet	4,850.00	4,848.00

Sunset Wilcox - Existing Operations (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

tblLandUse	LandUseSquareFeet	9,330.00	9,329.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	691.98	733
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblTripsAndVMT	HaulingTripNumber	329.00	0.00
tblTripsAndVMT	VendorTripNumber	5.00	4.00
tblTripsAndVMT	VendorTripNumber	5.00	4.00
tblTripsAndVMT	VendorTripNumber	5.00	4.00
tblTripsAndVMT	VendorTripNumber	5.00	4.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	6.67
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	64.40	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	16.60	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	40.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	15.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	45.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	42.04	0.00
tblVehicleTrips	ST_TR	0.00	571.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	20.43	0.00
tblVehicleTrips	SU_TR	0.00	571.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	44.32	0.00
tblVehicleTrips	WD_TR	0.00	571.00

2.0 Emissions Summary

2.2 Overall Operational

Sunset Wilcox - Existing Operations (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

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	0.5891	3.0000e-005	3.3000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Energy	5.6100e-003	0.0510	0.0428	3.1000e-004		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-003						
Mobile	1.6765	2.2285	15.6189	0.0302	2.9212	0.0347	2.9559	0.7785	0.0325	0.8110						
Total	2.2712	2.2795	15.6651	0.0305	2.9212	0.0386	2.9598	0.7785	0.0364	0.8149						

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	0.5891	3.0000e-005	3.3000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Energy	5.6100e-003	0.0510	0.0428	3.1000e-004		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-003						
Mobile	1.6765	2.2285	15.6189	0.0302	2.9212	0.0347	2.9559	0.7785	0.0325	0.8110						
Total	2.2712	2.2795	15.6651	0.0305	2.9212	0.0386	2.9598	0.7785	0.0364	0.8149						

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.6765	2.2285	15.6189	0.0302	2.9212	0.0347	2.9559	0.7785	0.0325	0.8110						
Unmitigated	1.6765	2.2285	15.6189	0.0302	2.9212	0.0347	2.9559	0.7785	0.0325	0.8110						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
General Office Building	0.00	0.00	0.00		
Strip Mall	0.00	0.00	0.00		

Sunset Wilcox - Existing Operations (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

User Defined Commercial	571.00	571.00	571.00	1,386,319	1,386,319
Parking Lot	0.00	0.00	0.00		
Total	571.00	571.00	571.00	1,386,319	1,386,319

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Strip Mall	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	6.67	0.00	0.00	100.00	0.00	100	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.544934	0.058352	0.183902	0.132845	0.023890	0.005982	0.012195	0.008527	0.000855	0.000534	0.023235	0.000737	0.004011
Strip Mall	0.544934	0.058352	0.183902	0.132845	0.023890	0.005982	0.012195	0.008527	0.000855	0.000534	0.023235	0.000737	0.004011
User Defined Commercial	0.544934	0.058352	0.183902	0.132845	0.023890	0.005982	0.012195	0.008527	0.000855	0.000534	0.023235	0.000737	0.004011
Parking Lot	0.544934	0.058352	0.183902	0.132845	0.023890	0.005982	0.012195	0.008527	0.000855	0.000534	0.023235	0.000737	0.004011

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Natural Gas Mitigated	5.6100e-003	0.0510	0.0428	3.1000e-004		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-003						
Natural Gas Unmitigated	5.6100e-003	0.0510	0.0428	3.1000e-004		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-003						

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	478.271	5.1600e-003	0.0469	0.0394	2.8000e-004		3.5600e-003	3.5600e-003		3.5600e-003	3.5600e-003						
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Strip Mall	41.661	4.5000e-004	4.0800e-003	3.4300e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		5.6100e-003	0.0510	0.0428	3.0000e-004		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-003						

Sunset Wilcox - Existing Operations (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

	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						
General Office Building	0.478271	5.1600e-003	0.0469	0.0394	2.8000e-004		3.5600e-003	3.5600e-003		3.5600e-003	3.5600e-003							
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000							
Strip Mall	0.041661	4.5000e-004	4.0800e-003	3.4300e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004							
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000							
Total		5.6100e-003	0.0510	0.0428	3.0000e-004		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-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	0.5891	3.0000e-005	3.3000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Unmitigated	0.5891	3.0000e-005	3.3000e-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	0.0671					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.5217					0.0000	0.0000		0.0000	0.0000						
Landscaping	3.1000e-004	3.0000e-005	3.3000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Total	0.5891	3.0000e-005	3.3000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

Mitigated

Sunset Wilcox - Existing Operations (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

	ROG	NOx	CO	SO2	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	0.0671					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.5217					0.0000	0.0000		0.0000	0.0000						
Landscaping	3.1000e-004	3.0000e-005	3.3000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Total	0.5891	3.0000e-005	3.3000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Sunset Wilcox - Existing Operations (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

Sunset Wilcox - Existing Operations (Buildout Year)
South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	16.93	1000sqft	0.39	16,932.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Parking Lot	4.85	1000sqft	0.11	4,848.00	0
Strip Mall	9.33	1000sqft	0.21	9,329.00	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	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	585	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 Carbon Intensity Year 2026 = 585 lbs/MWh

Land Use - see assumptions

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see construction assumptions

Off-road Equipment - 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

Trips and VMT - Demolition and haul trucks are classified as vendor trips (HHDT)

Demolition - 31,475 SF building + 40,871 SF parking

Grading -

Architectural Coating -

Vehicle Trips - see assumptions

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Area Coating -

Energy Use -

Water And Wastewater -

Construction Off-road Equipment Mitigation - All Tier 4 equipment

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Waste Diversion Rate

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	16,930.00	16,932.00
tblLandUse	LandUseSquareFeet	4,850.00	4,848.00

Sunset Wilcox - Existing Operations (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

tblLandUse	LandUseSquareFeet	9,330.00	9,329.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	691.98	585
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblTripsAndVMT	VendorTripNumber	5.00	4.00
tblTripsAndVMT	VendorTripNumber	5.00	4.00
tblTripsAndVMT	VendorTripNumber	5.00	4.00
tblTripsAndVMT	VendorTripNumber	5.00	4.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	6.67
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	64.40	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	16.60	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	40.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	15.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	45.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	42.04	0.00
tblVehicleTrips	ST_TR	0.00	571.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	20.43	0.00
tblVehicleTrips	SU_TR	0.00	571.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	44.32	0.00
tblVehicleTrips	WD_TR	0.00	571.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

Sunset Wilcox - Existing Operations (Buildout Year) - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5891	3.0000e-005	3.2700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Energy	5.6100e-003	0.0510	0.0428	3.1000e-004		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-003						
Mobile	1.2897	1.3306	11.7139	0.0251	2.9209	0.0186	2.9396	0.7784	0.0173	0.7957						
Total	1.8844	1.3816	11.7599	0.0255	2.9209	0.0225	2.9434	0.7784	0.0212	0.7996						

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	0.5891	3.0000e-005	3.2700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Energy	5.6100e-003	0.0510	0.0428	3.1000e-004		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-003						
Mobile	1.2897	1.3306	11.7139	0.0251	2.9209	0.0186	2.9396	0.7784	0.0173	0.7957						
Total	1.8844	1.3816	11.7599	0.0255	2.9209	0.0225	2.9434	0.7784	0.0212	0.7996						

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.2897	1.3306	11.7139	0.0251	2.9209	0.0186	2.9396	0.7784	0.0173	0.7957						
Unmitigated	1.2897	1.3306	11.7139	0.0251	2.9209	0.0186	2.9396	0.7784	0.0173	0.7957						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
General Office Building	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Strip Mall	0.00	0.00	0.00		

Sunset Wilcox - Existing Operations (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

User Defined Commercial	571.00	571.00	571.00	1,386,319	1,386,319
Total	571.00	571.00	571.00	1,386,319	1,386,319

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	6.67	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	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
Parking Lot	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
User Defined Commercial	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	lb/day										lb/day					
NaturalGas Mitigated	5.6100e-003	0.0510	0.0428	3.1000e-004		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-003						
NaturalGas Unmitigated	5.6100e-003	0.0510	0.0428	3.1000e-004		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-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
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	478.271	5.1600e-003	0.0469	0.0394	2.8000e-004		3.5600e-003	3.5600e-003		3.5600e-003	3.5600e-003						
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Strip Mall	41.661	4.5000e-004	4.0800e-003	3.4300e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		5.6100e-003	0.0510	0.0428	3.0000e-004		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-003						

Sunset Wilcox - Existing Operations (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

	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					
General Office Building	0.478271	5.1600e-003	0.0469	0.0394	2.8000e-004		3.5600e-003	3.5600e-003		3.5600e-003	3.5600e-003						
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Strip Mall	0.041661	4.5000e-004	4.0800e-003	3.4300e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		5.6100e-003	0.0510	0.0428	3.0000e-004		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-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	0.5891	3.0000e-005	3.2700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Unmitigated	0.5891	3.0000e-005	3.2700e-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	0.0671					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.5217					0.0000	0.0000		0.0000	0.0000						
Landscaping	3.0000e-004	3.0000e-005	3.2700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Total	0.5891	3.0000e-005	3.2700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

Mitigated

Sunset Wilcox - Existing Operations (Buildout Year) - South Coast Air Basin, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0671					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.5217					0.0000	0.0000		0.0000	0.0000						
Landscaping	3.0000e-004	3.0000e-005	3.2700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						
Total	0.5891	3.0000e-005	3.2700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Sunset Wilcox - 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

Sunset Wilcox - 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
General Office Building	431.03	1000sqft	9.90	431,030.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
General Light Industry	3.55	1000sqft	0.08	3,550.00	0
Enclosed Parking with Elevator	1,291.00	Space	11.62	516,400.00	0
High Turnover (Sit Down Restaurant)	14.19	1000sqft	0.33	14,190.00	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	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	585	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 Carbon Intensity Year 2026 = 585 lbs/MWh

Land Use -

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see construction assumptions

Off-road Equipment - 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

Trips and VMT - Demolition and haul trucks are classified as vendor trips (HHDT)

Demolition - 31,475 SF building + 40,871 SF parking

Grading -

Vehicle Trips - VMT Calculator Inputs

Energy Use - see GHG input parameters

Construction Off-road Equipment Mitigation - All Tier 4 equipment

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Waste Diversion Rate

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Stationary Sources - Emergency Generators and Fire Pumps EF -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	224,385.00	222,609.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	673,155.00	667,827.00
tblAreaCoating	Area_Nonresidential_Exterior	224385	222609

Sunset Wilcox - 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

tblAreaCoating	Area_Nonresidential_Interior	673155	667827
tblConstructionPhase	NumDays	20.00	132.00
tblConstructionPhase	NumDays	370.00	4.00
tblConstructionPhase	NumDays	370.00	49.00
tblConstructionPhase	NumDays	370.00	440.00
tblConstructionPhase	NumDays	20.00	34.00
tblConstructionPhase	NumDays	35.00	73.00
tblConstructionPhase	NumDays	20.00	68.00
tblEnergyUse	LightingElect	1.75	2.33
tblEnergyUse	T24E	3.50	0.49
tblEnergyUse	T24E	2.01	2.25
tblEnergyUse	T24E	4.11	4.60
tblEnergyUse	T24E	7.24	8.11
tblEnergyUse	T24NG	13.51	13.65
tblEnergyUse	T24NG	9.92	10.02
tblEnergyUse	T24NG	42.55	42.98
tblGrading	MaterialExported	0.00	93,000.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	7.00	16.00
tblOffRoadEquipment	UsageHours	8.00	16.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	691.98	585
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblTripsAndVMT	HaulingTripNumber	329.00	0.00
tblTripsAndVMT	HaulingTripNumber	11,625.00	0.00
tblTripsAndVMT	VendorTripLength	6.90	60.00
tblTripsAndVMT	VendorTripLength	6.90	60.00
tblTripsAndVMT	VendorTripLength	6.90	9.00
tblTripsAndVMT	VendorTripLength	6.90	19.00
tblTripsAndVMT	VendorTripNumber	0.00	20.00

Sunset Wilcox - 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	VendorTripNumber	0.00	150.00
tblTripsAndVMT	VendorTripNumber	158.00	696.00
tblTripsAndVMT	VendorTripNumber	158.00	45.00
tblTripsAndVMT	VendorTripNumber	158.00	111.00
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	362.00	361.00
tblTripsAndVMT	WorkerTripNumber	362.00	361.00
tblTripsAndVMT	WorkerTripNumber	362.00	361.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.21
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	72.50	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	8.50	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	43.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	37.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.99	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	ST_TR	0.00	3,402.00
tblVehicleTrips	SU_TR	5.00	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	SU_TR	0.00	3,402.00
tblVehicleTrips	WD_TR	4.96	0.00

Sunset Wilcox - 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

lb/VehicleTrips	WD_TR	9.74	0.00
lb/VehicleTrips	WD_TR	112.18	0.00
lb/VehicleTrips	WD_TR	0.00	3,402.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	10.3985	122.2346	113.6840	0.3853	9.5195	3.7250	13.2446	2.5740	3.6358	6.2098						
2024	5.3883	40.3213	62.6811	0.1375	4.7827	1.4905	6.2363	1.2750	1.4533	2.7280						
2025	38.4436	46.3744	75.9714	0.1645	5.8239	1.6119	7.4358	1.5636	1.5575	3.1211						
Maximum	38.4436	122.2346	113.6840	0.3853	9.5195	3.7250	13.2446	2.5740	3.6358	6.2098						

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	10.3985	122.2346	113.6840	0.3853	9.5195	3.7250	13.2446	2.5740	3.6358	6.2098						
2024	5.3883	40.3213	62.6811	0.1375	4.7827	1.4905	6.2363	1.2750	1.4533	2.7280						
2025	38.4436	46.3744	75.9714	0.1645	5.8239	1.6119	7.4358	1.5636	1.5575	3.1211						
Maximum	38.4436	122.2346	113.6840	0.3853	9.5195	3.7250	13.2446	2.5740	3.6358	6.2098						

	ROG	NOx	CO	SO2	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

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	10.2550	1.6100e-003	0.1773	1.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-004						
Energy	0.2312	2.1020	1.7657	0.0126		0.1598	0.1598		0.1598	0.1598						
Mobile	7.9757	8.4040	74.0948	0.1615	18.8117	0.1190	18.9307	5.0130	0.1107	5.1237						

Sunset Wilcox - 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

Stationary	2.1334	9.5404	5.4397	0.0103		0.3138	0.3138		0.3138	0.3138						
Total	20.5953	20.0479	81.4775	0.1844	18.8117	0.5933	19.4049	5.0130	0.5849	5.5979						

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	10.2550	1.6100e-003	0.1773	1.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-004						
Energy	0.2165	1.9683	1.6534	0.0118		0.1496	0.1496		0.1496	0.1496						
Mobile	7.9757	8.4040	74.0948	0.1615	18.8117	0.1190	18.9307	5.0130	0.1107	5.1237						
Stationary	2.1334	9.5404	5.4397	0.0103		0.3138	0.3138		0.3138	0.3138						
Total	20.5806	19.9143	81.3652	0.1836	18.8117	0.5831	19.3948	5.0130	0.5747	5.5877						

	ROG	NOx	CO	SO2	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	0.07	0.67	0.14	0.43	0.00	1.71	0.05	0.00	1.74	0.18	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/15/2023	8/31/2023	5	34	
2	Grading	Grading	9/1/2023	12/12/2023	5	73	
3	Mat Foundation	Building Construction	12/13/2023	12/18/2023	5	4	
4	Building Foundation	Building Construction	12/19/2023	2/23/2024	5	49	
5	Building Construction	Building Construction	2/24/2024	10/31/2025	5	440	
6	Architectural Coating	Architectural Coating	3/1/2025	10/31/2025	5	132	
7	Paving	Paving	7/30/2025	10/31/2025	5	68	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 36.5

Acres of Paving: 11.62

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 667,827; Non-Residential Outdoor: 222,609; Striped Parking Area: 30,984

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	1	8.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Rough Terrain Forklifts	1	8.00	100	0.40
Demolition	Rubber Tired Dozers	0	8.00	247	0.40

Sunset Wilcox - 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

Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Air Compressors	2	8.00	78	0.48
Grading	Bore/Drill Rigs	2	8.00	221	0.50
Grading	Cranes	1	8.00	231	0.29
Grading	Excavators	2	8.00	158	0.38
Grading	Forklifts	0	8.00	89	0.20
Grading	Generator Sets	4	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Grading	Pumps	2	8.00	84	0.74
Grading	Rough Terrain Forklifts	2	8.00	100	0.40
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	2	8.00	203	0.36
Grading	Scrapers	0	8.00	367	0.48
Grading	Signal Boards	2	8.00	6	0.82
Grading	Skid Steer Loaders	1	8.00	65	0.37
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Mat Foundation	Aerial Lifts	1	8.00	63	0.31
Mat Foundation	Air Compressors	2	16.00	78	0.48
Mat Foundation	Cranes	2	16.00	231	0.29
Mat Foundation	Forklifts	2	8.00	89	0.20
Mat Foundation	Generator Sets	4	16.00	84	0.74
Mat Foundation	Pumps	4	16.00	84	0.74
Mat Foundation	Rough Terrain Forklifts	2	8.00	100	0.40
Mat Foundation	Rubber Tired Loaders	1	8.00	203	0.36
Mat Foundation	Signal Boards	0	8.00	6	0.82
Mat Foundation	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Mat Foundation	Welders	0	8.00	46	0.45
Building Foundation	Air Compressors	2	8.00	78	0.48
Building Foundation	Cranes	1	8.00	231	0.29
Building Foundation	Forklifts	0	8.00	89	0.20
Building Foundation	Generator Sets	4	8.00	84	0.74
Building Foundation	Pumps	1	8.00	84	0.74
Building Foundation	Rough Terrain Forklifts	2	8.00	100	0.40
Building Foundation	Rubber Tired Loaders	1	8.00	203	0.36
Building Foundation	Signal Boards	0	8.00	6	0.82
Building Foundation	Skid Steer Loaders	1	8.00	65	0.37
Building Foundation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Foundation	Welders	0	8.00	46	0.45
Building Construction	Aerial Lifts	10	8.00	63	0.31
Building Construction	Air Compressors	4	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	2	8.00	9	0.56
Building Construction	Concrete/Industrial Saws	2	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pumps	2	8.00	84	0.74
Building Construction	Rough Terrain Forklifts	1	8.00	100	0.40
Building Construction	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Construction	Welders	2	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48

Sunset Wilcox - 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

Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	0	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Skid Steer Loaders	2	8.00	65	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	8	20.00	20.00	0.00	14.70	60.00	20.00	LD_Mix	HHDT	HHDT
Grading	21	53.00	150.00	0.00	14.70	60.00	20.00	LD_Mix	HHDT	HHDT
Mat Foundation	18	361.00	696.00	0.00	14.70	9.00	20.00	LD_Mix	HHDT	HHDT
Building Foundation	13	361.00	45.00	0.00	14.70	19.00	20.00	LD_Mix	HHDT	HHDT
Building Construction	28	361.00	111.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	72.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	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 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					2.0945	0.0000	2.0945	0.3171	0.0000	0.3171						
Off-Road	1.8374	15.7371	23.3119	0.0420		0.7122	0.7122		0.6833	0.6833						
Total	1.8374	15.7371	23.3119	0.0420	2.0945	0.7122	2.8068	0.3171	0.6833	1.0005						

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	0.0825	6.9623	1.4968	0.0335	1.0483	0.0515	1.0997	0.2872	0.0492	0.3364						
Worker	0.0674	0.0467	0.6357	1.8500e-003	0.2236	1.2600e-003	0.2248	0.0593	1.1600e-003	0.0605						
Total	0.1499	7.0090	2.1325	0.0353	1.2718	0.0527	1.3245	0.3465	0.0504	0.3969						

Mitigated Construction On-Site

Sunset Wilcox - 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					0.8169	0.0000	0.8169	0.1237	0.0000	0.1237						
Off-Road	1.8374	15.7371	23.3119	0.0420		0.7122	0.7122		0.6833	0.6833						
Total	1.8374	15.7371	23.3119	0.0420	0.8169	0.7122	1.5291	0.1237	0.6833	0.8070						

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	0.0825	6.9623	1.4968	0.0335	1.0483	0.0515	1.0997	0.2872	0.0492	0.3364						
Worker	0.0674	0.0467	0.6357	1.8500e-003	0.2236	1.2600e-003	0.2248	0.0593	1.1600e-003	0.0605						
Total	0.1499	7.0090	2.1325	0.0353	1.2718	0.0527	1.3245	0.3465	0.0504	0.3969						

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6743	0.0000	0.6743	0.0791	0.0000	0.0791						
Off-Road	4.8650	45.1792	50.6475	0.1119		1.8903	1.8903		1.8190	1.8190						
Total	4.8650	45.1792	50.6475	0.1119	0.6743	1.8903	2.5646	0.0791	1.8190	1.8981						

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	0.6187	52.2171	11.2259	0.2511	7.8619	0.3859	8.2477	2.1542	0.3692	2.5233						
Worker	0.1785	0.1239	1.6845	4.8900e-003	0.5924	3.3400e-003	0.5958	0.1571	3.0700e-003	0.1602						

Sunset Wilcox - 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	0.7972	52.3409	12.9104	0.2560	8.4543	0.3892	8.8435	2.3113	0.3723	2.6835						
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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2630	0.0000	0.2630	0.0308	0.0000	0.0308						
Off-Road	4.8650	45.1792	50.6475	0.1119		1.8903	1.8903		1.8190	1.8190						
Total	4.8650	45.1792	50.6475	0.1119	0.2630	1.8903	2.1533	0.0308	1.8190	1.8499						

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	0.6187	52.2171	11.2259	0.2511	7.8619	0.3859	8.2477	2.1542	0.3692	2.5233						
Worker	0.1785	0.1239	1.6845	4.8900e-003	0.5924	3.3400e-003	0.5958	0.1571	3.0700e-003	0.1602						
Total	0.7972	52.3409	12.9104	0.2560	8.4543	0.3892	8.8435	2.3113	0.3723	2.6835						

3.4 Mat Foundation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	8.2189	73.8648	85.6201	0.1621		3.4266	3.4266		3.3511	3.3511						
Total	8.2189	73.8648	85.6201	0.1621		3.4266	3.4266		3.3511	3.3511						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Sunset Wilcox - 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	0.9636	47.5262	16.5900	0.1899	5.4844	0.2757	5.7601	1.5039	0.2638	1.7676							
Worker	1.2160	0.8436	11.4739	0.0333	4.0351	0.0227	4.0579	1.0701	0.0209	1.0911							
Total	2.1795	48.3698	28.0639	0.2232	9.5195	0.2984	9.8180	2.5740	0.2847	2.8587							

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	8.2189	73.8648	85.6201	0.1621		3.4266	3.4266		3.3511	3.3511						
Total	8.2189	73.8648	85.6201	0.1621		3.4266	3.4266		3.3511	3.3511						

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	0.9636	47.5262	16.5900	0.1899	5.4844	0.2757	5.7601	1.5039	0.2638	1.7676						
Worker	1.2160	0.8436	11.4739	0.0333	4.0351	0.0227	4.0579	1.0701	0.0209	1.0911						
Total	2.1795	48.3698	28.0639	0.2232	9.5195	0.2984	9.8180	2.5740	0.2847	2.8587						

3.5 Building Foundation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.1123	28.7591	34.7679	0.0649		1.2800	1.2800		1.2445	1.2445						
Total	3.1123	28.7591	34.7679	0.0649		1.2800	1.2800		1.2445	1.2445						

Unmitigated Construction Off-Site

Sunset Wilcox - 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	0.0865	5.5419	1.5227	0.0246	0.7475	0.0370	0.7846	0.2049	0.0354	0.2403						
Worker	1.2160	0.8436	11.4739	0.0333	4.0351	0.0227	4.0579	1.0701	0.0209	1.0911						
Total	1.3025	6.3855	12.9966	0.0580	4.7827	0.0598	4.8424	1.2750	0.0564	1.3314						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.1123	28.7591	34.7679	0.0649		1.2800	1.2800		1.2445	1.2445						
Total	3.1123	28.7591	34.7679	0.0649		1.2800	1.2800		1.2445	1.2445						

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	0.0865	5.5419	1.5227	0.0246	0.7475	0.0370	0.7846	0.2049	0.0354	0.2403						
Worker	1.2160	0.8436	11.4739	0.0333	4.0351	0.0227	4.0579	1.0701	0.0209	1.0911						
Total	1.3025	6.3855	12.9966	0.0580	4.7827	0.0598	4.8424	1.2750	0.0564	1.3314						

3.5 Building Foundation - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9248	26.8141	34.6713	0.0649		1.1216	1.1216		1.0897	1.0897						
Total	2.9248	26.8141	34.6713	0.0649		1.1216	1.1216		1.0897	1.0897						

Sunset Wilcox - 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	0.0858	5.5645	1.5477	0.0243	0.7475	0.0372	0.7847	0.2049	0.0356	0.2405						
Worker	1.1383	0.7534	10.6873	0.0324	4.0351	0.0218	4.0569	1.0701	0.0200	1.0902						
Total	1.2241	6.3179	12.2351	0.0566	4.7827	0.0589	4.8416	1.2750	0.0556	1.3306						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9248	26.8141	34.6713	0.0649		1.1216	1.1216		1.0897	1.0897						
Total	2.9248	26.8141	34.6713	0.0649		1.1216	1.1216		1.0897	1.0897						

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	0.0858	5.5645	1.5477	0.0243	0.7475	0.0372	0.7847	0.2049	0.0356	0.2405						
Worker	1.1383	0.7534	10.6873	0.0324	4.0351	0.0218	4.0569	1.0701	0.0200	1.0902						
Total	1.2241	6.3179	12.2351	0.0566	4.7827	0.0589	4.8416	1.2750	0.0556	1.3306						

3.6 Building Construction - 2024

Unmitigated Construction On-Site

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

Sunset Wilcox - 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	4.1386	35.2962	50.4113	0.0852		1.4461	1.4461		1.4116	1.4116						
Total	4.1386	35.2962	50.4113	0.0852		1.4461	1.4461		1.4116	1.4116						

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	0.1114	4.2718	1.5825	0.0199	0.7106	0.0227	0.7333	0.2046	0.0217	0.2263						
Worker	1.1383	0.7534	10.6873	0.0324	4.0351	0.0218	4.0569	1.0701	0.0200	1.0902						
Total	1.2497	5.0252	12.2698	0.0523	4.7458	0.0444	4.7902	1.2747	0.0417	1.3164						

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	4.1386	35.2962	50.4113	0.0852		1.4461	1.4461		1.4116	1.4116						
Total	4.1386	35.2962	50.4113	0.0852		1.4461	1.4461		1.4116	1.4116						

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	0.1114	4.2718	1.5825	0.0199	0.7106	0.0227	0.7333	0.2046	0.0217	0.2263						
Worker	1.1383	0.7534	10.6873	0.0324	4.0351	0.0218	4.0569	1.0701	0.0200	1.0902						
Total	1.2497	5.0252	12.2698	0.0523	4.7458	0.0444	4.7902	1.2747	0.0417	1.3164						

3.6 Building Construction - 2025

Unmitigated Construction On-Site

Sunset Wilcox - 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	3.9080	33.4279	50.2822	0.0853		1.2591	1.2591		1.2278	1.2278						
Total	3.9080	33.4279	50.2822	0.0853		1.2591	1.2591		1.2278	1.2278						

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	0.1086	4.2529	1.5592	0.0196	0.7106	0.0228	0.7334	0.2046	0.0218	0.2264						
Worker	1.0690	0.6771	9.9634	0.0313	4.0351	0.0207	4.0558	1.0701	0.0191	1.0892						
Total	1.1776	4.9300	11.5226	0.0508	4.7458	0.0435	4.7892	1.2747	0.0408	1.3156						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.9080	33.4279	50.2822	0.0853		1.2591	1.2591		1.2278	1.2278						
Total	3.9080	33.4279	50.2822	0.0853		1.2591	1.2591		1.2278	1.2278						

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	0.1086	4.2529	1.5592	0.0196	0.7106	0.0228	0.7334	0.2046	0.0218	0.2264						
Worker	1.0690	0.6771	9.9634	0.0313	4.0351	0.0207	4.0558	1.0701	0.0191	1.0892						
Total	1.1776	4.9300	11.5226	0.0508	4.7458	0.0435	4.7892	1.2747	0.0408	1.3156						

3.7 Architectural Coating - 2025

Sunset Wilcox - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	32.3544					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						
Total	32.5253	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.2132	0.1350	1.9872	6.2300e-003	0.8048	4.1300e-003	0.8089	0.2134	3.8000e-003	0.2172						
Total	0.2132	0.1350	1.9872	6.2300e-003	0.8048	4.1300e-003	0.8089	0.2134	3.8000e-003	0.2172						

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	32.3544					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						
Total	32.5253	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						

Mitigated Construction Off-Site

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

Sunset Wilcox - 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	0.2132	0.1350	1.9872	6.2300e-003	0.8048	4.1300e-003	0.8089	0.2134	3.8000e-003	0.2172						
Total	0.2132	0.1350	1.9872	6.2300e-003	0.8048	4.1300e-003	0.8089	0.2134	3.8000e-003	0.2172						

3.8 Paving - 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
Category	lb/day										lb/day					
Off-Road	0.5615	5.9454	9.7306	0.0146		0.2489	0.2489		0.2290	0.2290						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.5615	5.9454	9.7306	0.0146		0.2489	0.2489		0.2290	0.2290						

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	0.0196	0.7663	0.2809	3.5200e-003	0.1280	4.1000e-003	0.1322	0.0369	3.9300e-003	0.0408						
Worker	0.0385	0.0244	0.3588	1.1300e-003	0.1453	7.5000e-004	0.1461	0.0385	6.9000e-004	0.0392						
Total	0.0581	0.7907	0.6397	4.6500e-003	0.2734	4.8500e-003	0.2782	0.0754	4.6200e-003	0.0800						

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					
Off-Road	0.5615	5.9454	9.7306	0.0146		0.2489	0.2489		0.2290	0.2290						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.5615	5.9454	9.7306	0.0146		0.2489	0.2489		0.2290	0.2290						

Mitigated Construction Off-Site

Sunset Wilcox - 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	0.0196	0.7663	0.2809	3.5200e-003	0.1260	4.1000e-003	0.1322	0.0369	3.9300e-003	0.0408						
Worker	0.0385	0.0244	0.3588	1.1300e-003	0.1453	7.5000e-004	0.1461	0.0385	6.9000e-004	0.0392						
Total	0.0581	0.7907	0.6397	4.6500e-003	0.2734	4.8500e-003	0.2782	0.0754	4.6200e-003	0.0800						

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.9757	8.4040	74.0948	0.1615	18.8117	0.1190	18.9307	5.0130	0.1107	5.1237						
Unmitigated	7.9757	8.4040	74.0948	0.1615	18.8117	0.1190	18.9307	5.0130	0.1107	5.1237						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Light Industry	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
User Defined Commercial	3,402.00	3,402.00	3,402.00	8,928,345	8,928,345
Total	3,402.00	3,402.00	3,402.00	8,928,345	8,928,345

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Light Industry	0.00	0.00	0.00	59.00	28.00	13.00	92	5	3
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.21	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
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
General Light Industry	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
General Office Building	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
High Turnover (Sit Down 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
User Defined Commercial	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

Sunset Wilcox - 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

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2165	1.9683	1.6534	0.0118		0.1496	0.1496		0.1496	0.1496						
NaturalGas Unmitigated	0.2312	2.1020	1.7657	0.0126		0.1598	0.1598		0.1598	0.1598						

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
General Light Industry	176.041	1.9000e-003	0.0173	0.0145	1.0000e-004		1.3100e-003	1.3100e-003		1.3100e-003	1.3100e-003						
General Office Building	12293.2	0.1326	1.2052	1.0124	7.2300e-003		0.0916	0.0916		0.0916	0.0916						
High Turnover (Sit Down Restaurant)	8971.19	0.0968	0.8795	0.7388	5.2800e-003		0.0668	0.0668		0.0668	0.0668						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.2312	2.1020	1.7657	0.0126		0.1598	0.1598		0.1598	0.1598						

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
General Light Industry	0.162765	1.7600e-003	0.0160	0.0134	1.0000e-004		1.2100e-003	1.2100e-003		1.2100e-003	1.2100e-003						
General Office Building	11.1099	0.1198	1.0892	0.9149	6.5400e-003		0.0828	0.0828		0.0828	0.0828						
High Turnover (Sit Down Restaurant)	8.9041	0.0950	0.8632	0.7250	5.1800e-003		0.0656	0.0656		0.0656	0.0656						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.2165	1.9683	1.6534	0.0118		0.1496	0.1496		0.1496	0.1496						

Sunset Wilcox - 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

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	10.2550	1.6100e-003	0.1773	1.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-004						
Unmitigated	10.2550	1.6100e-003	0.1773	1.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-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	1.1701					0.0000	0.0000		0.0000	0.0000						
Consumer Products	9.0686					0.0000	0.0000		0.0000	0.0000						
Landscaping	0.0163	1.6100e-003	0.1773	1.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-004						
Total	10.2550	1.6100e-003	0.1773	1.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-004						

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.1701					0.0000	0.0000		0.0000	0.0000						
Consumer Products	9.0686					0.0000	0.0000		0.0000	0.0000						
Landscaping	0.0163	1.6100e-003	0.1773	1.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-004						
Total	10.2550	1.6100e-003	0.1773	1.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-004						

7.0 Water Detail

7.1 Mitigation Measures Water

Sunset Wilcox - 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

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	2	0.25	12	2600	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

Equipment Type	ROG	NOx	CO	SO2	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					
Emergency	2.1334	9.5404	5.4397	0.0103		0.3138	0.3138		0.3138	0.3138						
Total	2.1334	9.5404	5.4397	0.0103		0.3138	0.3138		0.3138	0.3138						

11.0 Vegetation

Sunset Wilcox - 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

Sunset Wilcox - Construction Onsite
South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	431.03	1000sqft	9.90	431,030.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
General Light Industry	3.55	1000sqft	0.08	3,550.00	0
Enclosed Parking with Elevator	1,291.00	Space	11.62	516,400.00	0
High Turnover (Sit Down Restaurant)	14.19	1000sqft	0.33	14,190.00	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	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	585	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 Carbon Intensity Year 2026 = 585 lbs/MWh

Land Use -

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see construction assumptions

Off-road Equipment - 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

Trips and VMT - Demolition and haul trucks are classified as vendor trips (HHDT)

Demolition - 31,475 SF building + 40,871 SF parking

Grading -

Architectural Coating -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - see GHG input parameters

Construction Off-road Equipment Mitigation - All Tier 4 equipment

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Waste Diversion Rate

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Vehicle Trips - see assumptions

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	224385	222609
tblAreaCoating	Area_Nonresidential_Interior	673155	667827
tblConstructionPhase	NumDays	20.00	132.00

Sunset Wilcox - 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

tbiConstructionPhase	NumDays	370.00	4.00
tbiConstructionPhase	NumDays	370.00	49.00
tbiConstructionPhase	NumDays	370.00	440.00
tbiConstructionPhase	NumDays	20.00	34.00
tbiConstructionPhase	NumDays	35.00	73.00
tbiConstructionPhase	NumDays	20.00	68.00
tbiEnergyUse	LightingElect	1.75	2.33
tbiEnergyUse	T24E	3.50	0.49
tbiEnergyUse	T24E	2.01	2.25
tbiEnergyUse	T24E	4.11	4.60
tbiEnergyUse	T24E	7.24	8.11
tbiEnergyUse	T24NG	13.51	13.65
tbiEnergyUse	T24NG	9.92	10.02
tbiEnergyUse	T24NG	42.55	42.98
tbiGrading	MaterialExported	0.00	93,000.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tbiOffRoadEquipment	UsageHours	7.00	16.00
tbiOffRoadEquipment	UsageHours	8.00	16.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tbiProjectCharacteristics	CO2IntensityFactor	691.98	585
tbiProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tbiTripsAndVMT	HaulingTripNumber	329.00	0.00
tbiTripsAndVMT	HaulingTripNumber	11,625.00	0.00
tbiTripsAndVMT	VendorTripLength	6.90	2.00
tbiTripsAndVMT	VendorTripLength	6.90	15.00
tbiTripsAndVMT	VendorTripLength	6.90	69.60
tbiTripsAndVMT	VendorTripLength	6.90	4.50
tbiTripsAndVMT	VendorTripLength	6.90	11.10
tbiTripsAndVMT	VendorTripLength	6.90	0.00
tbiTripsAndVMT	VendorTripLength	6.90	2.00

Sunset Wilcox - 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	VendorTripNumber	0.00	1.00
tblTripsAndVMT	VendorTripNumber	0.00	1.00
tblTripsAndVMT	VendorTripNumber	158.00	1.00
tblTripsAndVMT	VendorTripNumber	158.00	1.00
tblTripsAndVMT	VendorTripNumber	158.00	1.00
tblTripsAndVMT	VendorTripNumber	0.00	1.00
tblTripsAndVMT	VendorTripNumber	0.00	1.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripNumber	362.00	361.00
tblTripsAndVMT	WorkerTripNumber	362.00	361.00
tblTripsAndVMT	WorkerTripNumber	362.00	361.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.21
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	72.50	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	8.50	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	43.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	37.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.99	1.32
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00

Sunset Wilcox - 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

tblVehicleTrips	SU_TR	0.00	3,402.00
tblVehicleTrips	SU_TR	5.00	0.68
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	SU_TR	0.00	3,402.00
tblVehicleTrips	WD_TR	4.96	6.97
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	0.00	3,402.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated 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
2023	8.6523	74.4418	87.6306	0.1649	2.0980	3.4314	3.5232	0.3181	3.3556	3.3809						
2024	4.5354	35.5140	52.2791	0.0864	0.0413	1.4482	1.4894	0.0116	1.4135	1.4252						
2025	37.6990	40.7911	64.0459	0.1042	0.0505	1.5619	1.6124	0.0142	1.5105	1.5248						
Maximum	37.6990	74.4418	87.6306	0.1649	2.0980	3.4314	3.5232	0.3181	3.3556	3.3809						

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
2023	8.6523	74.4418	87.6306	0.1649	0.8204	3.4314	3.5232	0.1247	3.3556	3.3809						
2024	4.5354	35.5140	52.2791	0.0864	0.0413	1.4482	1.4894	0.0116	1.4135	1.4252						
2025	37.6990	40.7911	64.0459	0.1042	0.0505	1.5619	1.6124	0.0142	1.5105	1.5248						
Maximum	37.6990	74.4418	87.6306	0.1649	0.8204	3.4314	3.5232	0.1247	3.3556	3.3809						

	ROG	NOx	CO	SO2	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	58.35	0.00	0.00	56.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description

Sunset Wilcox - 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

1	Demolition	Demolition	7/15/2023	8/31/2023	5	34
2	Grading	Grading	9/1/2023	12/12/2023	5	73
3	Mat Foundation	Building Construction	12/13/2023	12/18/2023	5	4
4	Building Foundation	Building Construction	12/19/2023	2/23/2024	5	49
5	Building Construction	Building Construction	2/24/2024	10/31/2025	5	440
6	Architectural Coating	Architectural Coating	5/1/2025	10/31/2025	5	132
7	Paving	Paving	7/30/2025	10/31/2025	5	68

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 36.5

Acres of Paving: 11.62

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 673,155; Non-Residential Outdoor: 224,385; Striped Parking Area: 30,984

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	1	8.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Rough Terrain Forklifts	1	8.00	100	0.40
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Air Compressors	2	8.00	78	0.48
Grading	Bore/Drill Rigs	2	8.00	221	0.50
Grading	Cranes	1	8.00	231	0.29
Grading	Excavators	2	8.00	158	0.38
Grading	Forklifts	0	8.00	89	0.20
Grading	Generator Sets	4	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Grading	Pumps	2	8.00	84	0.74
Grading	Rough Terrain Forklifts	2	8.00	100	0.40
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	2	8.00	203	0.36
Grading	Scrapers	0	8.00	367	0.48
Grading	Signal Boards	2	8.00	6	0.82
Grading	Skid Steer Loaders	1	8.00	65	0.37
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Mat Foundation	Aerial Lifts	1	8.00	63	0.31
Mat Foundation	Air Compressors	2	16.00	78	0.48
Mat Foundation	Cranes	2	16.00	231	0.29
Mat Foundation	Forklifts	2	8.00	89	0.20
Mat Foundation	Generator Sets	4	16.00	84	0.74
Mat Foundation	Pumps	4	16.00	84	0.74
Mat Foundation	Rough Terrain Forklifts	2	8.00	100	0.40
Mat Foundation	Rubber Tired Loaders	1	8.00	203	0.36
Mat Foundation	Signal Boards	0	8.00	6	0.82
Mat Foundation	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Mat Foundation	Welders	0	8.00	46	0.45
Building Foundation	Air Compressors	2	8.00	78	0.48
Building Foundation	Cranes	1	8.00	231	0.29

Sunset Wilcox - Construction Onsite - South Coast Air Basin, Winter

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

Building Foundation	Forklifts	0	8.00	89	0.20
Building Foundation	Generator Sets	4	8.00	84	0.74
Building Foundation	Pumps	1	8.00	84	0.74
Building Foundation	Rough Terrain Forklifts	2	8.00	100	0.40
Building Foundation	Rubber Tired Loaders	1	8.00	203	0.36
Building Foundation	Signal Boards	0	8.00	6	0.82
Building Foundation	Skid Steer Loaders	1	8.00	65	0.37
Building Foundation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Foundation	Welders	0	8.00	46	0.45
Building Construction	Aerial Lifts	10	8.00	63	0.31
Building Construction	Air Compressors	4	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	2	8.00	9	0.56
Building Construction	Concrete/Industrial Saws	2	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pumps	2	8.00	84	0.74
Building Construction	Rough Terrain Forklifts	1	8.00	100	0.40
Building Construction	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Construction	Welders	2	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	0	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Skid Steer Loaders	2	8.00	65	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	8	20.00	1.00	0.00	0.10	2.00	20.00	LD_Mix	HHDT	HHDT
Grading	21	53.00	1.00	0.00	0.10	15.00	20.00	LD_Mix	HHDT	HHDT
Mat Foundation	18	361.00	1.00	0.00	0.10	69.60	20.00	LD_Mix	HHDT	HHDT
Building Foundation	13	361.00	1.00	0.00	0.10	4.50	20.00	LD_Mix	HHDT	HHDT
Building Construction	28	361.00	1.00	0.00	0.10	11.10	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	72.00	1.00	0.00	0.10	0.00	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	1.00	0.00	0.10	2.00	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 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
Fugitive Dust					2.0945	0.0000	2.0945	0.3171	0.0000	0.3171						

Sunset Wilcox - 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	1.8374	15.7371	23.3119	0.0420		0.7122	0.7122		0.6833	0.6833						
Total	1.8374	15.7371	23.3119	0.0420	2.0945	0.7122	2.8068	0.3171	0.6833	1.0005						

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	1.0100e-003	0.0299	0.0168	8.0000e-005	1.7700e-003	1.0000e-004	1.8600e-003	4.9000e-004	9.0000e-005	5.8000e-004						
Worker	0.0238	9.7600e-003	0.1067	5.0000e-005	1.7200e-003	1.0000e-004	1.8200e-003	4.8000e-004	9.0000e-005	5.7000e-004						
Total	0.0248	0.0396	0.1236	1.3000e-004	3.4900e-003	2.0000e-004	3.6800e-003	9.7000e-004	1.8000e-004	1.1500e-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					0.8169	0.0000	0.8169	0.1237	0.0000	0.1237						
Off-Road	1.8374	15.7371	23.3119	0.0420		0.7122	0.7122		0.6833	0.6833						
Total	1.8374	15.7371	23.3119	0.0420	0.8169	0.7122	1.5291	0.1237	0.6833	0.8070						

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	1.0100e-003	0.0299	0.0168	8.0000e-005	1.7700e-003	1.0000e-004	1.8600e-003	4.9000e-004	9.0000e-005	5.8000e-004						
Worker	0.0238	9.7600e-003	0.1067	5.0000e-005	1.7200e-003	1.0000e-004	1.8200e-003	4.8000e-004	9.0000e-005	5.7000e-004						
Total	0.0248	0.0396	0.1236	1.3000e-004	3.4900e-003	2.0000e-004	3.6800e-003	9.7000e-004	1.8000e-004	1.1500e-003						

3.3 Grading - 2023

Unmitigated Construction On-Site

Sunset Wilcox - 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					
Fugitive Dust					0.6743	0.0000	0.6743	0.0791	0.0000	0.0791						
Off-Road	4.8650	45.1792	50.6475	0.1119		1.8903	1.8903		1.8190	1.8190						
Total	4.8650	45.1792	50.6475	0.1119	0.6743	1.8903	2.5646	0.0791	1.8190	1.8981						

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	1.7100e-003	0.1012	0.0298	4.4000e-004	0.0131	6.5000e-004	0.0138	3.6000e-003	6.2000e-004	4.2200e-003						
Worker	0.0629	0.0259	0.2828	1.3000e-004	4.5500e-003	2.7000e-004	4.8200e-003	1.2700e-003	2.5000e-004	1.5200e-003						
Total	0.0647	0.1271	0.3126	5.7000e-004	0.0177	9.2000e-004	0.0186	4.8700e-003	8.7000e-004	5.7400e-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					0.2630	0.0000	0.2630	0.0308	0.0000	0.0308						
Off-Road	4.8650	45.1792	50.6475	0.1119		1.8903	1.8903		1.8190	1.8190						
Total	4.8650	45.1792	50.6475	0.1119	0.2630	1.8903	2.1533	0.0308	1.8190	1.8499						

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	1.7100e-003	0.1012	0.0298	4.4000e-004	0.0131	6.5000e-004	0.0138	3.6000e-003	6.2000e-004	4.2200e-003						
Worker	0.0629	0.0259	0.2828	1.3000e-004	4.5500e-003	2.7000e-004	4.8200e-003	1.2700e-003	2.5000e-004	1.5200e-003						

Sunset Wilcox - 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	0.0647	0.1271	0.3126	5.7000e-004	0.0177	9.2000e-004	0.0186	4.8700e-003	8.7000e-004	5.7400e-003						
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3.4 Mat Foundation - 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					
Off-Road	8.2189	73.8648	85.6201	0.1621		3.4266	3.4266		3.3511	3.3511						
Total	8.2189	73.8648	85.6201	0.1621		3.4266	3.4266		3.3511	3.3511						

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	4.6400e-003	0.4008	0.0844	1.9400e-003	0.0608	2.9800e-003	0.0638	0.0167	2.8500e-003	0.0195						
Worker	0.4287	0.1762	1.9261	9.0000e-004	0.0310	1.8200e-003	0.0328	8.6800e-003	1.6800e-003	0.0104						
Total	0.4333	0.5770	2.0106	2.8400e-003	0.0918	4.8000e-003	0.0966	0.0253	4.5300e-003	0.0299						

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					
Off-Road	8.2189	73.8648	85.6201	0.1621		3.4266	3.4266		3.3511	3.3511						
Total	8.2189	73.8648	85.6201	0.1621		3.4266	3.4266		3.3511	3.3511						

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					

Sunset Wilcox - 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

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							
Vendor	4.6400e-003	0.4008	0.0844	1.9400e-003	0.0608	2.9800e-003	0.0638	0.0167	2.8500e-003	0.0195							
Worker	0.4287	0.1762	1.9261	9.0000e-004	0.0310	1.8200e-003	0.0328	8.6800e-003	1.6800e-003	0.0104							
Total	0.4333	0.5770	2.0106	2.8400e-003	0.0918	4.8000e-003	0.0966	0.0253	4.5300e-003	0.0299							

3.5 Building Foundation - 2023
Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.1123	28.7591	34.7679	0.0649		1.2800	1.2800		1.2445	1.2445						
Total	3.1123	28.7591	34.7679	0.0649		1.2800	1.2800		1.2445	1.2445						

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	1.1400e-003	0.0436	0.0193	1.5000e-004	3.9500e-003	2.0000e-004	4.1500e-003	1.0800e-003	2.0000e-004	1.2800e-003						
Worker	0.4287	0.1762	1.9261	9.0000e-004	0.0310	1.8200e-003	0.0328	8.6800e-003	1.6800e-003	0.0104						
Total	0.4298	0.2198	1.9455	1.0500e-003	0.0349	2.0200e-003	0.0370	9.7600e-003	1.8800e-003	0.0116						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.1123	28.7591	34.7679	0.0649		1.2800	1.2800		1.2445	1.2445						
Total	3.1123	28.7591	34.7679	0.0649		1.2800	1.2800		1.2445	1.2445						

Mitigated Construction Off-Site

Sunset Wilcox - 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	1.4000e-003	0.0436	0.0193	1.5000e-004	3.9500e-003	2.0000e-004	4.1500e-003	1.0800e-003	2.0000e-004	1.2800e-003						
Worker	0.4287	0.1762	1.9261	9.0000e-004	0.0310	1.8200e-003	0.0328	8.6800e-003	1.6800e-003	0.0104						
Total	0.4298	0.2198	1.9455	1.0500e-003	0.0349	2.0200e-003	0.0370	9.7600e-003	1.8800e-003	0.0116						

3.5 Building Foundation - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9248	26.8141	34.6713	0.0649		1.1216	1.1216		1.0897	1.0897						
Total	2.9248	26.8141	34.6713	0.0649		1.1216	1.1216		1.0897	1.0897						

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	1.1400e-003	0.0436	0.0193	1.5000e-004	3.9500e-003	2.0000e-004	4.1600e-003	1.0800e-003	2.0000e-004	1.2800e-003						
Worker	0.3955	0.1630	1.8505	8.7000e-004	0.0310	1.7400e-003	0.0327	8.6800e-003	1.6000e-003	0.0103						
Total	0.3967	0.2066	1.8699	1.0200e-003	0.0349	1.9400e-003	0.0369	9.7600e-003	1.8000e-003	0.0116						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9248	26.8141	34.6713	0.0649		1.1216	1.1216		1.0897	1.0897						
Total	2.9248	26.8141	34.6713	0.0649		1.1216	1.1216		1.0897	1.0897						

Sunset Wilcox - 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	1.1400e-003	0.0436	0.0195	1.5000e-004	3.9500e-003	2.0000e-004	4.1600e-003	1.0800e-003	2.0000e-004	1.2800e-003						
Worker	0.3955	0.1630	1.8505	8.7000e-004	0.0310	1.7400e-003	0.0327	8.6800e-003	1.6000e-003	0.0103						
Total	0.3967	0.2066	1.8699	1.0200e-003	0.0349	1.9400e-003	0.0369	9.7600e-003	1.8000e-003	0.0116						

3.6 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.1386	35.2962	50.4113	0.0852		1.4461	1.4461		1.4116	1.4116						
Total	4.1386	35.2962	50.4113	0.0852		1.4461	1.4461		1.4116	1.4116						

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	1.2700e-003	0.0548	0.0173	2.8000e-004	0.0103	3.2000e-004	0.0106	2.9600e-003	3.1000e-004	3.2700e-003						
Worker	0.3955	0.1630	1.8505	8.7000e-004	0.0310	1.7400e-003	0.0327	8.6800e-003	1.6000e-003	0.0103						
Total	0.3968	0.2178	1.8678	1.1500e-003	0.0413	2.0600e-003	0.0433	0.0116	1.9100e-003	0.0136						

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	4.1386	35.2962	50.4113	0.0852		1.4461	1.4461		1.4116	1.4116						
Total	4.1386	35.2962	50.4113	0.0852		1.4461	1.4461		1.4116	1.4116						

Sunset Wilcox - 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	1.2700e-003	0.0548	0.0173	2.8000e-004	0.0103	3.2000e-004	0.0106	2.9600e-003	3.1000e-004	3.2700e-003						
Worker	0.3955	0.1630	1.8505	8.7000e-004	0.0310	1.7400e-003	0.0327	8.6800e-003	1.6000e-003	0.0103						
Total	0.3968	0.2178	1.8678	1.1500e-003	0.0413	2.0600e-003	0.0433	0.0116	1.9100e-003	0.0136						

3.6 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.9080	33.4279	50.2822	0.0853		1.2591	1.2591		1.2278	1.2278						
Total	3.9080	33.4279	50.2822	0.0853		1.2591	1.2591		1.2278	1.2278						

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	1.2400e-003	0.0546	0.0171	2.7000e-004	0.0103	3.3000e-004	0.0106	2.9600e-003	3.1000e-004	3.2700e-003						
Worker	0.3661	0.1512	1.7704	8.4000e-004	0.0310	1.6700e-003	0.0327	8.6800e-003	1.5300e-003	0.0102						
Total	0.3673	0.2057	1.7875	1.1100e-003	0.0413	2.0000e-003	0.0433	0.0116	1.8400e-003	0.0135						

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					

Sunset Wilcox - 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	3.9080	33.4279	50.2822	0.0853		1.2591	1.2591		1.2278	1.2278						
Total	3.9080	33.4279	50.2822	0.0853		1.2591	1.2591		1.2278	1.2278						

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	1.2400e-003	0.0546	0.0171	2.7000e-004	0.0103	3.3000e-004	0.0106	2.9600e-003	3.1000e-004	3.2700e-003						
Worker	0.3661	0.1512	1.7704	8.4000e-004	0.0310	1.6700e-003	0.0327	8.6800e-003	1.5300e-003	0.0102						
Total	0.3673	0.2057	1.7875	1.1100e-003	0.0413	2.0000e-003	0.0433	0.0116	1.8400e-003	0.0135						

3.7 Architectural Coating - 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
Category	lb/day										lb/day					
Archit. Coating	32.6039					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						
Total	32.7747	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						

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	5.5000e-004	0.0116	9.0900e-003	1.0000e-005	3.0000e-005	1.0000e-005	3.0000e-005	1.0000e-005	1.0000e-005	2.0000e-005						
Worker	0.0730	0.0302	0.3531	1.7000e-004	6.1800e-003	3.3000e-004	6.5100e-003	1.7300e-003	3.1000e-004	2.0400e-003						
Total	0.0736	0.0418	0.3622	1.8000e-004	6.2100e-003	3.4000e-004	6.5400e-003	1.7400e-003	3.2000e-004	2.0600e-003						

Mitigated Construction On-Site

Sunset Wilcox - 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					
Archit. Coating	32.6039					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						
Total	32.7747	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	5.5000e-004	0.0116	9.0900e-003	1.0000e-005	3.0000e-005	1.0000e-005	3.0000e-005	1.0000e-005	1.0000e-005	2.0000e-005						
Worker	0.0730	0.0302	0.3531	1.7000e-004	6.1800e-003	3.3000e-004	6.5100e-003	1.7300e-003	3.1000e-004	2.0400e-003						
Total	0.0736	0.0418	0.3622	1.8000e-004	6.2100e-003	3.4000e-004	6.5400e-003	1.7400e-003	3.2000e-004	2.0600e-003						

3.8 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	0.5615	5.9454	9.7306	0.0146		0.2489	0.2489		0.2290	0.2290						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.5615	5.9454	9.7306	0.0146		0.2489	0.2489		0.2290	0.2290						

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	5.8000e-004	0.0194	0.0105	6.0000e-005	1.8700e-003	6.0000e-005	1.9400e-003	5.4000e-004	6.0000e-005	6.0000e-004						
Worker	0.0132	5.4400e-003	0.0638	3.0000e-005	1.1200e-003	6.0000e-005	1.1800e-003	3.1000e-004	6.0000e-005	3.7000e-004						

Sunset Wilcox - 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	0.0139	0.0248	0.0743	9.0000e-005	2.9900e-003	1.2000e-004	3.1200e-003	8.5000e-004	1.2000e-004	9.7000e-004						
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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	0.5615	5.9454	9.7306	0.0146		0.2489	0.2489		0.2290	0.2290						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.5615	5.9454	9.7306	0.0146		0.2489	0.2489		0.2290	0.2290						

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	5.8000e-004	0.0194	0.0105	6.0000e-005	1.8700e-003	6.0000e-005	1.9400e-003	5.4000e-004	6.0000e-005	6.0000e-004						
Worker	0.0132	5.4400e-003	0.0638	3.0000e-005	1.1200e-003	6.0000e-005	1.1800e-003	3.1000e-004	6.0000e-005	3.7000e-004						
Total	0.0139	0.0248	0.0743	9.0000e-005	2.9900e-003	1.2000e-004	3.1200e-003	8.5000e-004	1.2000e-004	9.7000e-004						

Sunset Wilcox - Construction (Mitigated) Mat Foundation Only - South Coast Air Basin, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Sunset Wilcox - Construction (Mitigated) Mat Foundation Only
South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	431.03	1000sqft	9.90	431,030.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	1,291.00	Space	11.62	516,400.00	0
High Turnover (Sit Down Restaurant)	14.19	1000sqft	0.33	14,190.00	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	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	585	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 Carbon Intensity Year 2026 = 585 lbs/MWh

Land Use -

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see construction assumptions

Off-road Equipment - 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

Trips and VMT - Demolition and haul trucks are classified as vendor trips (HHDT)

Demolition - 31,475 SF building + 40,871 SF parking

Grading -

Architectural Coating -

Energy Use - see GHG input parameters

Construction Off-road Equipment Mitigation - All Tier 4 equipment

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Waste Diversion Rate

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	222610	222609
tblAreaCoating	Area_Nonresidential_Interior	667830	667827
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00

Sunset Wilcox - Construction (Mitigated) Mat Foundation Only - South Coast Air Basin, Winter

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

tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	UsageHours	7.00	16.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiOffRoadEquipment	UsageHours	8.00	16.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tbiProjectCharacteristics	CO2IntensityFactor	691.98	585
tbiProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tbiTripsAndVMT	HaulingTripLength	20.00	0.00
tbiTripsAndVMT	HaulingTripLength	20.00	0.00
tbiTripsAndVMT	HaulingTripLength	20.00	0.00
tbiTripsAndVMT	HaulingTripLength	20.00	0.00
tbiTripsAndVMT	HaulingTripLength	20.00	0.00
tbiTripsAndVMT	HaulingTripLength	20.00	0.00
tbiTripsAndVMT	VendorTripLength	6.90	0.00
tbiTripsAndVMT	VendorTripLength	6.90	0.00
tbiTripsAndVMT	VendorTripLength	6.90	9.00
tbiTripsAndVMT	VendorTripLength	6.90	0.00
tbiTripsAndVMT	VendorTripLength	6.90	0.00
tbiTripsAndVMT	VendorTripLength	6.90	0.00
tbiTripsAndVMT	VendorTripLength	6.90	0.00
tbiTripsAndVMT	VendorTripNumber	158.00	696.00
tbiTripsAndVMT	VendorTripNumber	158.00	0.00
tbiTripsAndVMT	VendorTripNumber	158.00	0.00
tbiTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tbiTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tbiTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tbiTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tbiTripsAndVMT	WorkerTripLength	14.70	0.00
tbiTripsAndVMT	WorkerTripLength	14.70	0.00
tbiTripsAndVMT	WorkerTripLength	14.70	0.00

Sunset Wilcox - Construction (Mitigated) Mat Foundation Only - 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	WorkerTripNumber	361.00	0.00
tblTripsAndVMT	WorkerTripNumber	361.00	0.00
tblTripsAndVMT	WorkerTripNumber	72.00	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.21
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	72.50	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	8.50	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	43.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	37.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	ST_TR	0.00	3,402.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	SU_TR	0.00	3,402.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	0.00	3,402.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Sunset Wilcox - Construction (Mitigated) Mat Foundation Only - 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					
2023	10.3985	122.2346	113.6840	0.3853	9.5195	3.7250	13.2446	2.5740	3.6358	6.2098						
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
2025	32.3546	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Maximum	32.3546	122.2346	113.6840	0.3853	9.5195	3.7250	13.2446	2.5740	3.6358	6.2098						

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					
2023	3.9150	56.6550	124.7896	0.3853	9.5195	0.5271	10.0466	2.5740	0.5134	3.0873						
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
2025	32.3546	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Maximum	32.3546	56.6550	124.7896	0.3853	9.5195	0.5271	10.0466	2.5740	0.5134	3.0873						

Percent Reduction	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	15.16	53.65	-9.77	0.00	0.00	85.85	24.15	0.00	85.88	50.28	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	Demolition	Demolition	7/15/2023	8/31/2023	5	34	
2	Grading	Grading	9/1/2023	12/12/2023	5	73	
3	Mat Foundation	Building Construction	12/13/2023	12/18/2023	5	4	
4	Building Foundation	Building Construction	12/19/2023	2/23/2024	5	49	
5	Building Construction	Building Construction	2/24/2024	10/31/2025	5	440	
6	Architectural Coating	Architectural Coating	5/1/2025	10/31/2025	5	132	
7	Paving	Paving	7/30/2025	10/31/2025	5	68	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 36.5

Acres of Paving: 11.62

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 667,830; Non-Residential Outdoor: 222,610; Striped Parking Area: 30,984

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	0	8.00	78	0.48
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38

Sunset Wilcox - Construction (Mitigated) Mat Foundation Only - South Coast Air Basin, Winter

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

Demolition	Generator Sets	0	8.00	84	0.74
Demolition	Rough Terrain Forklifts	0	8.00	100	0.40
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Rubber Tired Loaders	0	8.00	203	0.36
Grading	Air Compressors	0	8.00	78	0.48
Grading	Bore/Drill Rigs	0	8.00	221	0.50
Grading	Cranes	0	8.00	231	0.29
Grading	Excavators	0	8.00	158	0.38
Grading	Forklifts	0	8.00	89	0.20
Grading	Generator Sets	0	8.00	84	0.74
Grading	Graders	0	8.00	187	0.41
Grading	Pumps	0	8.00	84	0.74
Grading	Rough Terrain Forklifts	0	8.00	100	0.40
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	0	8.00	203	0.36
Grading	Scrapers	0	8.00	367	0.48
Grading	Signal Boards	0	8.00	6	0.82
Grading	Skid Steer Loaders	0	8.00	65	0.37
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Mat Foundation	Aerial Lifts	1	8.00	63	0.31
Mat Foundation	Air Compressors	2	16.00	78	0.48
Mat Foundation	Cranes	2	16.00	231	0.29
Mat Foundation	Forklifts	2	8.00	89	0.20
Mat Foundation	Generator Sets	4	16.00	84	0.74
Mat Foundation	Pumps	4	16.00	84	0.74
Mat Foundation	Rough Terrain Forklifts	2	8.00	100	0.40
Mat Foundation	Rubber Tired Loaders	1	8.00	203	0.36
Mat Foundation	Signal Boards	0	8.00	6	0.82
Mat Foundation	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Mat Foundation	Welders	0	8.00	46	0.45
Building Foundation	Air Compressors	0	8.00	78	0.48
Building Foundation	Cranes	0	8.00	231	0.29
Building Foundation	Forklifts	0	8.00	89	0.20
Building Foundation	Generator Sets	0	8.00	84	0.74
Building Foundation	Pumps	0	8.00	84	0.74
Building Foundation	Rough Terrain Forklifts	0	8.00	100	0.40
Building Foundation	Rubber Tired Loaders	0	8.00	203	0.36
Building Foundation	Signal Boards	0	8.00	6	0.82
Building Foundation	Skid Steer Loaders	0	8.00	65	0.37
Building Foundation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Foundation	Welders	0	8.00	46	0.45
Building Construction	Aerial Lifts	0	8.00	63	0.31
Building Construction	Air Compressors	0	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	0	8.00	9	0.56
Building Construction	Concrete/Industrial Saws	0	8.00	81	0.73
Building Construction	Cranes	0	8.00	231	0.29
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Pumps	0	8.00	84	0.74
Building Construction	Rough Terrain Forklifts	0	8.00	100	0.40

Sunset Wilcox - Construction (Mitigated) Mat Foundation Only - South Coast Air Basin, Winter

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

Building Construction	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Construction	Welders	0	8.00	46	0.43
Architectural Coating	Air Compressors	0	6.00	78	0.48
Paving	Pavers	0	8.00	130	0.42
Paving	Paving Equipment	0	8.00	132	0.36
Paving	Rollers	0	8.00	80	0.38
Paving	Skid Steer Loaders	0	8.00	65	0.37
Paving	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	329.00	0.00	0.00	0.00	LD_Mix	HHDT	HHDT
Grading	0	0.00	0.00	11,625.00	0.00	0.00	0.00	LD_Mix	HHDT	HHDT
Mat Foundation	18	361.00	696.00	0.00	14.70	9.00	20.00	LD_Mix	HHDT	HHDT
Building Foundation	0	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HHDT	HHDT
Building Construction	0	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	0	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT
Paving	0	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

3.2 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					2.0945	0.0000	2.0945	0.3171	0.0000	0.3171						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	2.0945	0.0000	2.0945	0.3171	0.0000	0.3171						

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	8.7200e-003	0.1829	0.1436	2.5000e-004	2.1000e-004	1.2000e-004	3.2000e-004	7.0000e-005	1.1000e-004	1.9000e-004						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	8.7200e-003	0.1829	0.1436	2.5000e-004	2.1000e-004	1.2000e-004	3.2000e-004	7.0000e-005	1.1000e-004	1.9000e-004						

Sunset Wilcox - Construction (Mitigated) Mat Foundation Only - 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					0.8169	0.0000	0.8169	0.1237	0.0000	0.1237						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.8169	0.0000	0.8169	0.1237	0.0000	0.1237						

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	8.7200e-003	0.1829	0.1436	2.5000e-004	2.1000e-004	1.2000e-004	3.2000e-004	7.0000e-005	1.1000e-004	1.9000e-004						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	8.7200e-003	0.1829	0.1436	2.5000e-004	2.1000e-004	1.2000e-004	3.2000e-004	7.0000e-005	1.1000e-004	1.9000e-004						

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6743	0.0000	0.6743	0.0791	0.0000	0.0791						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.6743	0.0000	0.6743	0.0791	0.0000	0.0791						

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					

Sunset Wilcox - Construction (Mitigated) Mat Foundation Only - South Coast Air Basin, Winter

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

Hauling	0.1435	3.0103	2.3625	4.0700e-003	3.3800e-003	1.9200e-003	5.3000e-003	1.2300e-003	1.8400e-003	3.0600e-003						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.1435	3.0103	2.3625	4.0700e-003	3.3800e-003	1.9200e-003	5.3000e-003	1.2300e-003	1.8400e-003	3.0600e-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					0.2630	0.0000	0.2630	0.0308	0.0000	0.0308						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.2630	0.0000	0.2630	0.0308	0.0000	0.0308						

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	0.1435	3.0103	2.3625	4.0700e-003	3.3800e-003	1.9200e-003	5.3000e-003	1.2300e-003	1.8400e-003	3.0600e-003						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.1435	3.0103	2.3625	4.0700e-003	3.3800e-003	1.9200e-003	5.3000e-003	1.2300e-003	1.8400e-003	3.0600e-003						

3.4 Mat Foundation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	8.2189	73.8648	85.6201	0.1621		3.4266	3.4266		3.3511	3.3511						
Total	8.2189	73.8648	85.6201	0.1621		3.4266	3.4266		3.3511	3.3511						

Unmitigated Construction Off-Site

Sunset Wilcox - Construction (Mitigated) Mat Foundation Only - 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	0.9636	47.5262	16.5900	0.1899	5.4844	0.2757	5.7601	1.5039	0.2638	1.7676						
Worker	1.2160	0.8436	11.4739	0.0333	4.0351	0.0227	4.0579	1.0701	0.0209	1.0911						
Total	2.1795	48.3698	28.0639	0.2232	9.5195	0.2984	9.8180	2.5740	0.2847	2.8587						

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	1.7355	8.2852	96.7257	0.1621		0.2286	0.2286		0.2286	0.2286						
Total	1.7355	8.2852	96.7257	0.1621		0.2286	0.2286		0.2286	0.2286						

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	0.9636	47.5262	16.5900	0.1899	5.4844	0.2757	5.7601	1.5039	0.2638	1.7676						
Worker	1.2160	0.8436	11.4739	0.0333	4.0351	0.0227	4.0579	1.0701	0.0209	1.0911						
Total	2.1795	48.3698	28.0639	0.2232	9.5195	0.2984	9.8180	2.5740	0.2847	2.8587						

3.5 Building Foundation - 2023

Unmitigated Construction On-Site

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

Sunset Wilcox - Construction (Mitigated) Mat Foundation Only - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

3.5 Building Foundation - 2024

Unmitigated Construction On-Site

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

Sunset Wilcox - Construction (Mitigated) Mat Foundation Only - 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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

3.6 Building Construction - 2024

Unmitigated Construction On-Site

Sunset Wilcox - Construction (Mitigated) Mat Foundation Only - 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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

3.6 Building Construction - 2025

Sunset Wilcox - Construction (Mitigated) Mat Foundation Only - 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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

Sunset Wilcox - Construction (Mitigated) Mat Foundation Only - South Coast Air Basin, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	32.3546					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	32.3546	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	32.3546					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	32.3546	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						

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					

Sunset Wilcox - Construction (Mitigated) Mat Foundation Only - South Coast Air Basin, Winter

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

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

3.8 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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

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

Sunset Wilcox - Construction (Mitigated) Mat Foundation Only - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

Sunset Wilcox - Construction (Mitigated Onsite) Mat Foundation Only - South Coast Air Basin, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Sunset Wilcox - Construction (Mitigated Onsite) Mat Foundation Only
South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	431.03	1000sqft	9.90	431,030.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	1,291.00	Space	11.62	516,400.00	0
High Turnover (Sit Down Restaurant)	14.19	1000sqft	0.33	14,190.00	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	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	585	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 Carbon Intensity Year 2026 = 585 lbs/MWh

Land Use -

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see construction assumptions

Off-road Equipment - 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

Trips and VMT - Demolition and haul trucks are classified as vendor trips (HHDT)

Demolition - 31,475 SF building + 40,871 SF parking

Grading -

Architectural Coating -

Energy Use - see GHG input parameters

Construction Off-road Equipment Mitigation - All Tier 4 equipment

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Waste Diversion Rate

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Vehicle Trips - see assumptions

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	222610	222609
tblAreaCoating	Area_Nonresidential_Interior	667830	667827
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00

Sunset Wilcox - Construction (Mitigated Onsite) Mat Foundation Only - South Coast Air Basin, Winter

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

tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tbiOffRoadEquipment	UsageHours	7.00	16.00
tbiOffRoadEquipment	UsageHours	8.00	16.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiOffRoadEquipment	UsageHours	7.00	8.00
tbiProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tbiProjectCharacteristics	CO2IntensityFactor	691.98	585
tbiProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tbiTripsAndVMT	HaulingTripLength	20.00	0.00
tbiTripsAndVMT	HaulingTripLength	20.00	0.00
tbiTripsAndVMT	HaulingTripLength	20.00	0.00
tbiTripsAndVMT	HaulingTripLength	20.00	0.00
tbiTripsAndVMT	HaulingTripLength	20.00	0.00
tbiTripsAndVMT	HaulingTripLength	20.00	0.00
tbiTripsAndVMT	HaulingTripLength	20.00	0.00
tbiTripsAndVMT	HaulingTripNumber	329.00	0.00
tbiTripsAndVMT	HaulingTripNumber	11,625.00	0.00
tbiTripsAndVMT	VendorTripLength	6.90	0.00
tbiTripsAndVMT	VendorTripLength	6.90	0.00
tbiTripsAndVMT	VendorTripLength	6.90	0.00
tbiTripsAndVMT	VendorTripLength	6.90	0.00
tbiTripsAndVMT	VendorTripLength	6.90	0.00
tbiTripsAndVMT	VendorTripLength	6.90	0.00
tbiTripsAndVMT	VendorTripLength	6.90	0.00
tbiTripsAndVMT	VendorTripLength	6.90	0.00
tbiTripsAndVMT	VendorTripNumber	158.00	0.00
tbiTripsAndVMT	VendorTripNumber	158.00	0.00
tbiTripsAndVMT	VendorTripNumber	158.00	0.00
tbiTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tbiTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tbiTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT

Sunset Wilcox - Construction (Mitigated Onsite) Mat Foundation Only - 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	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
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	361.00	0.00
tblTripsAndVMT	WorkerTripNumber	361.00	0.00
tblTripsAndVMT	WorkerTripNumber	361.00	0.00
tblTripsAndVMT	WorkerTripNumber	72.00	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.21
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	72.50	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	8.50	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	43.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	37.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	ST_TR	0.00	3,402.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	SU_TR	0.00	3,402.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	0.00	3,402.00

2.0 Emissions Summary

Sunset Wilcox - Construction (Mitigated Onsite) Mat Foundation Only - South Coast Air Basin, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	8.2189	73.8648	85.6201	0.1621	2.0945	3.4266	3.4266	0.3171	3.3511	3.3511						
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
2025	32.3546	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Maximum	32.3546	73.8648	85.6201	0.1621	2.0945	3.4266	3.4266	0.3171	3.3511	3.3511						

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	1.7355	8.2852	96.7257	0.1621	0.8169	0.2286	0.8169	0.1237	0.2286	0.2286						
2024	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
2025	32.3546	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Maximum	32.3546	8.2852	96.7257	0.1621	0.8169	0.2286	0.8169	0.1237	0.2286	0.2286						

	ROG	NOx	CO	SO2	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	15.98	88.78	-12.97	0.00	61.00	93.33	76.16	61.00	93.18	93.18	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/15/2023	8/31/2023	5	34	
2	Grading	Grading	9/1/2023	12/12/2023	5	73	
3	Mat Foundation	Building Construction	12/13/2023	12/18/2023	5	4	
4	Building Foundation	Building Construction	12/19/2023	2/23/2024	5	49	
5	Building Construction	Building Construction	2/24/2024	10/31/2025	5	440	
6	Architectural Coating	Architectural Coating	5/1/2025	10/31/2025	5	132	
7	Paving	Paving	7/30/2025	10/31/2025	5	68	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 36.5

Acres of Paving: 11.62

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 667,830; Non-Residential Outdoor: 222,610; Striped Parking Area: 30,984

Sunset Wilcox - Construction (Mitigated Onsite) Mat Foundation Only - South Coast Air Basin, Winter
 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
Demolition	Air Compressors	0	8.00	78	0.48
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	0	8.00	158	0.38
Demolition	Generator Sets	0	8.00	84	0.74
Demolition	Rough Terrain Forklifts	0	8.00	100	0.40
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Rubber Tired Loaders	0	8.00	203	0.36
Grading	Air Compressors	0	8.00	78	0.48
Grading	Bore/Drill Rigs	0	8.00	221	0.50
Grading	Cranes	0	8.00	231	0.29
Grading	Excavators	0	8.00	158	0.38
Grading	Forklifts	0	8.00	89	0.20
Grading	Generator Sets	0	8.00	84	0.74
Grading	Graders	0	8.00	187	0.41
Grading	Pumps	0	8.00	84	0.74
Grading	Rough Terrain Forklifts	0	8.00	100	0.40
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	0	8.00	203	0.36
Grading	Scrapers	0	8.00	367	0.48
Grading	Signal Boards	0	8.00	6	0.82
Grading	Skid Steer Loaders	0	8.00	65	0.37
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Mat Foundation	Aerial Lifts	1	8.00	63	0.31
Mat Foundation	Air Compressors	2	16.00	78	0.48
Mat Foundation	Cranes	2	16.00	231	0.29
Mat Foundation	Forklifts	2	8.00	89	0.20
Mat Foundation	Generator Sets	4	16.00	84	0.74
Mat Foundation	Pumps	4	16.00	84	0.74
Mat Foundation	Rough Terrain Forklifts	2	8.00	100	0.40
Mat Foundation	Rubber Tired Loaders	1	8.00	203	0.36
Mat Foundation	Signal Boards	0	8.00	6	0.82
Mat Foundation	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Mat Foundation	Welders	0	8.00	46	0.45
Building Foundation	Air Compressors	0	8.00	78	0.48
Building Foundation	Cranes	0	8.00	231	0.29
Building Foundation	Forklifts	0	8.00	89	0.20
Building Foundation	Generator Sets	0	8.00	84	0.74
Building Foundation	Pumps	0	8.00	84	0.74
Building Foundation	Rough Terrain Forklifts	0	8.00	100	0.40
Building Foundation	Rubber Tired Loaders	0	8.00	203	0.36
Building Foundation	Signal Boards	0	8.00	6	0.82
Building Foundation	Skid Steer Loaders	0	8.00	65	0.37
Building Foundation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Foundation	Welders	0	8.00	46	0.45
Building Construction	Aerial Lifts	0	8.00	63	0.31
Building Construction	Air Compressors	0	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	0	8.00	9	0.56
Building Construction	Concrete/Industrial Saws	0	8.00	81	0.73

Sunset Wilcox - Construction (Mitigated Onsite) Mat Foundation Only - South Coast Air Basin, Winter

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

Building Construction	Cranes	0	8.00	231	0.28
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Pumps	0	8.00	84	0.74
Building Construction	Rough Terrain Forklifts	0	8.00	100	0.40
Building Construction	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Construction	Welders	0	8.00	46	0.45
Architectural Coating	Air Compressors	0	6.00	78	0.48
Paving	Pavers	0	8.00	130	0.42
Paving	Paving Equipment	0	8.00	132	0.36
Paving	Rollers	0	8.00	80	0.38
Paving	Skid Steer Loaders	0	8.00	65	0.37
Paving	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HHDT	HHDT
Grading	0	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HHDT	HHDT
Mat Foundation	18	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HHDT	HHDT
Building Foundation	0	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HHDT	HHDT
Building Construction	0	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	0	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT
Paving	0	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment
Water Exposed Area

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.0945	0.0000	2.0945	0.3171	0.0000	0.3171						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	2.0945	0.0000	2.0945	0.3171	0.0000	0.3171						

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					

Sunset Wilcox - Construction (Mitigated Onsite) Mat Foundation Only - South Coast Air Basin, Winter

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

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.8169	0.0000	0.8169	0.1237	0.0000	0.1237						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.8169	0.0000	0.8169	0.1237	0.0000	0.1237						

Mitigated Construction Off-Site

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

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6743	0.0000	0.6743	0.0791	0.0000	0.0791						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.6743	0.0000	0.6743	0.0791	0.0000	0.0791						

Sunset Wilcox - Construction (Mitigated Onsite) Mat Foundation Only - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2630	0.0000	0.2630	0.0308	0.0000	0.0308						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.2630	0.0000	0.2630	0.0308	0.0000	0.0308						

Mitigated Construction Off-Site

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

3.4 Mat Foundation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	8.2189	73.8648	85.6201	0.1621		3.4266	3.4266		3.3511	3.3511						

Sunset Wilcox - Construction (Mitigated Onsite) Mat Foundation Only - 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	8.2189	73.8648	85.6201	0.1621		3.4266	3.4266		3.3511	3.3511						
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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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

Mitigated Construction On-Site

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	1.7355	8.2852	96.7257	0.1621		0.2286	0.2286		0.2286	0.2286						
Total	1.7355	8.2852	96.7257	0.1621		0.2286	0.2286		0.2286	0.2286						

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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

3.5 Building Foundation - 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
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Sunset Wilcox - Construction (Mitigated Onsite) Mat Foundation Only - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

Mitigated Construction On-Site

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					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

Mitigated Construction 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

3.5 Building Foundation - 2024

Unmitigated Construction On-Site

Sunset Wilcox - Construction (Mitigated Onsite) Mat Foundation Only - 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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

Sunset Wilcox - Construction (Mitigated Onsite) Mat Foundation Only - South Coast Air Basin, Winter
EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Building Construction - 2024

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

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

Sunset Wilcox - Construction (Mitigated Onsite) Mat Foundation Only - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

3.6 Building Construction - 2025

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

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

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

Sunset Wilcox - Construction (Mitigated Onsite) Mat Foundation Only - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	32.3546					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	32.3546	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	32.3546					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	32.3546	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						

Sunset Wilcox - Construction (Mitigated Onsite) Mat Foundation Only - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						

3.8 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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

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

Sunset Wilcox - Construction (Mitigated Onsite) Mat Foundation Only - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							
Paving	0.0000				0.0000	0.0000		0.0000	0.0000							
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000							

Mitigated Construction Off-Site

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

Sunset + Wilcox

CO Hotspots

CO Hotspots Analysis - Maximum Impacted Intersection

Direction	Vine Street and Fountain Avenue	
	Future with Project	
	AM	PM
Total Intersection Volume	7089	7650
Max Daily Trips ^a	118,150	127,500
Caltrans K Factor (%) ^b	6.00%	6.00%

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

^b Caltrans K Factor obtained from 101 Freeway Monitoring Station, Postmile 12 which is closest to the Project site. Please refer to: <https://dot.ca.gov/programs/traffic-operations/census>

Sunset Wilcox

Draft EIR

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

- Appendix B-3: Greenhouse Gas Worksheets and Modeling Output Files
 - Appendix B-3.1: GHG Modeling Parameters and Summary of Emissions
 - GHG Emissions Summary
 - GHG Parameters and Summary
 - VMT Calculations
 - Electric Vehicle Charging Calculations
 - SB 100
 - Appendix B-3.2: CalEEMod Outputs
 - Baseline (Existing Year)
 - Baseline (Buildout Year)
 - Project Construction and Operations
 - Project Operations No MXD

Sunset Wilcox

Operational Emissions Summary (GHG)

CalEEMod Output Summary	Project with no PDFs	Project with PDFs	
Baseline (Buildout Year)^a	CO₂e	CO₂e	
Area	0	0	
Energy (Natural Gas)	100	100	
Mobile	434	434	
Emergency Generators	0	0	
Solid Waste	3	3	
Water/Wastewater	25	25	
Total	561	561	
Buildout (Buildout Year)^a			
Area	<1	<1	
Energy (Natural Gas and Electricity) ^b	2,414	2,218	
Mobile	4,238	2,790	
Electric Vehicle Charging Credit	(78)	(78)	
Emergency Generators	24	24	
Solid Waste	68	68	
Water/Wastewater	428	428	
Construction	155	155	
Total	7,249	5,604	
Project (Buildout less Baseline)			
Area	0	0	
Energy (Natural Gas)	2,315	2,118	
Mobile	3,803	2,355	(1,448)
Electric Vehicle Charging Credit	(78)	(78)	
Emergency Generators	24	24	
Solid Waste	65	65	
Water/Wastewater	403	403	
Construction	155	155	
Total	6,687	5,042	(1,645)

^a Existing Uses

^a Please refer to CalEEMod outputs for Future uses

VMT Summary

	Existing	Proposed Project	With Mitigation	Project Weekday Trips	Weekend Trips	Weekend Vs. Weekday Ratio
Daily Trips	571	1,259	1,259	1	1	1.00
Daily VMT	3,806	8,682	8,682			

Project without TDM (MXD Data)

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT	Reduction vs. Unadjusted MXD (%)
Home Based Work Production	0	0.0%	0	7.2	0	0	
Home Based Other Production	0	0.0%	0	4.2	0	0	
Non-Home Based Other Production	735	-6.3%	689	7.3	5,366	5,030	
Home-Based Work Attraction	2,178	-39.6%	1316	8.4	18,295	11,054	
Home-Based Other Attraction	1,548	-51.5%	751	5.7	8,824	4,281	
Non-Home Based Other Attraction	735	-6.3%	689	6.5	4,778	4,479	
Total	5,196				37,263	24,844	33%

Project with TDM (MXD Data)

	Proposed Project			Project with Mitigation Measures			Reduction vs. Unadjusted MXD (%)
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT	
Home Based Work Production	-1.2%	0	0	-1.2%	0	0	
Home Based Other Production	-1.2%	0	0	-1.2%	0	0	
Non-Home Based Other Production	-1.2%	680	4,967	-1.2%	680	4,967	
Home-Based Work Attraction	-1.2%	1,300	10,916	-1.2%	1,300	10,916	
Home-Based Other Attraction	-1.2%	742	4,228	-1.2%	742	4,228	
Non-Home Based Other Attraction	-1.2%	680	4,423	-1.2%	680	4,423	
Total		3,402	24,534		3,402	24,534	34%
Employee VMT			0			10,916	
Employee VMT (percent of total)						0.444933562	

Source: Gibson Transportation

Sunset Wilcox
Electric Vehicle (EV) Modeling Parameters

GHG Emissions Reductions for Residential Uses Associated with Electric Vehicle Charging Stations/Plugins

Step 1: Estimating GHG Emissions Reduction to Replace Gasoline/Diesel Vehicle with Electric Vehicle

LADWP Electricity Emission Factor ¹	0.27 MTCO ₂ E/MWh
Fuel Economy of Electric Vehicle ²	0.33 kWh/mile
Electric Vehicle GHG Emissions	87.6 grams/mile
GHG Emissions from Residential Miles Traveled (CalEEMod) ³	283.4 grams/mile
GHG Emissions Reduction from Additional Electric Vehicles, per mile	195.8 grams/mile

Step 2: Estimating Project Residential-Related VMT GHG Emissions

Residential Average Yearly VMT with TDM and PDFs ⁴	3,972,520 miles/year
Percent of Residential Miles Driven in Electric Vehicles due to this Measure	10.0%
Residential VMT that is Displaced by Evs due to this Measure	397,252 miles/year
GHG Emissions Reduction from Residential Electric Vehicles	78 MTCO₂E/MWh

Energy Usage **131,093**

Notes:

- 1) CO₂ intensity factor reflects a 2028 RPS for LADWP (524 lbs of CO₂E/MWh).
- 2) US Department of Energy, 2013. Benefits and Considerations of Electricity as a Vehicle Fuel. Available at: http://afdc.energy.gov/fuels/electricity_benefits.html.
- 3) CalEEMod Output file provided in Appendix XX.X of this Draft EIR.
- 4) Residential charging of vehicles would primarily occur over night, while commercial use charging of vehicles would primarily occur during the day. In addition, it is assumed that the charging stations/plugins for residential uses would be fully utilized which is supported by the projected number of electric vehicles in the future. Bloomberg New Energy Finance projects that electric vehicles will represent 35 percent of global new car sales by 2040 (<https://about.bnef.com/blog/electric-vehicles-to-be-35-of-global-new-car-sales-by-2040/>).

Sunset Wilcox**SB100 - Renewable Portfolio Standards**

Year	% RPS	RPS Reduction (%)	Carbon Intensity (lbs/MWh)
2015	20	-20%	1131
2016	29	-31%	834
2017	31	-6%	780
2020	33	-6%	733
2026	46	-29%	520
2030	60	-23%	403
2036	65	-8%	372
2045	100	-35%	0

Build Out Year	Carbon Intensity (lbs/MWh)
2026	585

Sunset Wilcox - Existing Operations (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

Sunset Wilcox - Existing Operations (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
General Office Building	16.93	1000sqft	0.39	16,932.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Parking Lot	4.85	1000sqft	0.11	4,848.00	0
Strip Mall	9.33	1000sqft	0.21	9,329.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11	Operational Year	2020		
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	733	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 Carbon Intensity Year 2020 = 733 lbs/MWh

Land Use - see assumptions

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see construction assumptions

Off-road Equipment - 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

Trips and VMT - Demolition and haul trucks are classified as vendor trips (HHDT)

Demolition - 31,475 SF building + 40,871 SF parking

Grading -

Architectural Coating -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use -

Water And Wastewater -

Construction Off-road Equipment Mitigation - All Tier 4 equipment

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Waste Diversion Rate

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Vehicle Trips - see assumptions

Area Coating -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	16,930.00	16,932.00

Sunset Wilcox - Existing Operations (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

tblLandUse	LandUseSquareFeet	4,850.00	4,848.00
tblLandUse	LandUseSquareFeet	9,330.00	9,329.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	691.98	733
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblTripsAndVMT	HaulingTripNumber	329.00	0.00
tblTripsAndVMT	VendorTripNumber	5.00	4.00
tblTripsAndVMT	VendorTripNumber	5.00	4.00
tblTripsAndVMT	VendorTripNumber	5.00	4.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	6.67
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	64.40	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	16.60	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	40.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	15.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	45.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	42.04	0.00
tblVehicleTrips	ST_TR	0.00	571.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	20.43	0.00
tblVehicleTrips	SU_TR	0.00	571.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	44.32	0.00
tblVehicleTrips	WD_TR	0.00	571.00

2.0 Emissions Summary

Sunset Wilcox - Existing Operations (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

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																8.5000e-004
Energy																122.0434
Mobile																521.7661
Waste																12.8441
Water																29.5160
Total																686.1705

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																8.5000e-004
Energy																122.0434
Mobile																521.7661
Waste																3.0312
Water																29.5160
Total																676.3576

	ROG	NOx	CO	SO2	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	1.43

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

Sunset Wilcox - Existing Operations (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

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	174569																9.3710
Parking Lot	0																0.0000
Strip Mall	15206.3																0.8163
User Defined Commercial	0																0.0000
Total																	10.1873

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	174569																9.3710
Parking Lot	0																0.0000
Strip Mall	15206.3																0.8163
User Defined Commercial	0																0.0000
Total																	10.1873

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	211650				70.6113
Parking Lot	1696.8				0.5661
Strip Mall	121930				40.6787
User Defined Commercial	0				0.0000
Total					111.8561

Mitigated

Sunset Wilcox - Existing Operations (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			
General Office Building	211650				70.6113
Parking Lot	1696.8				0.5661
Strip Mall	121930				40.6787
User Defined Commercial	0				0.0000
Total					111.8561

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																8.5000e-004
Unmitigated																8.5000e-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																8.5000e-004
Total																8.5000e-004

Mitigated

Sunset Wilcox - Existing Operations (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
SubCategory	tons/yr										MT/yr					
Architectural Coating																0.0000
Consumer Products																0.0000
Landscaping																8.5000e-004
Total																8.5000e-004

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				29.5160
Unmitigated				29.5160

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	3.00903 / 1.84425				24.0031
Parking Lot	0 / 0				0.0000
Strip Mall	0.691097 / 0.423575				5.5129
User Defined Commercial	0 / 0				0.0000
Total					29.5160

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			

Sunset Wilcox - Existing Operations (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

General Office	3.00903 / 2				24.0031
Building	1.84425				
Parking Lot	0 / 0				0.0000
Strip Mall	0.691097 / 2				5.5129
	0.423575				
User Defined Commercial	0 / 0				0.0000
Total					29.5160

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				3.0312
Unmitigated				12.8441

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	15.74				7.9157
Parking Lot	0				0.0000
Strip Mall	9.8				4.9284
User Defined Commercial	0				0.0000
Total					12.8441

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			

Sunset Wilcox - Existing Operations (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

General Office Building	3.71464				1.8681
Parking Lot	0				0.0000
Strip Mall	2.3128				1.1631
User Defined Commercial	0				0.0000
Total					3.0312

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

Equipment Type	Number
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11.0 Vegetation

Sunset Wilcox - Existing Operations (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

Sunset Wilcox - Existing Operations (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
General Office Building	16.93	1000sqft	0.39	16,932.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Parking Lot	4.85	1000sqft	0.11	4,848.00	0
Strip Mall	9.33	1000sqft	0.21	9,329.00	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	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	585	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 Carbon Intensity Year 2026 = 585 lbs/MWh

Land Use - see assumptions

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see construction assumptions

Off-road Equipment - 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

Trips and VMT - Demolition and haul trucks are classified as vendor trips (HHDT)

Demolition - 31,475 SF building + 40,871 SF parking

Grading -

Architectural Coating -

Vehicle Trips - see assumptions

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Area Coating -

Energy Use -

Water And Wastewater -

Construction Off-road Equipment Mitigation - All Tier 4 equipment

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Waste Diversion Rate

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	16,930.00	16,932.00

Sunset Wilcox - Existing Operations (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

tblLandUse	LandUseSquareFeet	4,850.00	4,848.00
tblLandUse	LandUseSquareFeet	9,330.00	9,329.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	691.98	585
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblTripsAndVMT	VendorTripNumber	5.00	4.00
tblTripsAndVMT	VendorTripNumber	5.00	4.00
tblTripsAndVMT	VendorTripNumber	5.00	4.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	6.67
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	64.40	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	16.60	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	40.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	15.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	45.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	42.04	0.00
tblVehicleTrips	ST_TR	0.00	571.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	20.43	0.00
tblVehicleTrips	SU_TR	0.00	571.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	44.32	0.00
tblVehicleTrips	WD_TR	0.00	571.00

2.0 Emissions Summary

Sunset Wilcox - Existing Operations (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

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																8.5000e-004
Energy																99.5357
Mobile																434.2235
Waste																12.8441
Water																24.5903
Total																571.1944

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																8.5000e-004
Energy																99.5357
Mobile																434.2235
Waste																3.0312
Water																24.5903
Total																561.3816

	ROG	NOx	CO	SO2	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	1.72

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					

Sunset Wilcox - Existing Operations (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 Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	174569																9.3710
Parking Lot	0																0.0000
Strip Mall	15206.3																0.8163
User Defined Commercial	0																0.0000
Total																	10.1873

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	174569																9.3710
Parking Lot	0																0.0000
Strip Mall	15206.3																0.8163
User Defined Commercial	0																0.0000
Total																	10.1873

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	211650				56.4029
Parking Lot	1696.8				0.4522
Strip Mall	121930				32.4933
User Defined Commercial	0				0.0000
Total					89.3484

Mitigated

Sunset Wilcox - Existing Operations (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

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	211650				56.4029
Parking Lot	1696.8				0.4522
Strip Mall	121930				32.4933
User Defined Commercial	0				0.0000
Total					89.3484

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																8.5000e-004
Unmitigated																8.5000e-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																8.5000e-004
Total																8.5000e-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					

Sunset Wilcox - Existing Operations (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 Mall	0.691097			4.5929
User Defined Commercial	0.423575			0.0000
Total				24.5903

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				3.0312
Unmitigated				12.8441

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	15.74				7.9157
Parking Lot	0				0.0000
Strip Mall	9.8				4.9284
User Defined Commercial	0				0.0000
Total					12.8441

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	3.71464				1.8681
Parking Lot	0				0.0000

Sunset Wilcox - Existing Operations (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 Mall	2.3128				1.1631
User Defined Commercial	0				0.0000
Total					3.0312

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Sunset Wilcox - 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

Sunset Wilcox - 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
General Office Building	431.03	1000sqft	9.90	431,030.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
General Light Industry	3.55	1000sqft	0.08	3,550.00	0
Enclosed Parking with Elevator	1,291.00	Space	11.62	516,400.00	0
High Turnover (Sit Down Restaurant)	14.19	1000sqft	0.33	14,190.00	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	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	585	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 Carbon Intensity Year 2026 = 585 lbs/MWh

Land Use -

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see construction assumptions

Off-road Equipment - 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

Trips and VMT - Demolition and haul trucks are classified as vendor trips (HHDT)

Demolition - 31,475 SF building + 40,871 SF parking

Grading -

Vehicle Trips - VMT Calculator Inputs

Energy Use - see GHG input parameters

Construction Off-road Equipment Mitigation - All Tier 4 equipment

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Waste Diversion Rate

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Stationary Sources - Emergency Generators and Fire Pumps EF -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	224,385.00	222,609.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	673,155.00	667,827.00

Sunset Wilcox - 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

tblAreaCoating	Area_Nonresidential_Exterior	224385	222609
tblAreaCoating	Area_Nonresidential_Interior	673155	667827
tblConstructionPhase	NumDays	20.00	132.00
tblConstructionPhase	NumDays	370.00	4.00
tblConstructionPhase	NumDays	370.00	49.00
tblConstructionPhase	NumDays	370.00	440.00
tblConstructionPhase	NumDays	20.00	34.00
tblConstructionPhase	NumDays	35.00	73.00
tblConstructionPhase	NumDays	20.00	68.00
tblEnergyUse	LightingElect	1.75	2.33
tblEnergyUse	T24E	3.50	0.49
tblEnergyUse	T24E	2.01	2.25
tblEnergyUse	T24E	4.11	4.60
tblEnergyUse	T24E	7.24	8.11
tblEnergyUse	T24NG	13.51	13.65
tblEnergyUse	T24NG	9.92	10.02
tblEnergyUse	T24NG	42.55	42.98
tblGrading	MaterialExported	0.00	93,000.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	7.00	16.00
tblOffRoadEquipment	UsageHours	8.00	16.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	691.98	585
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblTripsAndVMT	HaulingTripNumber	329.00	0.00
tblTripsAndVMT	HaulingTripNumber	11,625.00	0.00
tblTripsAndVMT	VendorTripLength	6.90	60.00
tblTripsAndVMT	VendorTripLength	6.90	60.00
tblTripsAndVMT	VendorTripLength	6.90	9.00

Sunset Wilcox - 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

tblTripsAndVMT	VendorTripLength	6.90	19.00
tblTripsAndVMT	VendorTripNumber	0.00	20.00
tblTripsAndVMT	VendorTripNumber	0.00	150.00
tblTripsAndVMT	VendorTripNumber	158.00	696.00
tblTripsAndVMT	VendorTripNumber	158.00	45.00
tblTripsAndVMT	VendorTripNumber	158.00	111.00
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	362.00	361.00
tblTripsAndVMT	WorkerTripNumber	362.00	361.00
tblTripsAndVMT	WorkerTripNumber	362.00	361.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.21
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	72.50	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	8.50	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	43.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	37.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.99	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	ST_TR	0.00	3,402.00
tblVehicleTrips	SU_TR	5.00	0.00
tblVehicleTrips	SU_TR	0.70	0.00

Sunset Wilcox - 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

tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	SU_TR	0.00	3,402.00
tblVehicleTrips	WD_TR	4.96	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	0.00	3,402.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023																1,587.0061
2024																1,599.7252
2025																1,450.1648
Maximum																1,599.7252

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023																1,587.0055
2024																1,599.7241
2025																1,450.1638
Maximum																1,599.7241

	ROG	NOx	CO	SO2	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

Sunset Wilcox - 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					
Area																0.0460
Energy																2,503.8425
Mobile																2,789.5705
Stationary																23.8450
Waste																288.7258
Water																534.7123
Total																6,140.7422

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																0.0460
Energy																2,217.6672
Mobile																2,789.5705
Stationary																23.8450
Waste																68.1393
Water																427.7698
Total																5,527.0379

	ROG	NOx	CO	SO2	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	9.99

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/15/2023	8/31/2023	5	34	
2	Grading	Grading	9/1/2023	12/12/2023	5	73	
3	Mat Foundation	Building Construction	12/13/2023	12/18/2023	5	4	
4	Building Foundation	Building Construction	12/19/2023	2/23/2024	5	49	
5	Building Construction	Building Construction	2/24/2024	10/31/2025	5	440	
6	Architectural Coating	Architectural Coating	5/1/2025	10/31/2025	5	132	
7	Paving	Paving	7/30/2025	10/31/2025	5	68	

Sunset Wilcox - 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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 36.5

Acres of Paving: 11.62

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 667,827; Non-Residential Outdoor: 222,609; Striped Parking Area: 30,984

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	1	8.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Rough Terrain Forklifts	1	8.00	100	0.40
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Air Compressors	2	8.00	78	0.48
Grading	Bore/Drill Rigs	2	8.00	221	0.50
Grading	Cranes	1	8.00	231	0.29
Grading	Excavators	2	8.00	158	0.38
Grading	Forklifts	0	8.00	89	0.20
Grading	Generator Sets	4	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Grading	Pumps	2	8.00	84	0.74
Grading	Rough Terrain Forklifts	2	8.00	100	0.40
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	2	8.00	203	0.36
Grading	Scrapers	0	8.00	367	0.48
Grading	Signal Boards	2	8.00	6	0.82
Grading	Skid Steer Loaders	1	8.00	65	0.37
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Mat Foundation	Aerial Lifts	1	8.00	63	0.31
Mat Foundation	Air Compressors	2	16.00	78	0.48
Mat Foundation	Cranes	2	16.00	231	0.29
Mat Foundation	Forklifts	2	8.00	89	0.20
Mat Foundation	Generator Sets	4	16.00	84	0.74
Mat Foundation	Pumps	4	16.00	84	0.74
Mat Foundation	Rough Terrain Forklifts	2	8.00	100	0.40
Mat Foundation	Rubber Tired Loaders	1	8.00	203	0.36
Mat Foundation	Signal Boards	0	8.00	6	0.82
Mat Foundation	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Mat Foundation	Welders	0	8.00	46	0.45
Building Foundation	Air Compressors	2	8.00	78	0.48
Building Foundation	Cranes	1	8.00	231	0.29
Building Foundation	Forklifts	0	8.00	89	0.20
Building Foundation	Generator Sets	4	8.00	84	0.74
Building Foundation	Pumps	1	8.00	84	0.74
Building Foundation	Rough Terrain Forklifts	2	8.00	100	0.40
Building Foundation	Rubber Tired Loaders	1	8.00	203	0.36
Building Foundation	Signal Boards	0	8.00	6	0.82
Building Foundation	Skid Steer Loaders	1	8.00	65	0.37

Sunset Wilcox - 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

Building Foundation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Foundation	Welders	0	8.00	46	0.45
Building Construction	Aerial Lifts	10	8.00	63	0.31
Building Construction	Air Compressors	4	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	2	8.00	9	0.56
Building Construction	Concrete/Industrial Saws	2	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pumps	2	8.00	84	0.74
Building Construction	Rough Terrain Forklifts	1	8.00	100	0.40
Building Construction	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Construction	Welders	2	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	0	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Skid Steer Loaders	2	8.00	65	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	8	20.00	20.00	0.00	14.70	60.00	20.00	LD_Mix	HHDT	HHDT
Grading	21	53.00	150.00	0.00	14.70	60.00	20.00	LD_Mix	HHDT	HHDT
Mat Foundation	18	361.00	696.00	0.00	14.70	9.00	20.00	LD_Mix	HHDT	HHDT
Building Foundation	13	361.00	45.00	0.00	14.70	19.00	20.00	LD_Mix	HHDT	HHDT
Building Construction	28	361.00	111.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	72.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	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 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																62.4959
Total																62.4959

Unmitigated Construction Off-Site

Sunset Wilcox - 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																59.8448
Worker																2.9433
Total																62.7881

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																62.4958
Total																62.4958

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																59.8448
Worker																2.9433
Total																62.7881

3.3 Grading - 2023

Unmitigated Construction On-Site

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

Sunset Wilcox - 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

Off-Road																		356.0300
Total																		356.0300

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																	963.6776
Worker																	16.7462
Total																	980.4238

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																	356.0296
Total																	356.0296

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																	963.6776
Worker																	16.7462
Total																	980.4238

3.4 Mat Foundation - 2023

Sunset Wilcox - 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																28.0905
Total																28.0905

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																39.8148
Worker																6.2501
Total																46.0648

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	tons/yr										MT/yr					
Off-Road																28.0905
Total																28.0905

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																39.8148
Worker																6.2501

Sunset Wilcox - 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																		46.0648
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3.5 Building Foundation - 2023
Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Off-Road																	25.4052
Total																	25.4052

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																	11.6451
Worker																	14.0627
Total																	25.7078

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																	25.4051
Total																	25.4051

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	

Sunset Wilcox - 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																	11.6451
Worker																	14.0627
Total																	25.7078

3.5 Building Foundation - 2024
Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Off-Road																	112.9076
Total																	112.9076

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																	51.0625
Worker																	60.6521
Total																	111.7146

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																	112.9074
Total																	112.9074

Sunset Wilcox - 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

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																51.0625
Worker																60.6521
Total																111.7146

3.6 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road																812.1365
Total																812.1365

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																226.3476
Worker																336.6190
Total																562.9666

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																812.1365

Sunset Wilcox - 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																				812.1356
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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																	226.3476
Worker																	336.6190
Total																	562.9666

3.6 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Off-Road																	797.4633
Total																	797.4633

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																	218.2953
Worker																	319.2203
Total																	537.5155

Mitigated Construction On-Site

Sunset Wilcox - 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																797.4624
Total																797.4624

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																218.2953
Worker																319.2203
Total																537.5155

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating																0.0000
Off-Road																16.8745
Total																16.8745

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																0.0000
Worker																38.5508
Total																38.5508

Sunset Wilcox - 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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating																0.0000
Off-Road																16.8744
Total																16.8744

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling																0.0000
Vendor																0.0000
Worker																38.5508
Total																38.5508

3.8 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	tons/yr										MT/yr					
Off-Road																43.9062
Paving																0.0000
Total																43.9062

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Sunset Wilcox - 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																	12.2689
Worker																	3.5857
Total																	15.8546

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																	43.9061
Paving																	0.0000
Total																	43.9061

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																	12.2689
Worker																	3.5857
Total																	15.8546

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						

Sunset Wilcox - 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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	tons/yr										MT/yr						
Enclosed Parking with Elevator	0																	0.0000
General Light Industry	64255																	3.4493
General Office Building	4.48702e+006																	240.8675
High Turnover (Sit Down Restaurant)	3.27448e+006																	175.7773
User Defined Commercial	0																	0.0000
Total																		420.0941

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	tons/yr										MT/yr						
Enclosed Parking with Elevator	0																	0.0000
General Light Industry	59409.3																	3.1891
General Office Building	4.05513e+006																	217.6831
High Turnover (Sit Down Restaurant)	3.2135e+006																	172.5034
User Defined Commercial	0																	0.0000
Total																		393.3757

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	1.55436e+006				414.2247
General Light Industry	39405				10.5011
General Office Building	5.59908e+006				1,492.1067
High Turnover (Sit Down Restaurant)	626347				166.9160
User Defined Commercial	0				0.0000

Sunset Wilcox - 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		2,083.7484
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Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	1.22826e+006				327.3201
General Light Industry	35855				9.5551
General Office Building	4.99456e+006				1,331.0074
High Turnover (Sit Down Restaurant)	586920				156.4091
User Defined Commercial	0				0.0000
Total					1,824.2916

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
Category											MT/yr					
Mitigated																0.0460
Unmitigated																0.0460

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
SubCategory											MT/yr					
Architectural Coating																0.0000
Consumer Products																0.0000
Landscaping																0.0460
Total																0.0460

Sunset Wilcox - 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

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																	0.0460
Total																	0.0460

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				427.7698
Unmitigated				534.7123

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0				0.0000
General Light Industry	0.820937 / 0				3.9661
General Office Building	76.6086 / 46.9536				509.1238
High Turnover (Sit Down Restaurant)	4.30714 / 0.274924				21.6224
User Defined Commercial	0 / 0				0.0000
Total					534.7123

Sunset Wilcox - 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

Mitigated

Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr		
Enclosed Parking with Elevator	0 / 0			0.0000
General Light Industry	0.65675 / 0			3.1729
General Office Building	61.2889 / 37.5629			407.2990
High Turnover (Sit Down Restaurant)	3.44571 / 0.219939			17.2979
User Defined Commercial	0 / 0			0.0000
Total				427.7698

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

Total CO2	CH4	N2O	CO2e
MT/yr			
Mitigated			68.1393
Unmitigated			288.7258

8.2 Waste by Land Use

Unmitigated

Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr		
Enclosed Parking with Elevator	0			0.0000
General Light Industry	4.4			2.2128
General Office Building	400.86			201.5931
High Turnover (Sit Down Restaurant)	168.86			84.9200

Sunset Wilcox - 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

User Defined Commercial	0				0.0000
Total					288.7258

Mitigated

Land Use	Waste Disposed tons	Total CO2	CH4	N2O	CO2e MT/yr
Enclosed Parking with Elevator	0				0.0000
General Light Industry	1.0384				0.5222
General Office Building	94.603				47.5760
High Turnover (Sit-Down Restaurant)	39.851				20.0411
User Defined Commercial	0				0.0000
Total					68.1393

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	2	0.25	12	2600	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

Equipment Type	ROG	NOx	CO	SO2	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						
Emergency Generator - Diesel																	23.8450
Total																	23.8450

Sunset Wilcox - 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

11.0 Vegetation

Sunset Wilcox - Operations (No MXD or 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

Sunset Wilcox - Operations (No MXD or PDFs)
South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	431.03	1000sqft	9.90	431,030.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
General Light Industry	3.55	1000sqft	0.08	3,550.00	0
Enclosed Parking with Elevator	1,291.00	Space	11.62	516,400.00	0
High Turnover (Sit Down Restaurant)	14.19	1000sqft	0.33	14,190.00	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	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	585	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP SB100 Carbon Intensity Year 2026 = 585 lbs/MWh

Land Use -

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see construction assumptions

Off-road Equipment - 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

Trips and VMT - Demolition and haul trucks are classified as vendor trips (HHDT)

Demolition - 31,475 SF building + 40,871 SF parking

Grading -

Vehicle Trips - VMT Calculator Inputs

Energy Use - see GHG input parameters

Construction Off-road Equipment Mitigation - All Tier 4 equipment

Energy Mitigation -

Water Mitigation -

Waste Mitigation - City of LA Waste Diversion Rate

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	224,385.00	222,609.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	673,155.00	667,827.00
tblAreaCoating	Area_Nonresidential_Exterior	224385	222609

Sunset Wilcox - Operations (No MXD or 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

tblAreaCoating	Area_Nonresidential_Interior	673155	667827
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	11.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	12.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	14.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	8.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
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tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	20.00	132.00
tblConstructionPhase	NumDays	370.00	4.00
tblConstructionPhase	NumDays	370.00	49.00
tblConstructionPhase	NumDays	370.00	440.00
tblConstructionPhase	NumDays	20.00	34.00
tblConstructionPhase	NumDays	35.00	73.00
tblConstructionPhase	NumDays	20.00	68.00

Sunset Wilcox - Operations (No MXD or 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

tblEnergyUse	LightingElect	1.75	2.33
tblEnergyUse	T24E	3.50	0.49
tblEnergyUse	T24E	2.01	2.25
tblEnergyUse	T24E	4.11	4.60
tblEnergyUse	T24E	7.24	8.11
tblEnergyUse	T24NG	13.51	13.65
tblEnergyUse	T24NG	9.92	10.02
tblEnergyUse	T24NG	42.55	42.98
tblGrading	MaterialExported	0.00	93,000.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	7.00	16.00
tblOffRoadEquipment	UsageHours	8.00	16.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	691.98	585
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblTripsAndVMT	HaulingTripNumber	329.00	0.00
tblTripsAndVMT	HaulingTripNumber	11,625.00	0.00
tblTripsAndVMT	VendorTripLength	6.90	60.00
tblTripsAndVMT	VendorTripLength	6.90	60.00
tblTripsAndVMT	VendorTripLength	6.90	9.00
tblTripsAndVMT	VendorTripLength	6.90	19.00
tblTripsAndVMT	VendorTripNumber	0.00	20.00
tblTripsAndVMT	VendorTripNumber	0.00	150.00
tblTripsAndVMT	VendorTripNumber	158.00	696.00
tblTripsAndVMT	VendorTripNumber	158.00	45.00
tblTripsAndVMT	VendorTripNumber	158.00	111.00
tblTripsAndVMT	VendorTripNumber	0.00	20.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT

Sunset Wilcox - Operations (No MXD or 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

tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripNumber	362.00	361.00
tblTripsAndVMT	WorkerTripNumber	362.00	361.00
tblTripsAndVMT	WorkerTripNumber	362.00	361.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.17
tblVehicleTrips	CC_TTP	28.00	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	72.50	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	13.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	59.00	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	8.50	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	43.00	0.00
tblVehicleTrips	PR_TP	92.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	37.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	1.99	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	ST_TR	0.00	5,196.00
tblVehicleTrips	SU_TR	5.00	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	SU_TR	0.00	5,196.00
tblVehicleTrips	WD_TR	4.96	0.00

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

tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	0.00	5,196.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area																0.0460
Energy																2,503.8425
Mobile																4,237.7061
Stationary																23.8450
Waste																288.7258
Water																534.7123
Total																7,588.8777

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																0.0460
Energy																2,414.2630
Mobile																4,237.7061
Stationary																23.8450
Waste																68.1393
Water																427.7698
Total																7,171.7692

	ROG	NOx	CO	SO2	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	5.50

4.0 Operational Detail - Mobile

Sunset Wilcox - Operations (No MXD or 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

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																4,237.7061
Unmitigated																4,237.7061

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Light Industry	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
User Defined Commercial	5,196.00	5,196.00	5,196.00	13,560,936	13,560,936
Total	5,196.00	5,196.00	5,196.00	13,560,936	13,560,936

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Light Industry	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.17	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
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
General Light Industry	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
General Office Building	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
High Turnover (Sit Down 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
User Defined Commercial	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

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Sunset Wilcox - Operations (No MXD or 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

Category	tons/yr										MT/yr						
Electricity Mitigated																	2,020.8873
Electricity Unmitigated																	2,083.7484
NaturalGas Mitigated																	393.3757
NaturalGas Unmitigated																	420.0941

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	tons/yr										MT/yr						
Enclosed Parking with Elevator	0																	0.0000
General Light Industry	64255																	3.4493
General Office Building	4.48702e+006																	240.8675
High Turnover (Sit Down Restaurant)	3.27448e+006																	175.7773
User Defined Commercial	0																	0.0000
Total																		420.0941

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	tons/yr										MT/yr						
Enclosed Parking with Elevator	0																	0.0000
General Light Industry	59409.3																	3.1891
General Office Building	4.05513e+006																	217.6831
High Turnover (Sit Down Restaurant)	3.2135e+006																	172.5034
User Defined Commercial	0																	0.0000
Total																		393.3757

5.3 Energy by Land Use - Electricity

Unmitigated

Sunset Wilcox - Operations (No MXD or 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

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	1.55436e+006				414.2247
General Light Industry	39405				10.5011
General Office Building	5.59908e+006				1,492.1067
High Turnover (Sit Down Restaurant)	626347				166.9160
User Defined Commercial	0				0.0000
Total					2,083.7484

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	1.52906e+006				407.4815
General Light Industry	38606.3				10.2882
General Office Building	5.40081e+006				1,439.2684
High Turnover (Sit Down Restaurant)	614839				163.8492
User Defined Commercial	0				0.0000
Total					2,020.8873

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																0.0460
Unmitigated																0.0460

6.2 Area by SubCategory

Unmitigated

Sunset Wilcox - Operations (No MXD or 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
SubCategory	tons/yr										MT/yr					
Architectural Coating																0.0000
Consumer Products																0.0000
Landscaping																0.0460
Total																0.0460

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																0.0460
Total																0.0460

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				427.7698
Unmitigated				834.7123

7.2 Water by Land Use

Unmitigated

Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e

Sunset Wilcox - Operations (No MXD or 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

Land Use	Mgal	MT/yr		
Enclosed Parking with Elevator	0 / 0			0.0000
General Light Industry	0.820937 / 0			3.9661
General Office Building	76.6086 / 46.9536			509.1238
High Turnover (Sit Down Restaurant)	4.30714 / 0.274924			21.6224
User Defined Commercial	0 / 0			0.0000
Total				534.7123

Mitigated

Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr		
Enclosed Parking with Elevator	0 / 0			0.0000
General Light Industry	0.69675 / 0			3.1729
General Office Building	61.2869 / 37.5629			407.2990
High Turnover (Sit Down Restaurant)	3.44571 / 0.219939			17.2979
User Defined Commercial	0 / 0			0.0000
Total				427.7698

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				68.1393
Unmitigated				288.7258

8.2 Waste by Land Use

Unmitigated

Sunset Wilcox - Operations (No MXD or 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

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0				0.0000
General Light Industry	4.4				2.2128
General Office Building	400.86				201.5931
High Turnover (Sit Down Restaurant)	168.86				84.9200
User Defined Commercial	0				0.0000
Total					288.7258

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0				0.0000
General Light Industry	1.0384				0.5222
General Office Building	94.603				47.5760
High Turnover (Sit Down Restaurant)	39.851				20.0411
User Defined Commercial	0				0.0000
Total					68.1393

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	2	0.25	12	2600	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

Sunset Wilcox - Operations (No MXD or 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/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																	23,8450
Total																	23,8450

11.0 Vegetation
